



3350 NORTH RD, POUGHKEEPSIE, NEW YORK 12601

FORMER RITE AID





11,348 ON 2.19 ACRES FOR LEASE OR REDEVELOPMENT



PROJECT
DETAILS

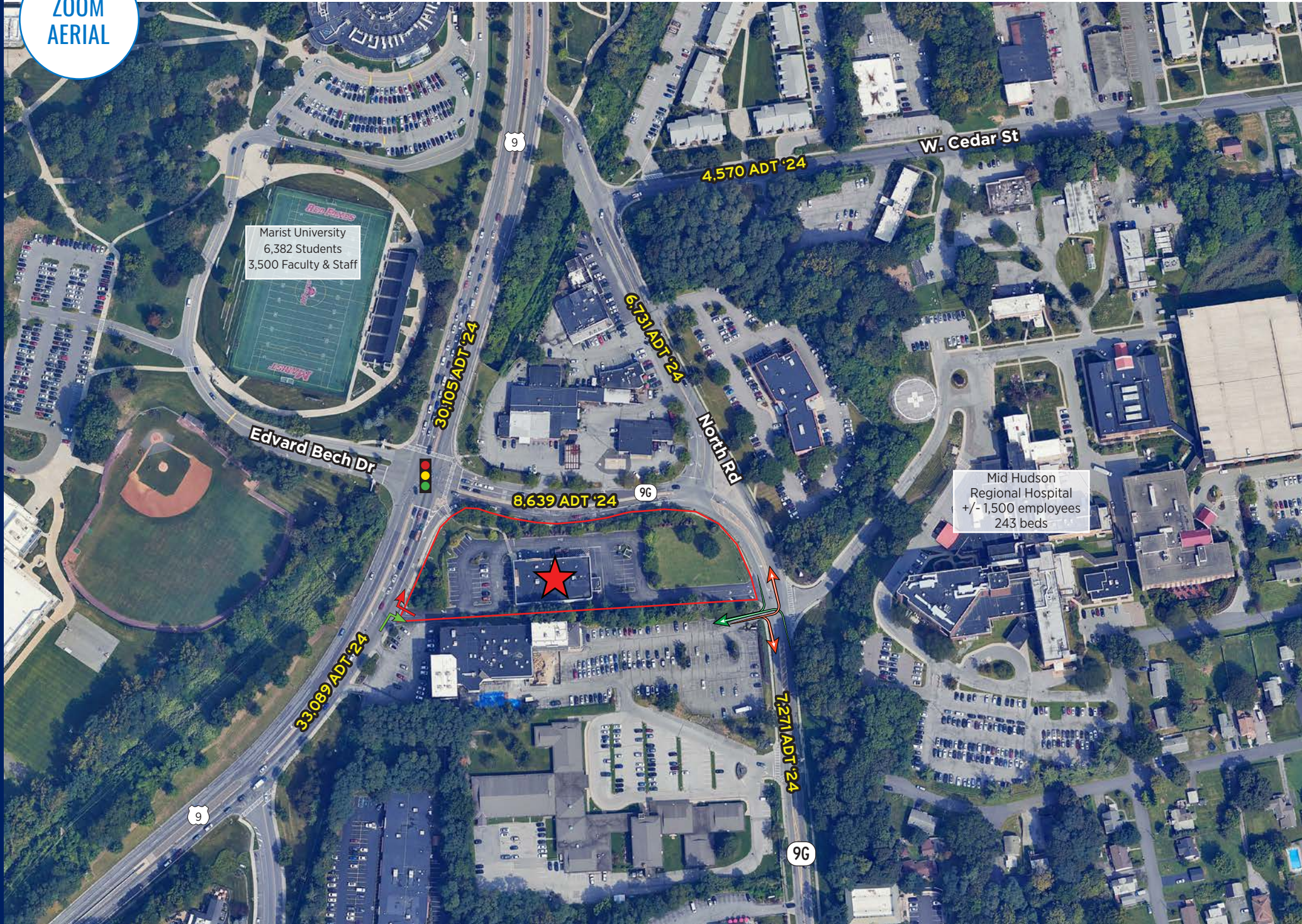
FORMER RITE AID • 11,348 SF ON 2.19 ACRES • FOR LEASE OR REDEVELOPMENT

AVAILABLE SPACE	11,348 sf building with Drive thru Lane on 2.19 acres +/- 0.50 acre pad for potential development
ASKING RENT	Building: \$18.50 psf NNN Pad Site: \$90,000/year NNN
2026 TAXES	County: \$40,608.52 School: \$30,666.16
TRAFFIC COUNTS	33,089 (Route 9) 8,639 (Route 9G)
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Positioned across from Marist University at the intersection of Routes 9 & 9G • Signalized intersection carries residential, commuter, and shopping center traffic • Pylon signage visible from Route 9 • Ingress/Egress on Route 9 & 9G • Ample parking
ZONING	BN - Neighborhood Business
COUNTY	Dutchess
MARKET	Poughkeepsie

	3 MILES	5 MILES	10 MILES
 POPULATION	62,467	92,489	190,491
 DAYTIME POPULATION	68,991	97,219	180,520
 TOTAL HH	24,273	36,135	73,749
 MEDIAN HH INCOME	\$72,373	\$80,841	\$93,310

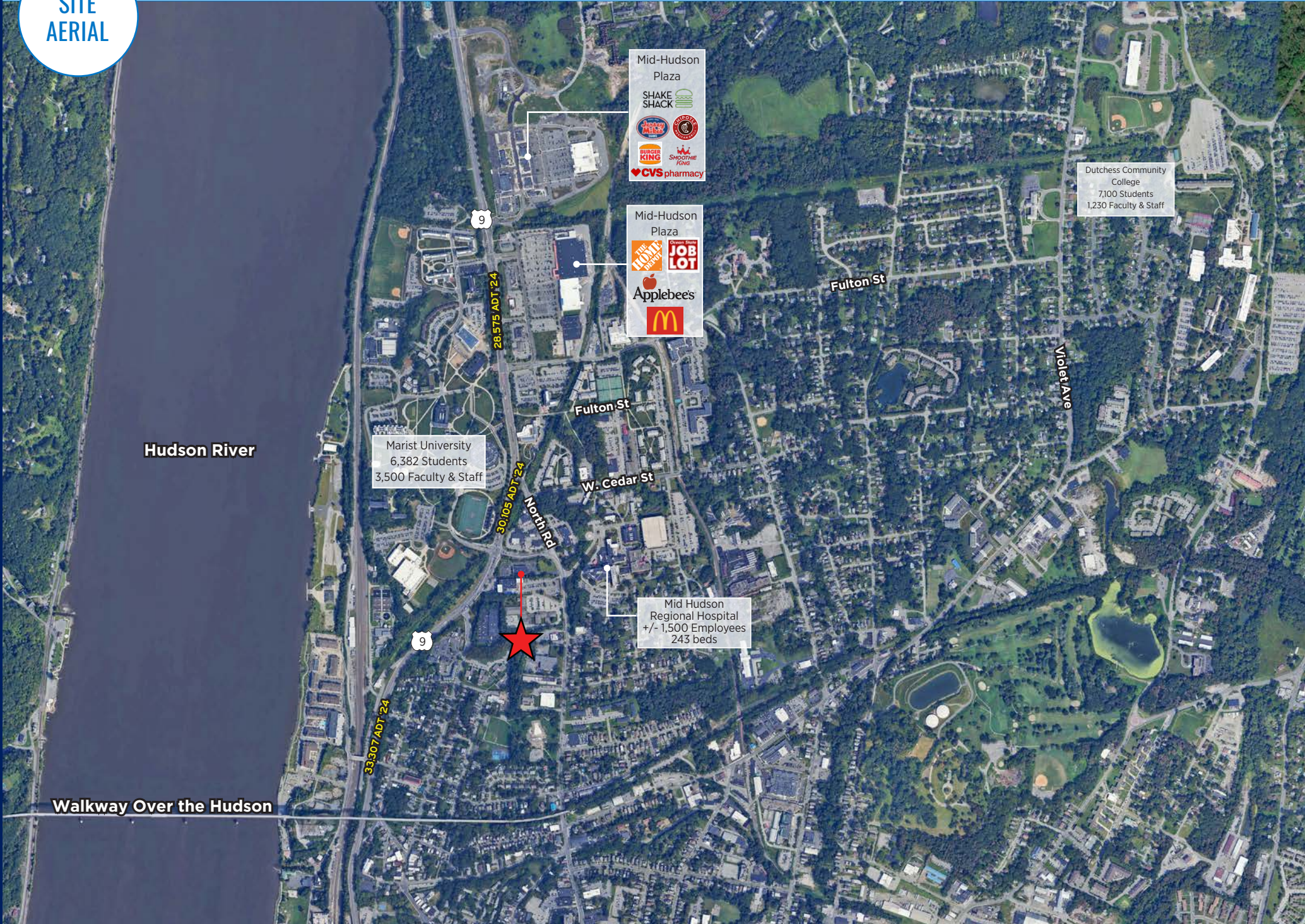


ZOOM
AERIAL



**SITE
AERIAL**

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Hudson River

Marist University
6,382 Students
3,500 Faculty & Staff

Mid-Hudson Plaza
SHAKE SHACK
BURGER KING
SMOOTHIE KING
CVS pharmacy

Mid-Hudson Plaza
HOME DEPOT
JOB LOT
Applebees
McDonald's

Dutchess Community College
7,100 Students
1,230 Faculty & Staff

Mid Hudson Regional Hospital
+/- 1,500 Employees
243 beds

28,575 ADT '24

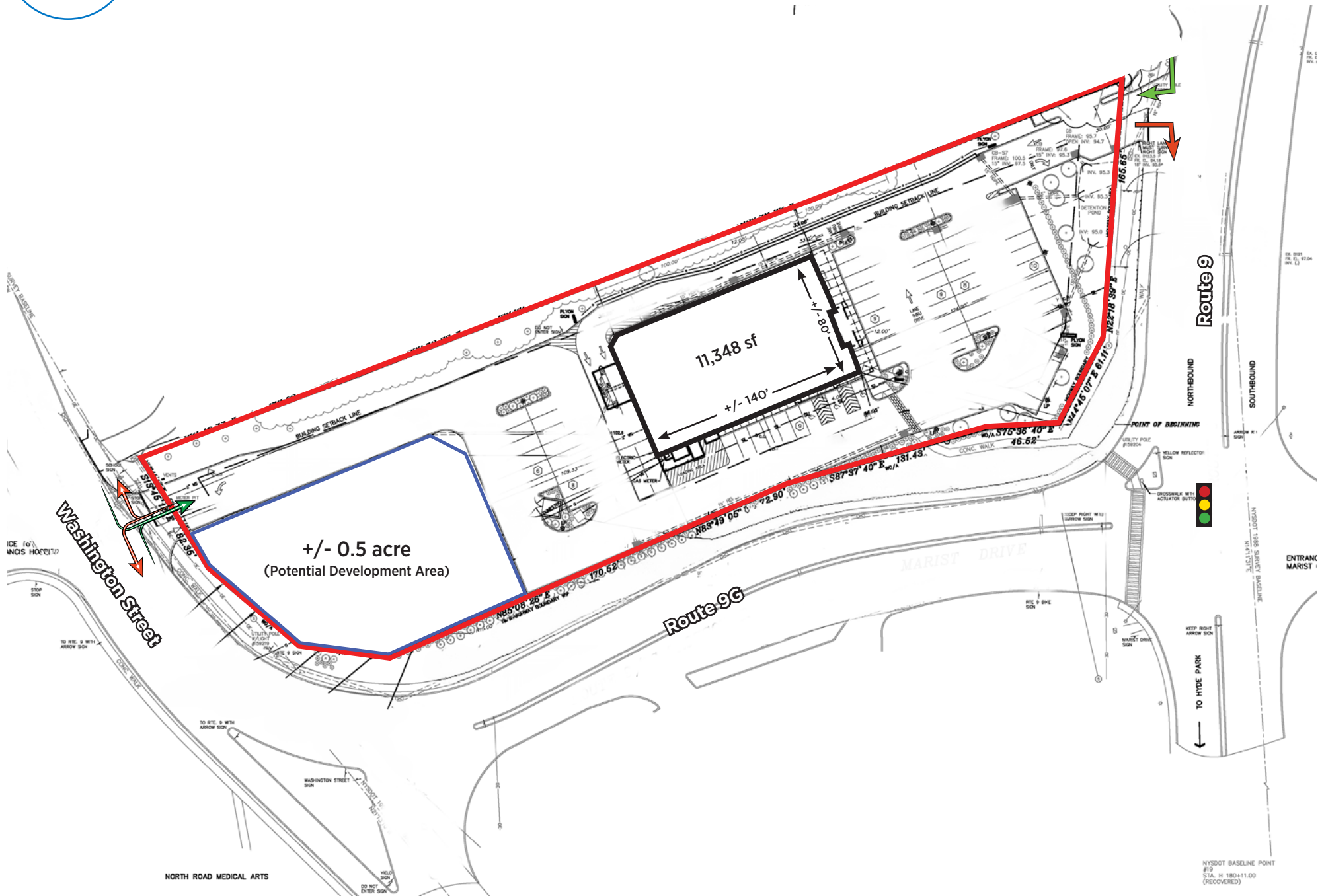
30,105 ADT '24

33,307 ADT '24

Walkway Over the Hudson

SURVEY

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FORMER RITE AID

11,948 SF ON 2.19 ACRES FOR LEASE OR REDEVELOPMENT

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