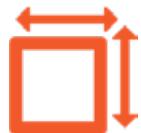


FOR LEASE

238 HOOKER AVE, POUGHKEEPSIE, NY 12603



Commercial Brokerage



9,840+
SF AVAILABLE



103,538
PEOPLE WITHIN 5 MILES



\$NEGOTIABLE
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Lot Size	0.90 Acres
Space Available	9,840 +SF
Lease Type	NNN
Traffic Counts	Hooker Ave: 7,808/ vpd Meyer Ave: 865/ vpd
Parking	28+ Spaces
Lease Price	\$Negotiable



PROPERTY HIGHLIGHTS

- Prime Corner Location – High visibility at Hooker & Meyer Avenues on a busy commercial strip
- Neighborhood Setting – Established, tree-lined residential area with single-family homes and strong community character
- 0.5 mi from Vassar College (2,444 students)
- 0.9-acre lot with ample parking
- Great opportunity for community- and campus-focused tenants!

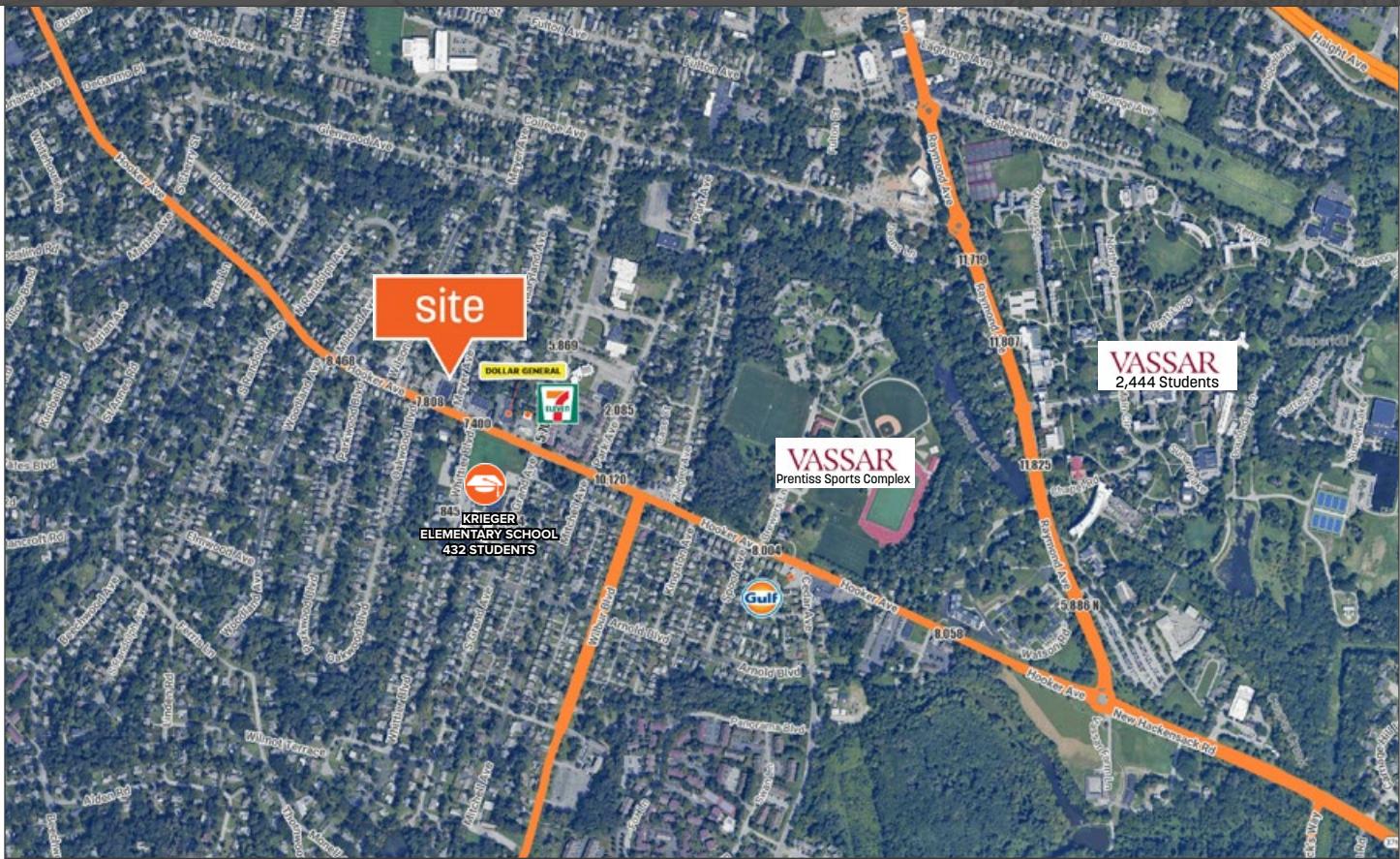
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	16,868	66,366	103,538
Median HH Income	\$84,282	\$80,541	\$93,204
Households	6,536	25,606	39,245
Employees	4,200	29,693	46,517

FOR LEASE

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Commercial Brokerage



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