

NEW CONSTRUCTION MIXED USE BUILDING

44 SPRINGSIDE AVE, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	55,285 SF
Available SF:	504 - 2,752 SF
Year Built:	2024
Market:	Hudson Valley
Submarket:	Poughkeepsie

PROPERTY OVERVIEW

Now leasing: 2,752 SQFT of brand-new, flexible commercial space in a luxury apartment building with 28 fully leased residences. Located in the heart of the upscale Van Wagner Place community, this ground-floor space is ideal for retail, wellness, fitness, medical, or professional office use and can be subdivided to meet your needs. Join the British Swim School and other popular local businesses like The Spring House Pilates, The Wheel House, and Derma Laser Spa in a vibrant, walkable neighborhood that's rapidly growing with new residential and commercial development. Enjoy high visibility, steady foot traffic, and a prime location just steps from the Arlington Business District and minutes from the Poughkeepsie Train Station. This is a unique opportunity to position your business in one of Dutchess County's most desirable new communities.



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	504 - 2,752 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
44 Springside Ave	Available	504 - 2,752 SF	NNN	\$26.00 SF/yr	Space ranges from 504-2,752 SF Possible sizes include: 540, 822, 920, 1,009, 1,387, 2752
44 Springside Ave	Available	920 SF	NNN	\$26.00 SF/yr	-
44 Springside Ave	Available	1,387 SF	NNN	\$26.00 SF/yr	-
44 Springside Ave	Available	1,929 SF	NNN	\$26.00 SF/yr	-

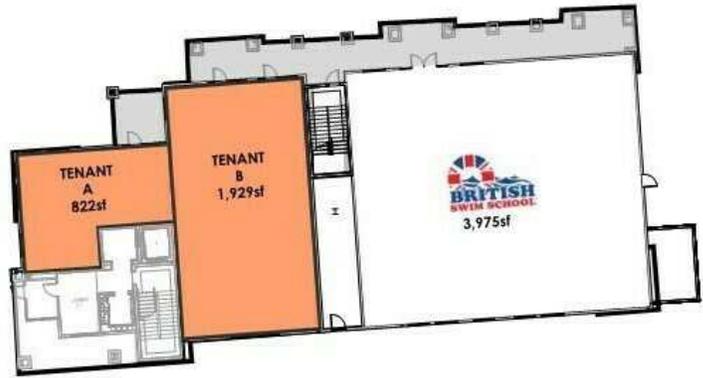
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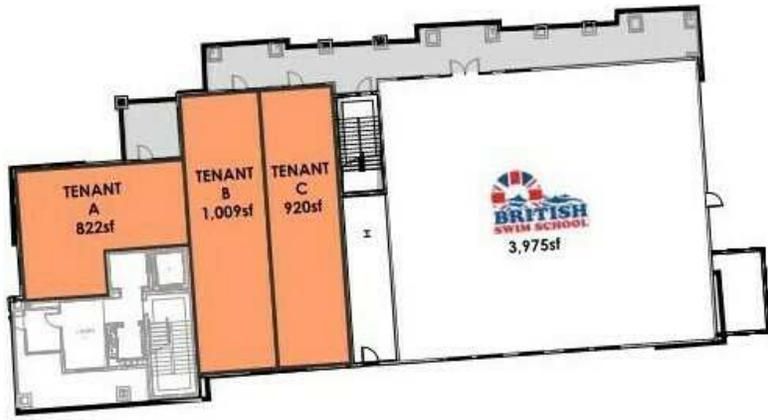
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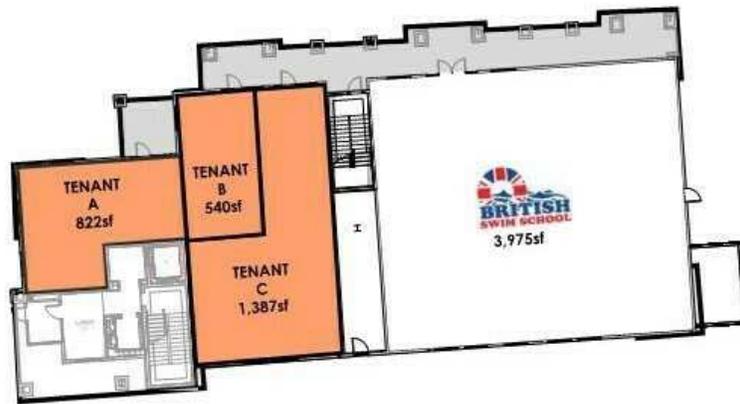
ADDITIONAL PHOTOS



TENANT SPACE OPTION 1



TENANT SPACE OPTION 2



TENANT SPACE OPTION 3

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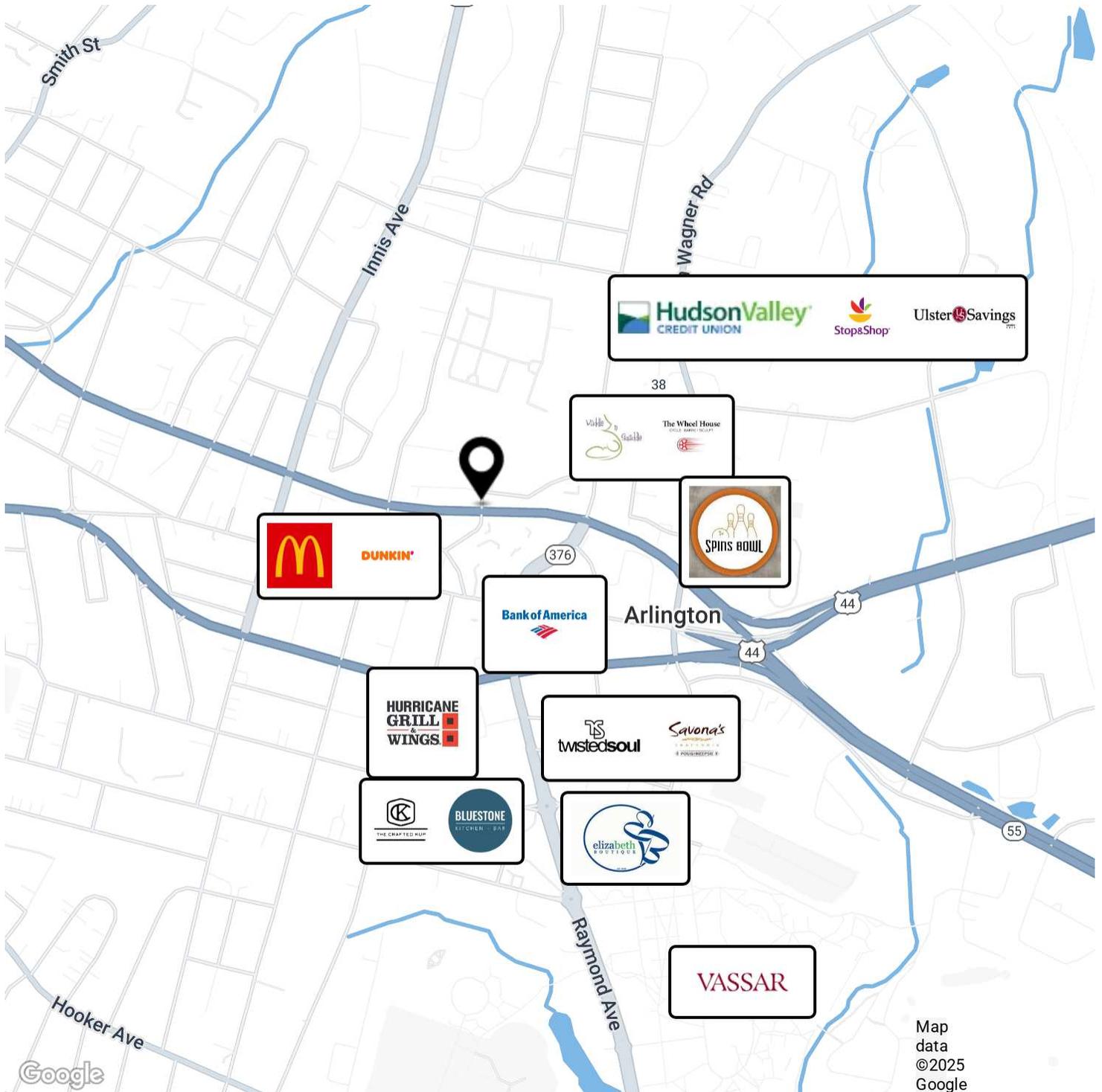
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LOCATION MAP

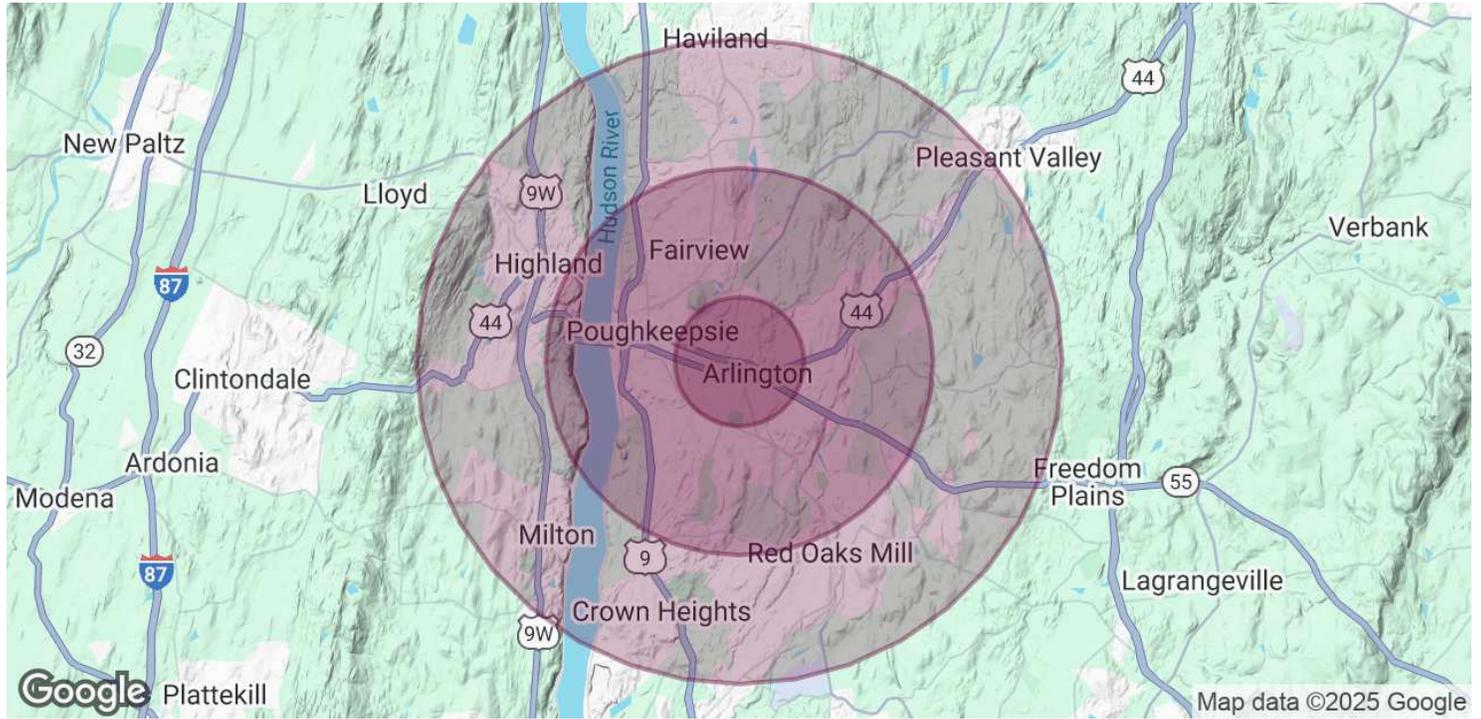




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,387	62,910	105,034
Average Age	37	39	41
Average Age (Male)	35	38	39
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,535	23,803	39,438
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$94,568	\$103,709	\$116,582
Average House Value	\$278,826	\$305,965	\$349,912

Demographics data derived from AlphaMap