



8.8 ACRE ROUTE 9 DEVELOPMENT SITE

1984 SOUTH ROAD, POUGHKEEPSIE, NY 12601

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Available SF:	
Lot Size:	8.83 Acres
Price / Acre:	\$283,126
Zoning:	Highway Business
Traffic Count:	41,735

PROPERTY OVERVIEW

Exceptional development opportunity at this prime 8.8 acre Route 9 property zoned Highway Business. Prominently situated in the sought-after Poughkeepsie area, the land is located on a busy commercial corridor with over 40,000 vehicles per day. Located across the road from the Poughkeepsie Galleria and adjacent to a new CubeSmart Self Storage, Walgreens, Healy Chevrolet, Petco, Chilis, Panera, Olive Garden, Hudson GMC, Foam and Wash, and many more. Existing curb cut, municipal water, sewer and natural gas. Concept plans available for hotel, pharmacy, retail pads, and other development concepts. This property offers an ideal location for retail investors seeking a high-traffic environment and strong demographics. Its strategic location is complemented by its proximity to major transportation routes, including I-84, I-87, Taconic State Parkway, and Metro North, making it a desirable commercial development site.

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ADDITIONAL PHOTOS

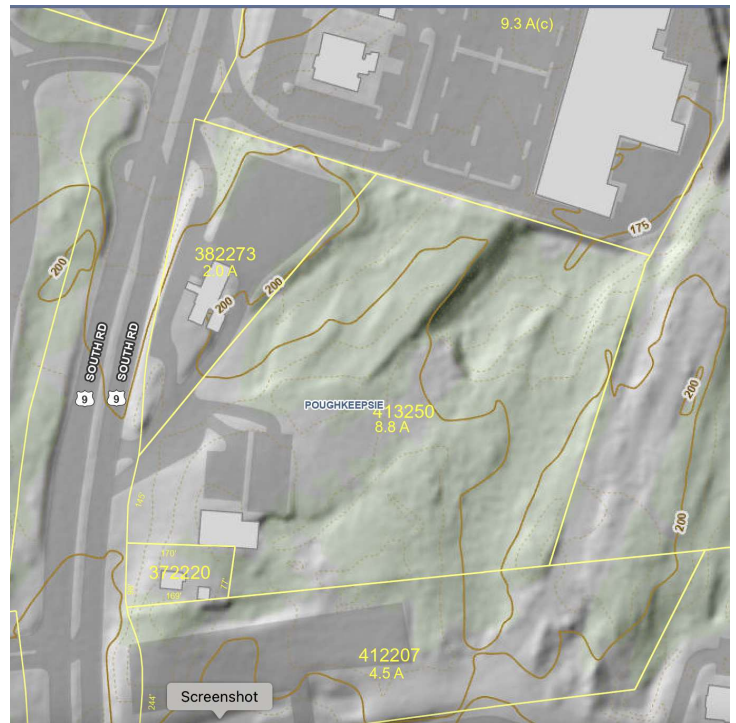
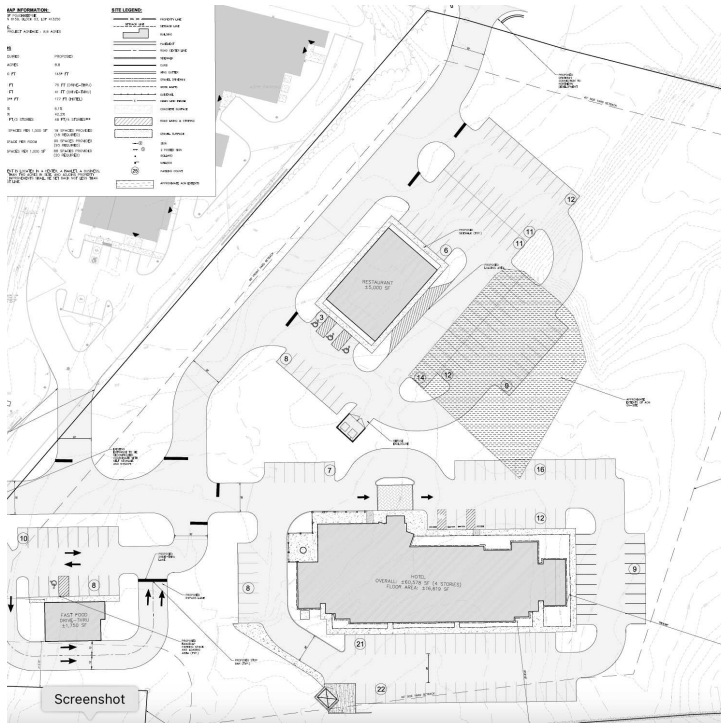


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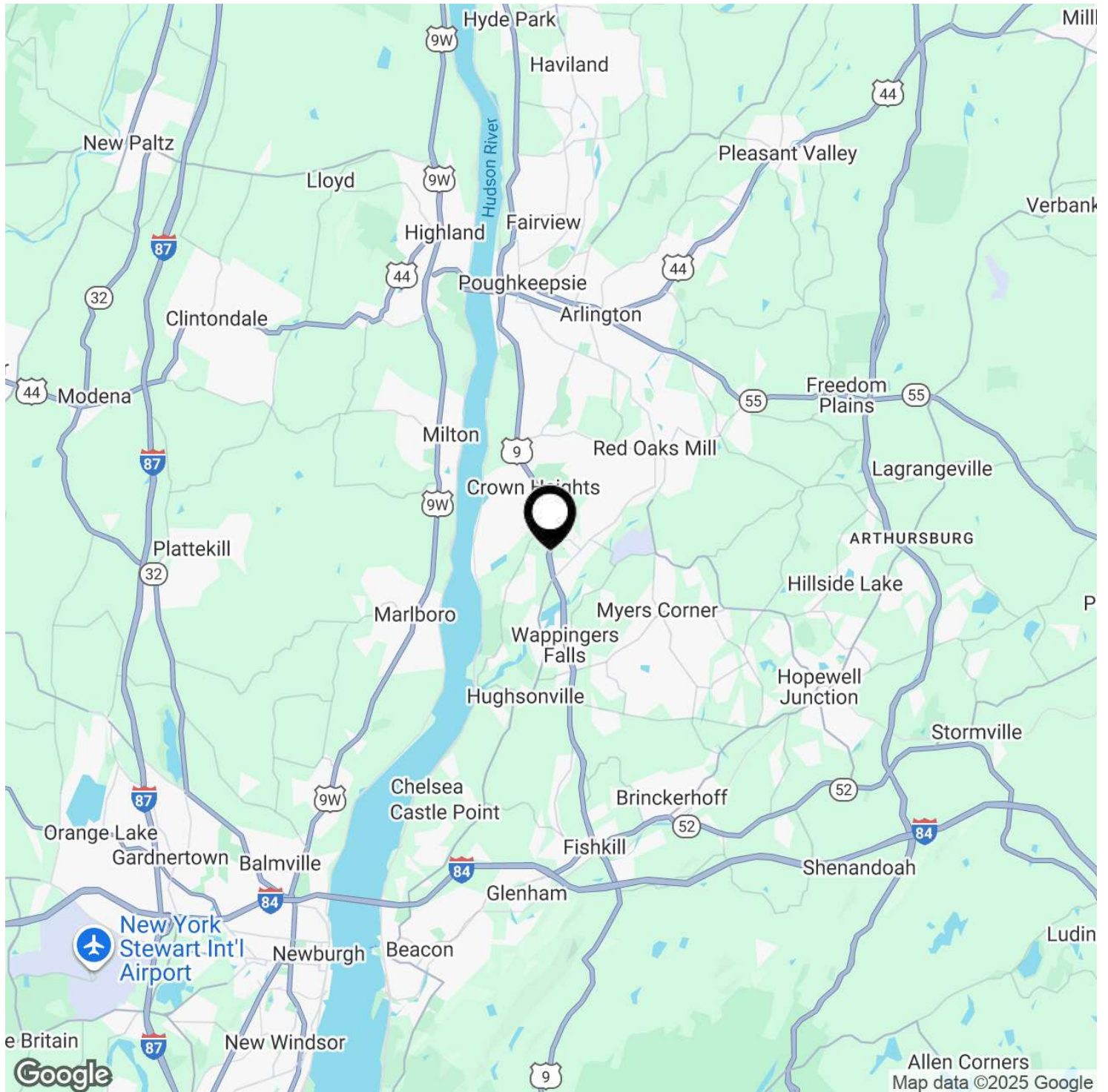


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LOCATION MAP

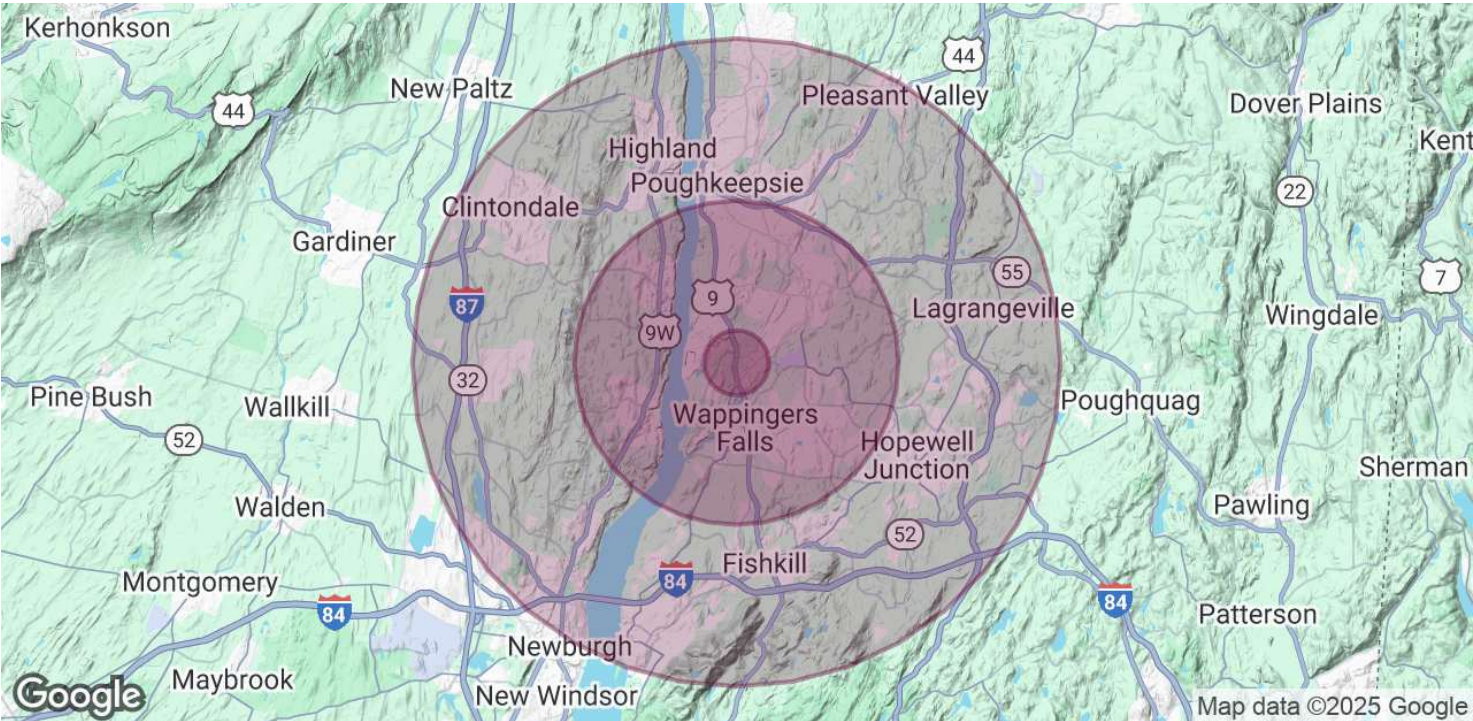




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,588	90,154	278,619
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,730	34,773	105,342
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$145,707	\$132,661	\$128,934
Average House Value	\$366,304	\$389,336	\$396,932

Demographics data derived from AlphaMap