



COMMERCIAL BUILDING

8 IBM ROAD, POUGHKEEPSIE, NY 12601



OFFICE, RETAIL, SERVICE, MEDICAL

ADDRESS: SW Corner
of 8 IBM Road &
Rosewood Road
Poughkeepsie, NY 12601

LOCATION: U.S. Route 9 to IBM Road
Mid-Hudson Bridge
(7 Minutes / 4.1 Miles)
Interstate 84, Exit 46
(18 Minutes / 9.3 Miles)

BUILDING SIZE: 1,700 SF

ACREAGE: 0.28 Acres

AREA TRAFFIC COUNT: U.S. Route 9 - 46,050 AADT

ZONING: B-N, Business District

ASKING PRICES: Sale: \$595,000
Lease: \$22.50 Per SF, NNN

PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale / Lease a Commercial Building on SW Corner of 8 IBM Road & Rosewood Road, Poughkeepsie, NY 12601. 7 Minutes from the Mid-Hudson Bridge & 18 Minutes from Interstate 84. There is great highway visibility from U.S. Route 9 and a high traffic count. The Building is 1,700 SF with on-site parking zoned for B-N, Business District.

LOCATION OVERVIEW

Demand Generators:
IBM, Credit Unions, Hotels, Dealerships, Eateries, Shopping District.

Nearby Educational Institutions are Vassar College, Marist College, Bard College, Dutchess Community College, Culinary Institute of America, SUNY New Paltz, SUNY Orange, SUNY Ulster. Secondary Schools & Religious Institutions include Faith Christian Academy, Oakwood Friends School, Our Lady of Lourdes High School, St. Martin de Porres. Public Schools include, Spackenkill High School, Hagan Elementary School, Orville A. Todd Middle School, & Nassau Elementary School.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

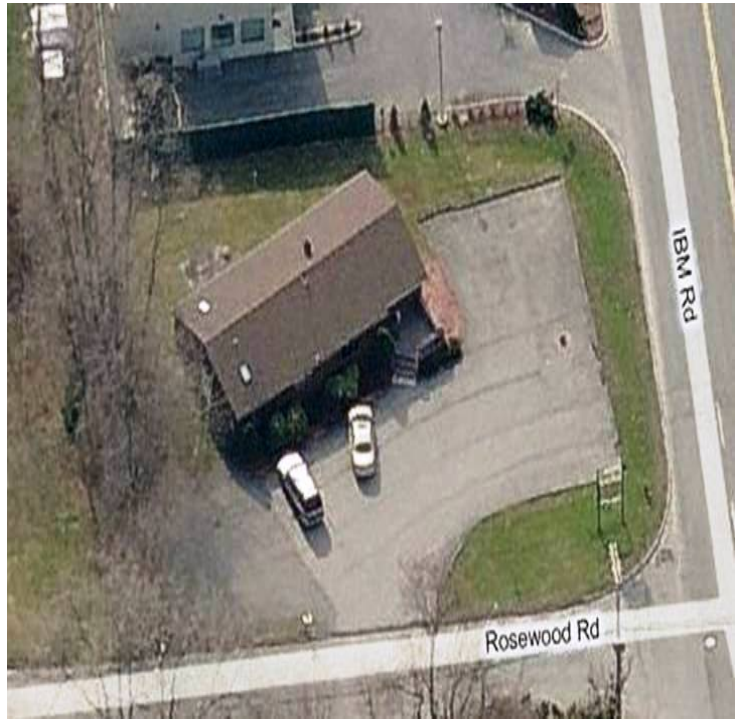
Thomas M. Cervone
845.485.3100
tom@crproperties.com



U.S. ROUTE 9 HIGHWAY VISIBILITY

8 IBM ROAD, POUGHKEEPSIE, NY 12601

S/W CORNER OF ROSEWOOD ROAD & IBM ROAD



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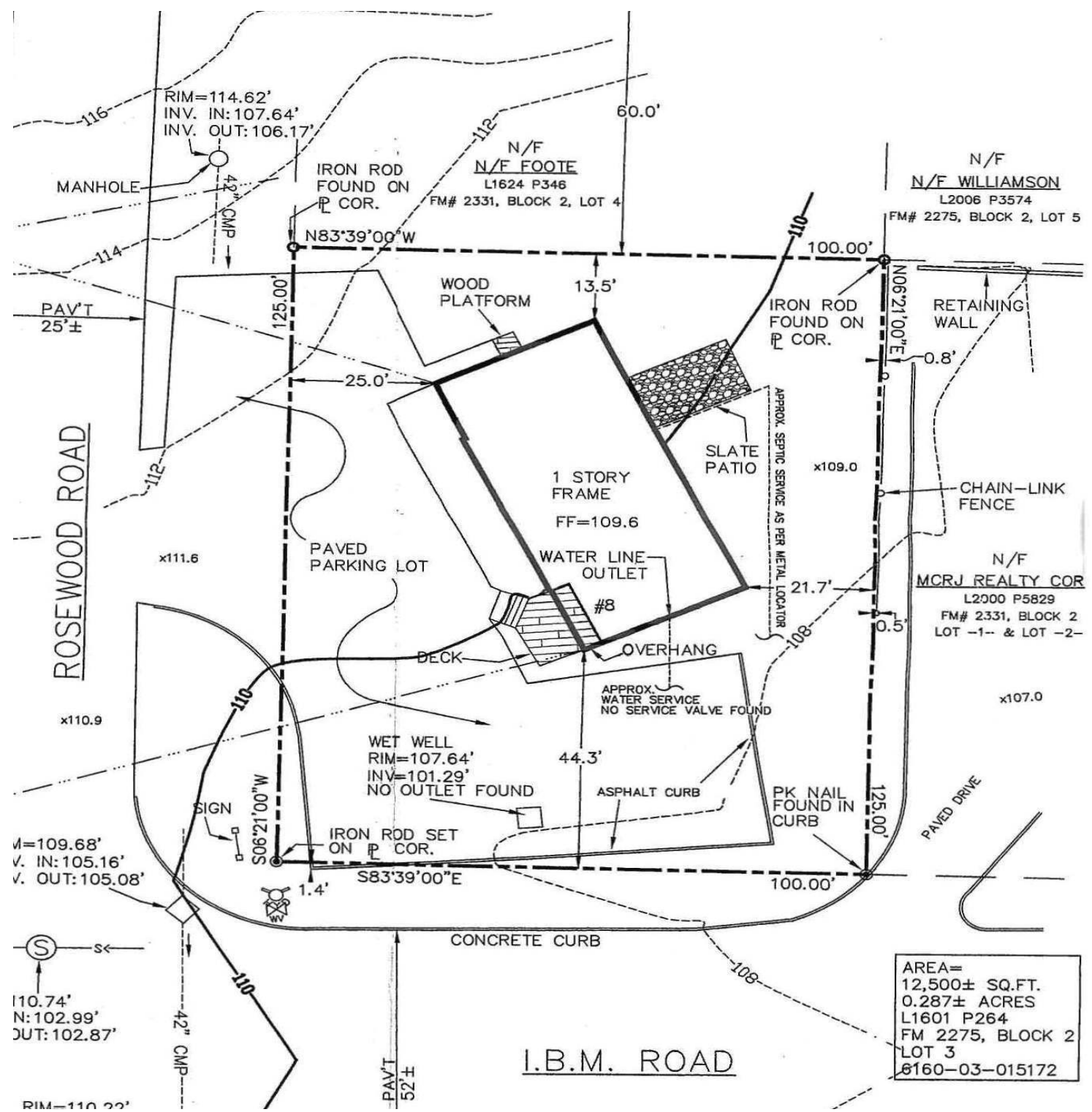
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SURVEY MAP

8 IBM ROAD, POUGHKEEPSIE, NY 12601

B-N, NEIGHBORHOOD BUSINESS DISTRICT



AREA= 12,500± SQ.FT.
 0.287± ACRES
 L1601 P264
 FM# 2275, BLOCK 2
 LOT 3
 6160-03-015172



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MID-HUDSON BRIDGE - (7 MINUTES / 4.1 MILES)
INTERSTATE 84, EXIT 46 - (18 MINUTES / 9.3 MILES)

WALKING DISTANCE TO IBM POUGHKEEPSIE CAMPUS



Google

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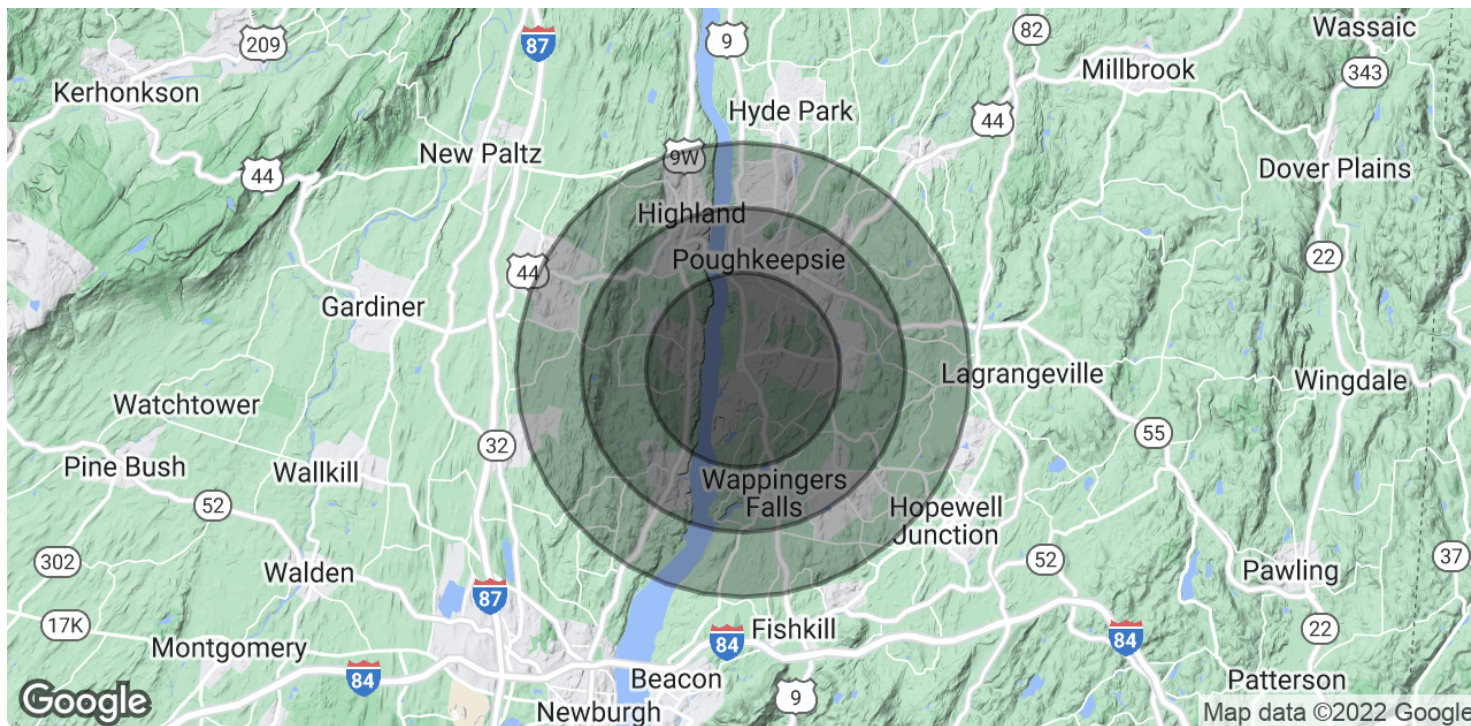
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY AREA



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	31,417	96,946	137,647
Average Age	46.3	41.7	41.5
Average Age (Male)	44.9	40.8	40.5
Average Age (Female)	47.4	43.0	42.8

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	13,325	40,828	56,627
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$129,249	\$91,924	\$93,597
Average House Value	\$287,000	\$230,511	\$241,038

* Demographic data derived from 2020 ACS - US Census



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