



PROFESSIONAL OFFICE BUILDING

U.S. ROUTE 9, 2668 SOUTH ROAD, POUGHKEEPSIE, NY 12601



MID-HUDSON BRIDGE | IBM POUGHKEEPSIE | SPACKENKILL AREA

ADDRESS: U.S. Route 9
2668 South Road
Poughkeepsie, NY 12601

LOCATION: Mid-Hudson Bridge
(6 Minutes / 3.4 Miles)
Poughkeepsie Train Station
(Hudson Line)
(7 Minutes / 3.6 Miles)
1 Hour & 55 Minutes from
Grand Central

SPACE AVAILABLE: 2,160 SF

LOT SIZE: 0.88 Acres

ZONING: OR - Office Research District

AREA TRAFFIC COUNT U.S. RT 9 - 60,000 AADT

ASKING PRICE: Lease: \$29.75 Per SF *Gross including Utilities*



PROPERTY OVERVIEW

CR Properties Group is pleased to offer for lease a Professional Office Building on 2668 South Road, Poughkeepsie, NY. The site is 6 Minutes / 3.4 Miles from the Mid-Hudson Bridge. This Building consists of 5,420 ± SF located off of U.S. Route 9 with on-site parking spaces available and handicap accessibility. Nearby Businesses & Attractions include, Merrill Lynch, Wells Fargo, & Health Quest. The property is also near Samuel B. Morse Historic Estate, Museum, and Nature preserve where you can enjoy beautiful views and walking trails to the Hudson River.

Matterport 3D Virtual Tour: <https://my.matterport.com/show/?m=CbGUGWXjss2>

Photography: <https://crproperties.com/search-property-listings/?propertyId=PagonesSU>



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

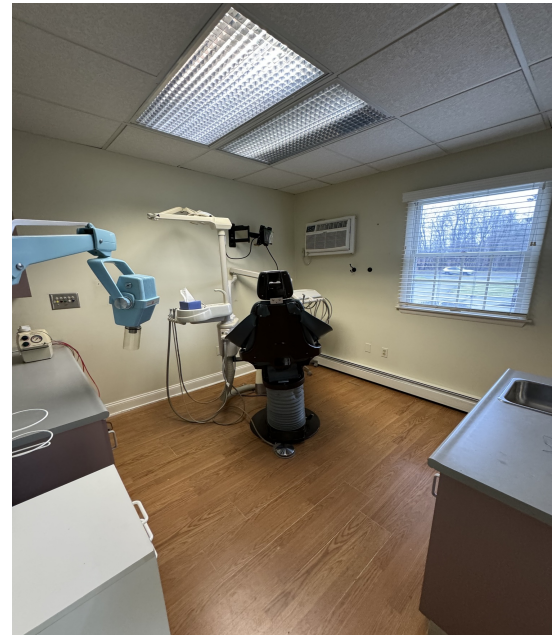
tom@crproperties.com



OFFICE / MEDICAL - HANDICAP ACCESSIBLE

U.S. ROUTE 9, 2668 SOUTH ROAD, POUGHKEEPSIE, NY 12601

FORMER DENTAL OFFICE



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FLOOR PLAN

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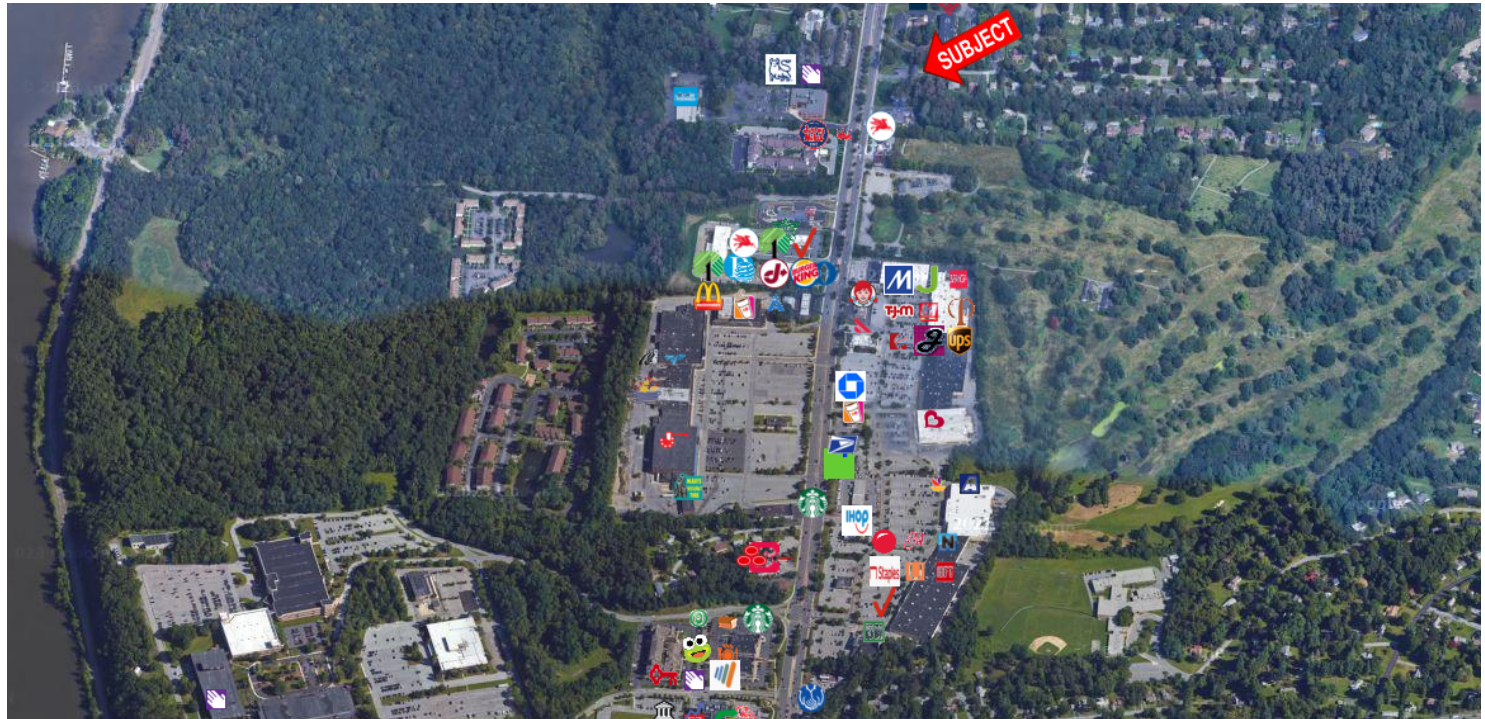
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OPPOSITE SAMUEL B. MORSE ESTATE DUTCHESS COUNTY'S SHOPPING & BUSINESS DISTRICT

ACROSS FROM MERRILL LYNCH | WELLS FARGO | HEALTH QUEST



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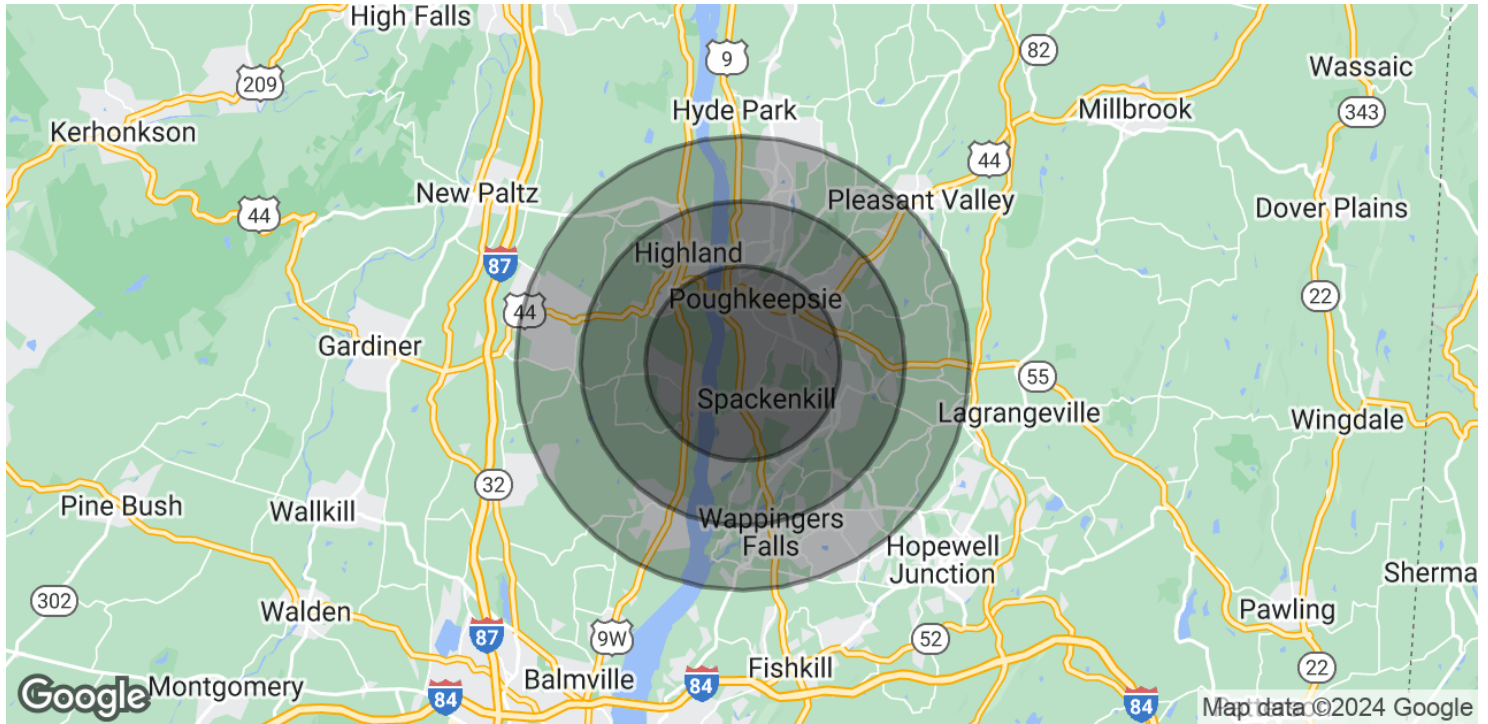
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MID-HUDSON VALLEY TRADE AREA

MID-HUDSON BRIDGE | I-87 & I-84 | U.S. ROUTE 9

DUTCHESS | ORANGE | ULSTER COUNTIES



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	54,938	95,025	133,433
Average Age	40.7	40.6	41.6
Average Age (Male)	39.9	39.7	40.4
Average Age (Female)	41.6	41.8	42.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	23,749	39,577	54,949
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$91,872	\$90,145	\$93,176
Average House Value	\$212,338	\$228,169	\$238,816

* Demographic data derived from 2020 ACS - US Census



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