

THE ARLINGTON: PREMIER COMMERCIAL LEASING OPPORTUNITY

21 RAYMOND AVENUE, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$31.00 SF/yr
Building Size:	5,167 SF
Available SF:	1,010 - 1,350 SF
Year Built:	2023
Zoning:	ATC
Market:	Hudson Valley
Submarket:	Poughkeepsie

COMMERCIAL SPACE OVERVIEW:

Welcome to The Arlington, a vibrant redevelopment of the historic Arthur S. May School, perfectly positioned in the heart of the Arlington Town Center. Nestled between College Avenue and Main Street, this new community has become the cornerstone of Vassar College and the surrounding local neighborhoods, fostering a strong connection with Vassar College and local residents. Home to 260 newly planned residential units, ensuring a steady flow of potential customers.

Two prime commercial spaces available. Join businesses such as a Coffee Shop and Candy Store, a Middle Eastern Restaurant and Bakery, and a Hair Salon, in this wonderful new development. Newly built retail suites with high ceilings, providing a spacious and open atmosphere. Outdoor patio area is available to enhance your business exposure.

Built-In customer base with 260 onsite apartments, you'll have a ready-made customer base right at your doorstep.

BRIAN MOSSEY

Real Estate Salesperson
D. 845.288.4367
bmossey@bhhshudsonvalley.com



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,010 - 1,350 SF	Lease Rate:	\$31.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite A	Available	1,010 SF	\$31.00 SF/yr	Prime end cap space at community entrance and Raymond Ave
Suite B	Bakery	1,200 SF	Leased	-
Suite C	Saba - Mediterranean Restaurant	1,350 SF	Leased	-
Suite D	Available	1,350 SF	\$31.00 SF/yr	Next to tenant entrance off Raymond Ave, with direct access to Lobby
Suite E	Hair Salon	1,350 SF	Leased	-
Suite F	Dutchess Optometry	843 SF	Leased	-

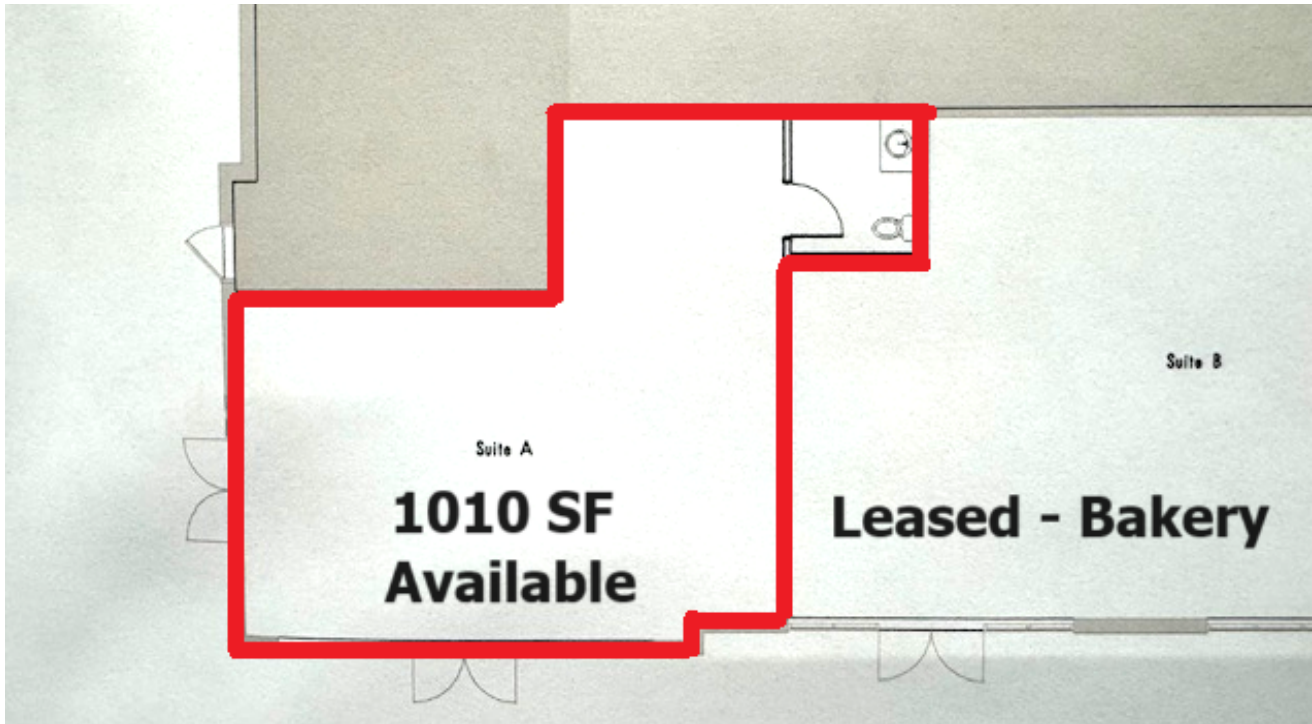
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FLOOR PLANS - SOUTH AND NORTH CORNERS OF RAYMOND AVE.





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LOCATION MAP



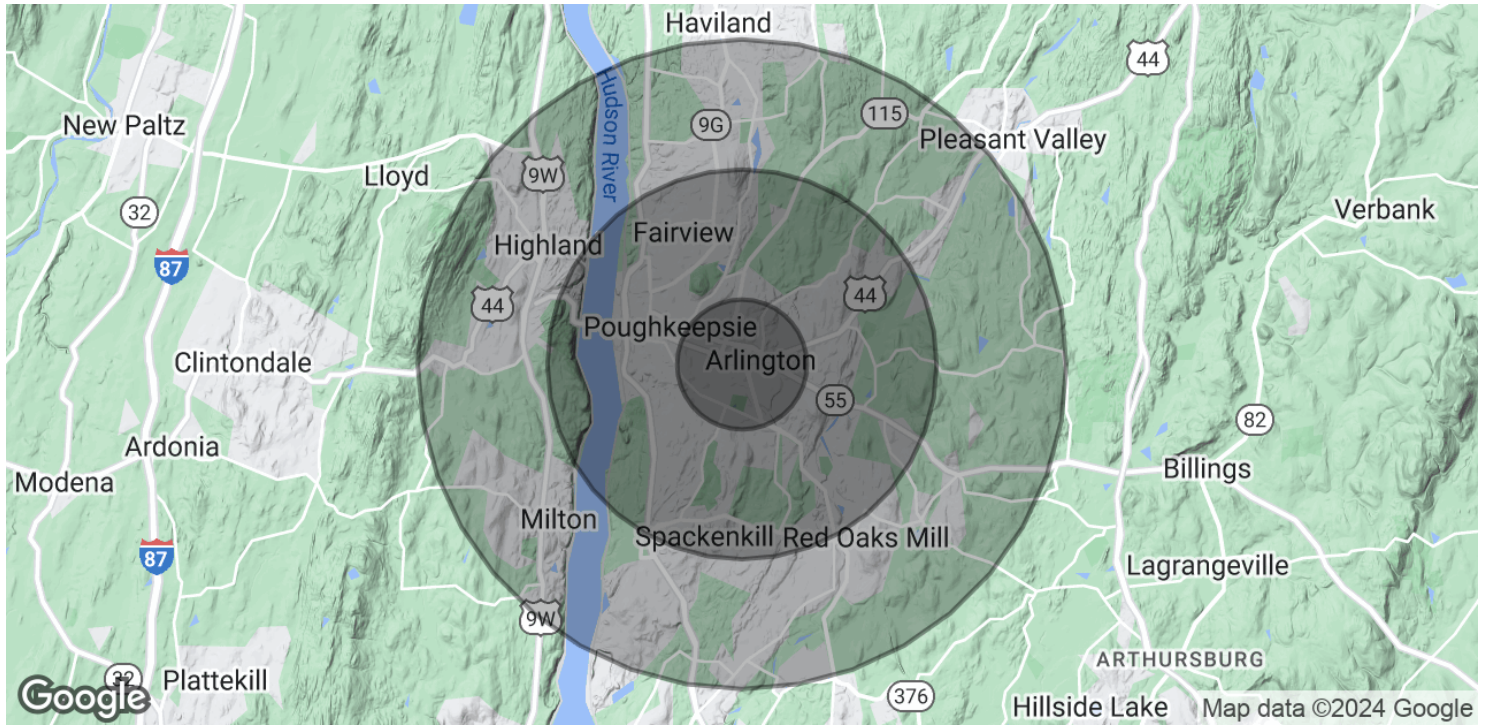
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,641	64,097	102,957
Average Age	37	40	40
Average Age (Male)	36	38	39
Average Age (Female)	38	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,845	24,275	38,517
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$105,817	\$106,101	\$117,313
Average House Value	\$290,119	\$312,373	\$352,380

Demographics data derived from AlphaMap