



STORAGE / WAREHOUSE - ARTISANS

404, 406 MAPLE STREET, POUGHKEEPSIE, NY 12601



MID-HUDSON BRIDGE AREA - US ROUTE 44 / NYS ROUTE 55

ADDRESS: Westbound
U.S. Route 44 / NYS Route 55
404, 406 Maple Street
Poughkeepsie, NY 12601

LOCATION: Dutchess County
Central Business District

LOT SIZE: 0.44 Acres

BUILDING SIZE: 21,142 SF

TRAFFIC COUNT: US Route 44/55 - 46,043 AADT

ASKING PRICE: \$695,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer For Sale a Storage / Warehouse Building on U.S. Route 44 / 55, 404, 406 Maple Street, Poughkeepsie, NY 12601. This Building is 21,142 SF with a total of 0.44 Acres. A daily traffic count of 46,043 on US Route 44/55 East/West Arterial.

This space is perfect space for Artisan's for its Northern Light Exposure. 5 Minutes from the Metro-North Hudson Line, Poughkeepsie Train Station to Grand Central Terminal. The station serves MTA and Amtrak as well as local and regional bus services Metro-North Hudson Line to Grand Central Terminal is 1 hour and 50 minutes. Poughkeepsie Amtrak to Penn Station



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

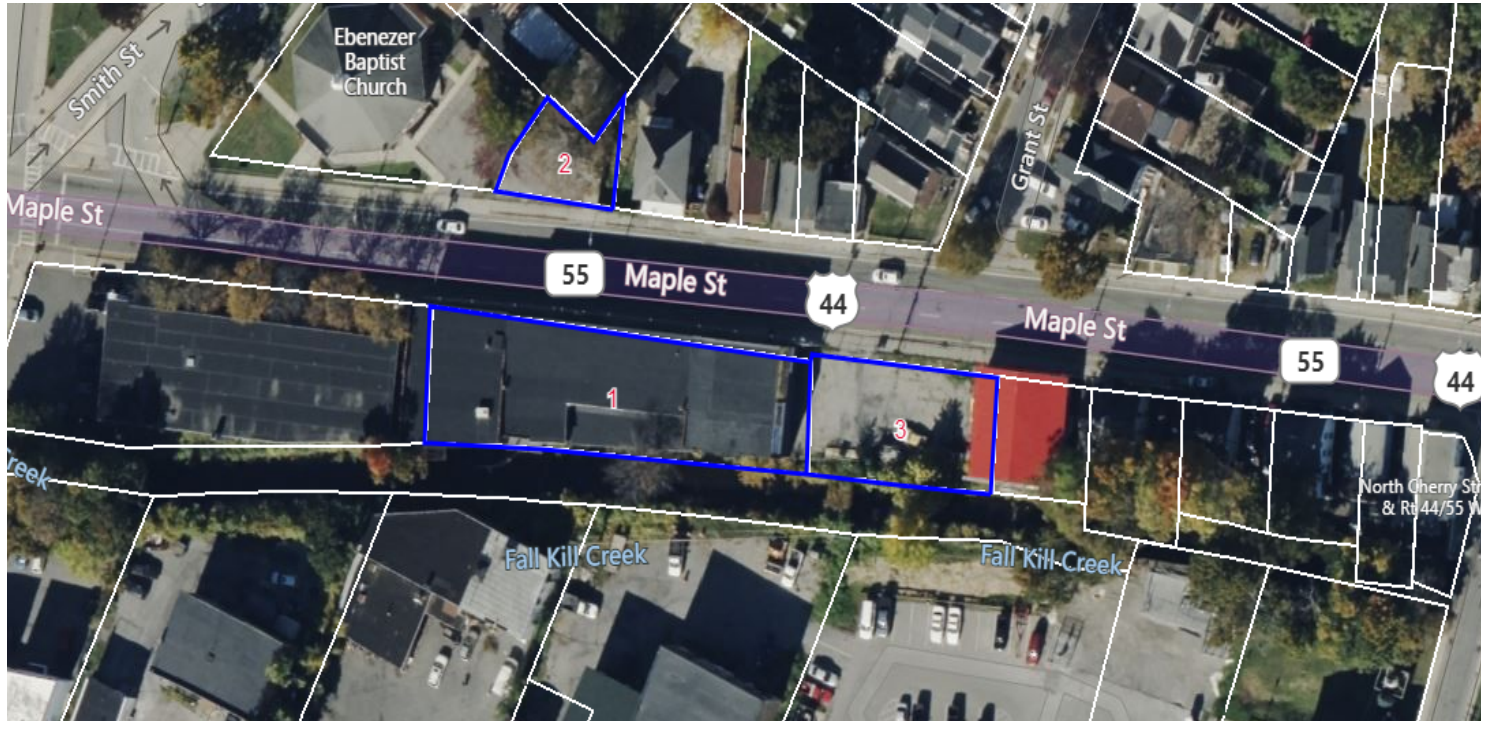
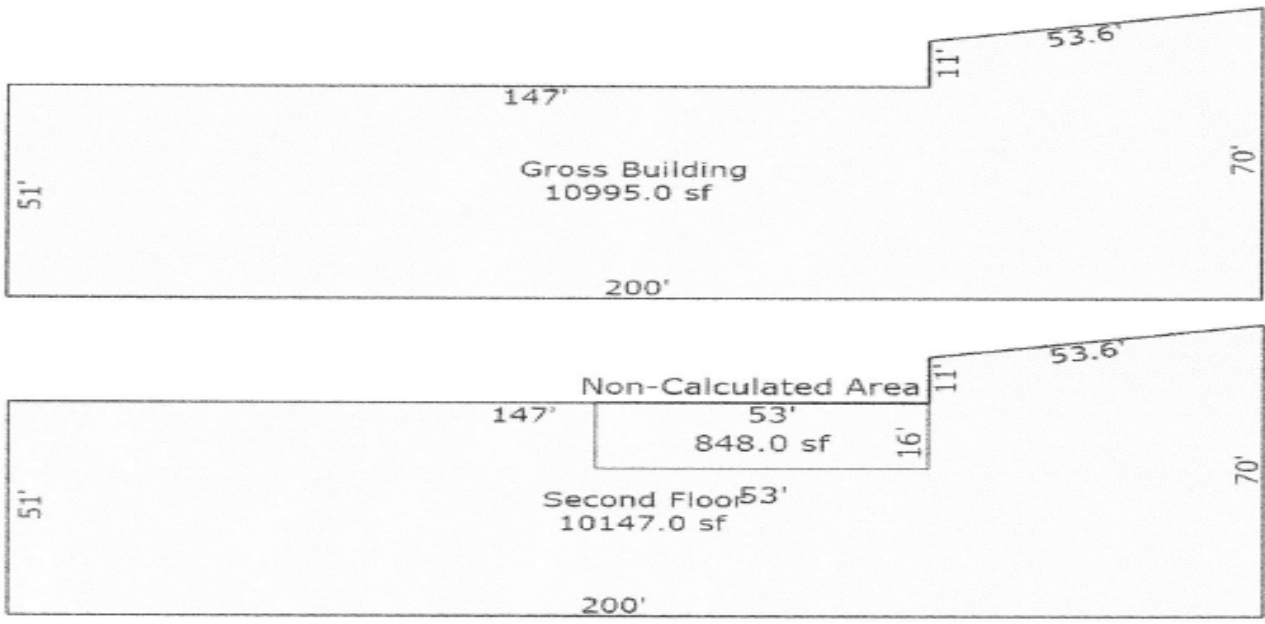
tom@crproperties.com



MID-HUDSON BRIDGE AREA LOADING AREAS, OVERHEAD BAY DOORS

ARTISAN SPACE - NORTHERN LIGHT EXPOSURE

SUBJECT SKETCH



CR Properties Group, LLC
 295 Main Street
 Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

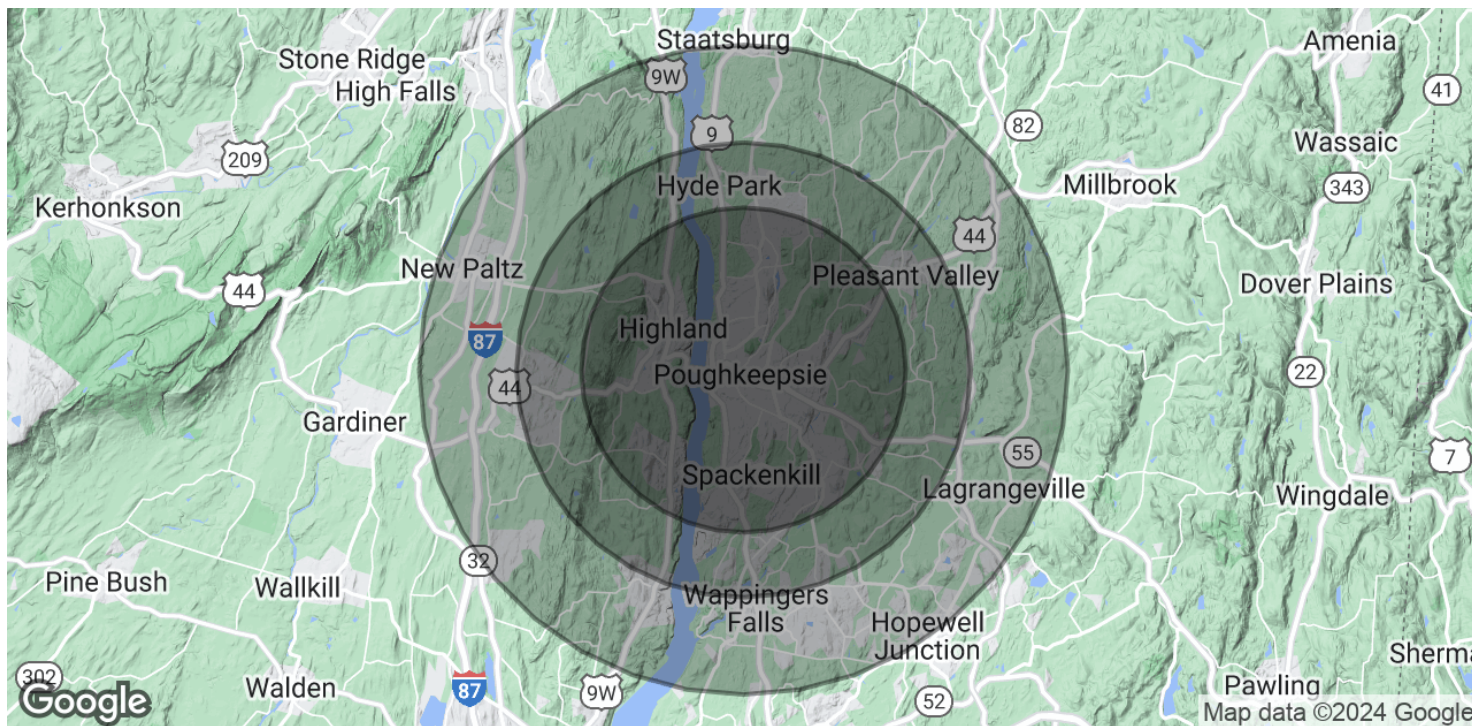
For more information:
 Thomas M. Cervone
 845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD AND INCOME

MID-HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	93,466	124,997	195,056
Average Age	39.9	41.4	41.8
Average Age (Male)	38.9	40.1	40.6
Average Age (Female)	40.8	42.5	43.0

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	38,565	52,100	79,595
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$90,499	\$91,416	\$94,874
Average House Value	\$224,667	\$234,642	\$251,108

* Demographic data derived from 2020 ACS - US Census



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