

For Lease-Retail & Medical Space 1,350 & 3,000 feet
2609-2627 South Road Poughkeepsie, NY 12601



Now Open:



UBREAKIFIX

sleep  number



HOME2
SUITES BY HILTON



Coming Soon:



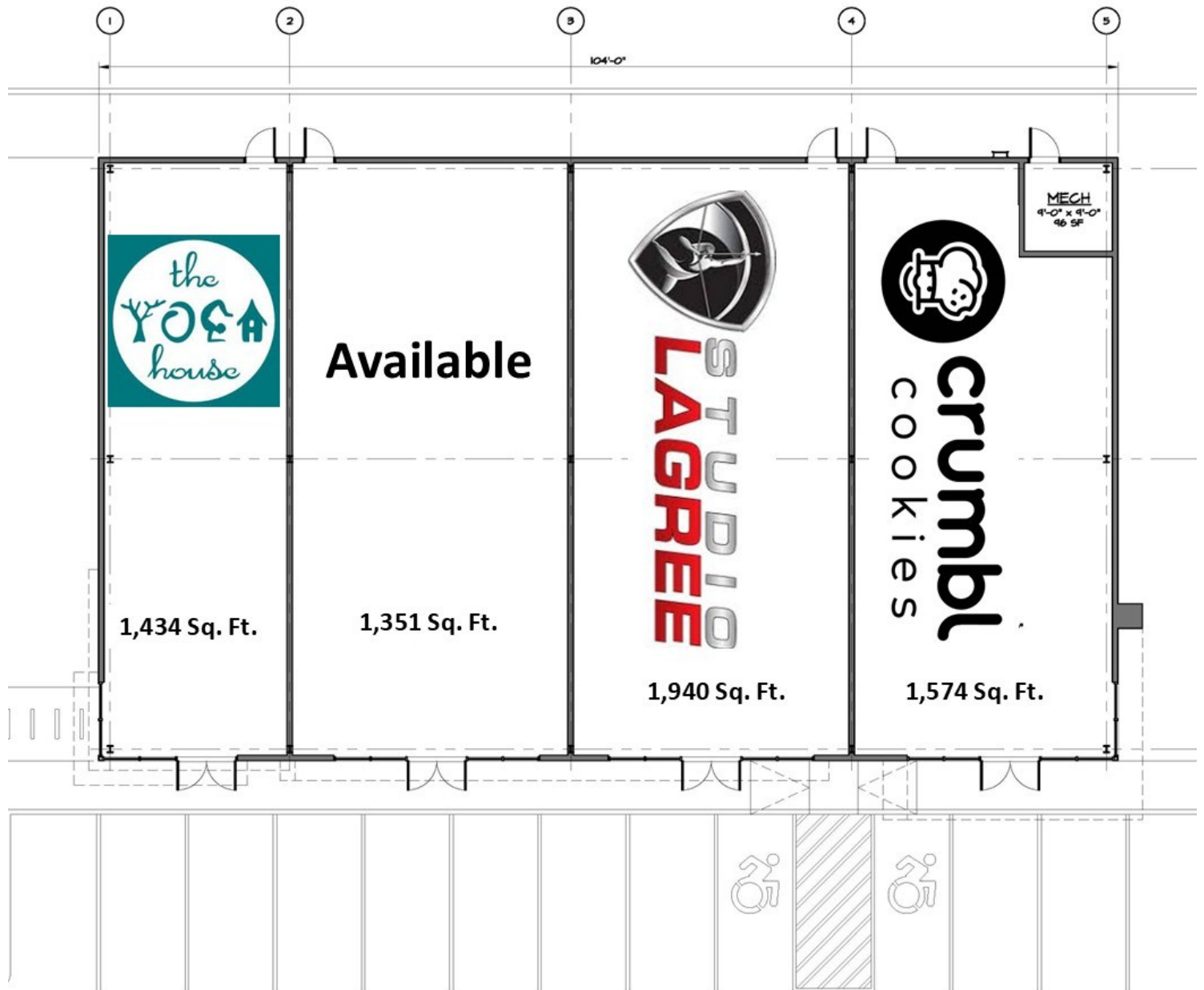
**STUDIO
LAGREE**

- Located directly on South Road (Route 9) with over 60,000 cars/day.
- Join successful tenants: Sleep Number, Smoothie King, Jersey Mike's Subs, The Yoga House, UBreakiFix and Dutchess Roots. Crumbl is performing as a top store in their chain of over 1,000 locations
- Area retailers include: TJ Maxx, HomeGoods, Marshalls, Price Chopper, Stop N Shop, Barnes & Noble, and many others.
- 3,000 SF endcap available as well as 1,350 in Building 3







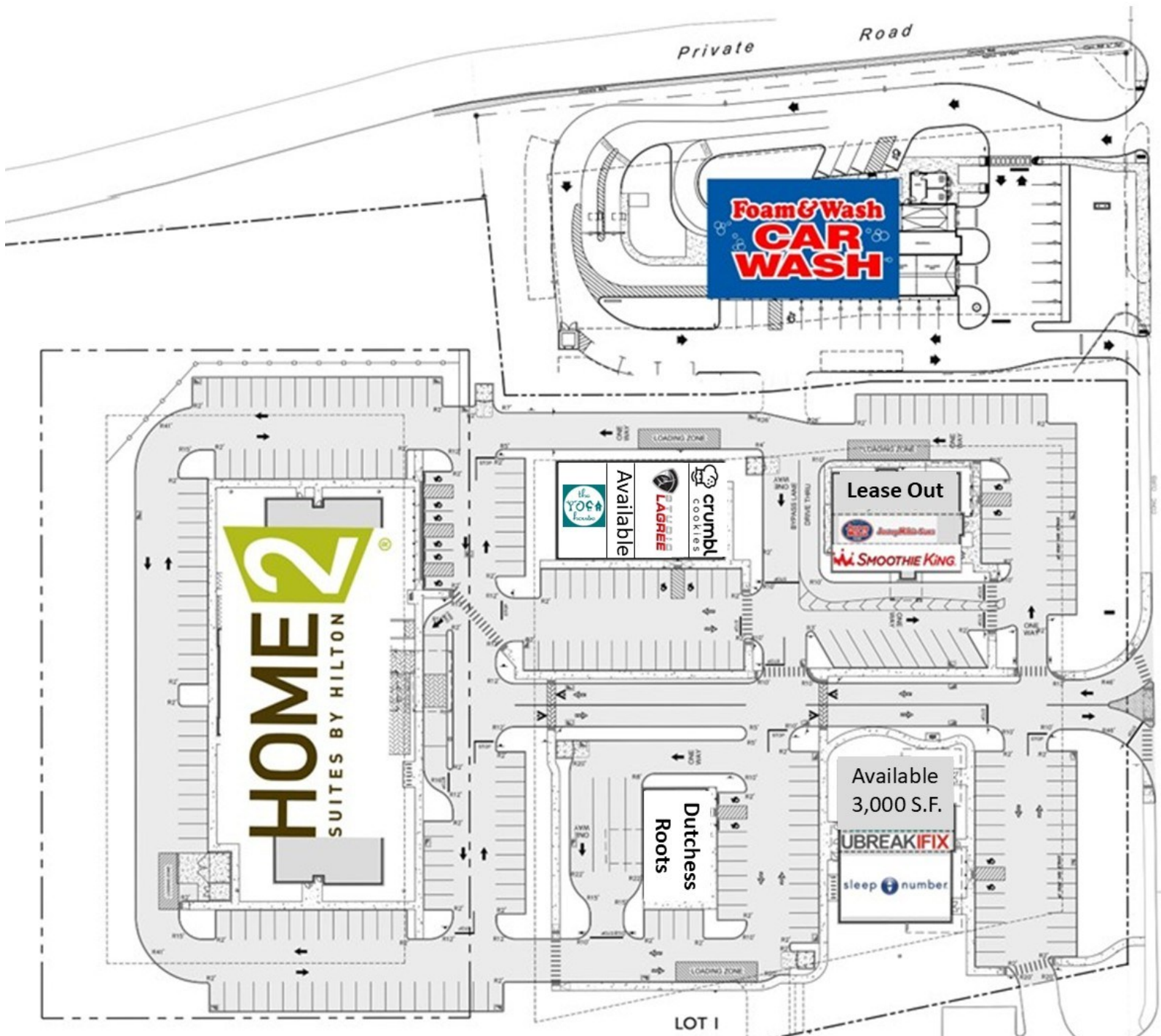


Home 2 Suites opened in May 2024





| | 5 Minute DT | 10 Minute DT | 20 Minute DT |
|--------------|-------------|--------------|--------------|
| Population | 1,865 | 61,092 | 195,659 |
| Households | 1,057 | 24,155 | 76,322 |
| Avg. HH Inc. | \$87,632 | \$105,326 | \$114,001 |



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