

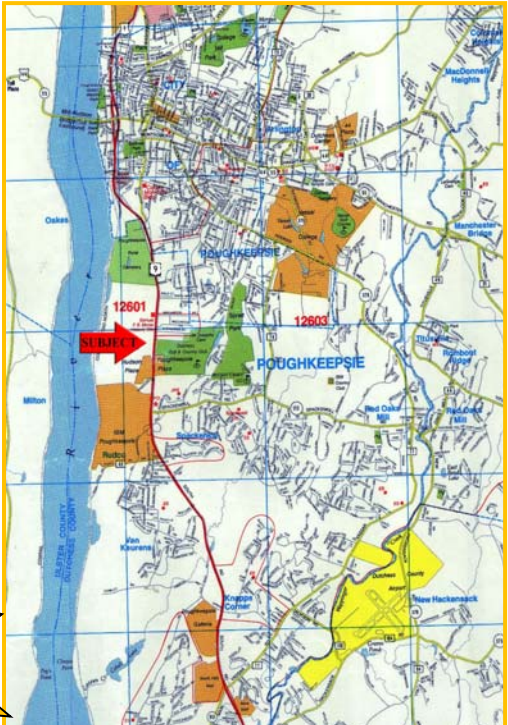
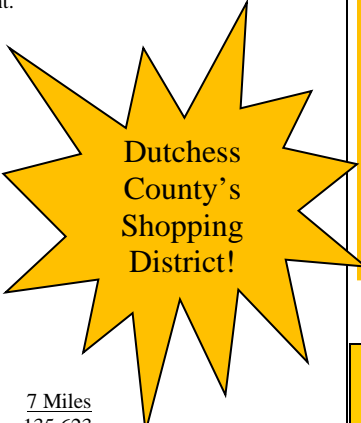


SALE / LEASE PRIME U.S. ROUTE 9 DEVELOPMENT SITE POUGHKEEPSIE, NEW YORK



RETAIL / RESTAURANT / SERVICE

- **U.S. Route 9**
2629 South Road
Poughkeepsie, NY 12601
 - **Description:** CR Properties Group is pleased to offer a prime U.S. Route 9 development site suitable for retail, restaurant, and service businesses. This is the first highway commercial property out of the trade area and an intercept location to all other retailers in Dutchess County's Shopping District. The site is in close proximity to the Samuel F.B. Morse Historic Estate, Museum, and Nature Preserve consisting of landscaped grounds, historic gardens, and Hudson River views. Area colleges and institutions include the Culinary Institute of America, Marist College, Vassar College, Dutchess Community College, Bard College, and the State University of New York at New Paltz. Franklin D. Roosevelt Presidential Library and Museum, Vanderbilt Mansion, and Eleanor Roosevelt National Historic Sites are a few local historic attractions.
 - **Location:** From the Mid-Hudson Bridge continue east on Church Street / East-West Arterial and use the right lane to merge onto U.S. Route 9 S via the ramp to Wappingers Falls / Hyde Park, continue for 2.5 miles. The destination will be on your right.
 - **Acreage:** 1.66 ± AC
 - **Frontage:** 200' – U.S. Route 9
 - **Existing Restaurant:**
 - 5,589 ± SF
 - U.S. Route 9 South Access
 - Indoor Seating
 - Handicap Accessible
 - On-Site Parking, 100+ Spaces
 - 2 Curb Cuts
 - **Proposed Concept Plans:** Retail / Restaurant / Service
1,732 - 5,400 ± SF
 - **Zoning:** B-H, Highway Business
- | Demographics: | 3 Miles | 5 Miles | 7 Miles |
|-----------------|----------|----------|----------|
| Population | 53,395 | 97,222 | 135,623 |
| Avg. HH Income | \$76,534 | \$79,704 | \$83,850 |
| # of Households | 20,073 | 35,885 | 49,600 |
- **Area Traffic Count:** U.S. Route 9 North – 30,601 AADT & U.S. Route 9 South – 29,552 AADT
U.S. Route 9 Total – 60,153 AADT
 - **Offering:** Sale: \$2,500,000
Ground Lease: \$250,000 Per Year
Existing Space for Lease: \$39.00 Per SF of Existing Building
Concept Plans: Pricing Available Upon Request
Landlord will Build-to-Suit



CR PROPERTIES
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** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **



Existing Site



Conceptual Site Plan

