



# AVAILABLE - FORMER RITE AID PHARMACY

## 40 VASSAR ROAD, POUGHKEEPSIE, NY 12603



## RED OAKS MILL SHOPPING CENTER - JOIN DUNKIN DONUTS

**ADDRESS:** 40 Vassar Road  
Poughkeepsie, NY 12603

**LOCATION:** From U.S. Route 9, turn onto Spackenkill Rd, turn right onto Vassar Rd and destination will be on the left.

**LOT SIZE:** 3.4 Acres

**BUILDING SIZE:** 29,884 SF

**SPACES AVAILABLE:** 20,174 SF

**TRAFFIC COUNT:** 13,959 AADT on Vassar Road

**ASKING PRICE:** Available Upon Request



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a former Rite Aid Pharmacy located in Red Oaks Mill. The existing storefront offers 20,174 SF, end unit, parking on site, located on heavily traveled Vassar Road.

Nearby Educational Institutions are Vassar College, Marist College, Bard College, Dutchess Community College, Culinary Institute of America, SUNY New Paltz, SUNY Orange, SUNY Ulster. Private & Religious Institutions include Faith Christian Academy, Oakwood Friends School, Our Lady of Lourdes High School, St. Martin de Porres. Public Schools include, Spackenkill High School, Hagan Elementary School, Orville A. Todd Middle School, & Nassau Elementary School.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

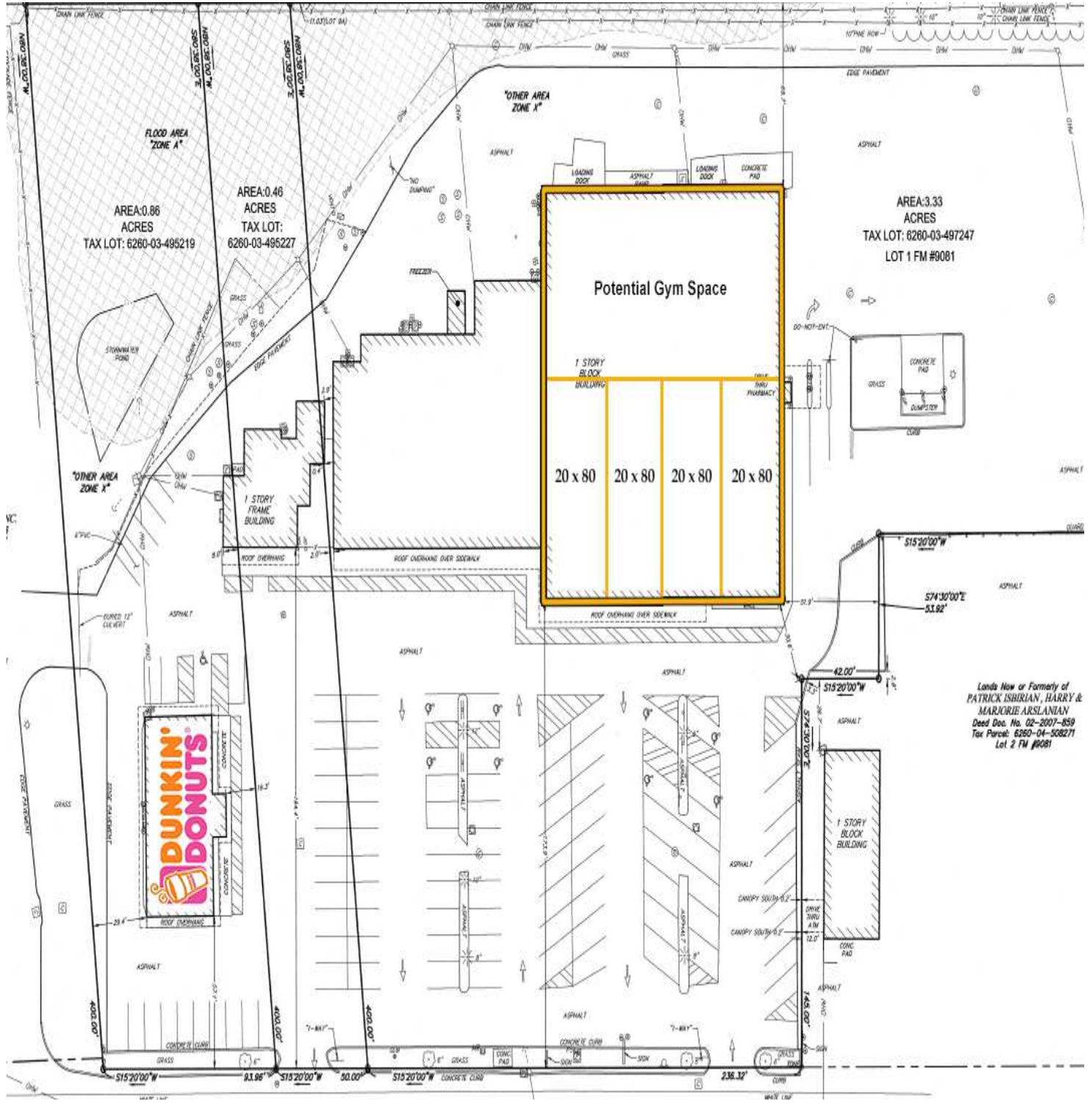
For more information:

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845.485.3100  
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# SURVEY MAP - DRIVE THRU IN PLACE POTENTIAL GYM SPACE IN REAR OF FORMER RITE AID

FORMER RITE AID PHARMACY / FORMER GRAND UNION SUPERMARKET



Lands Now or Formerly of  
PATRICK ISHRIAN, HARRY &  
MARJORIE AKSLANIAN  
Deed Doc. No. 02-2007-859  
Tax Parcel: 6260-04-508271  
Lot 2 FM #9081



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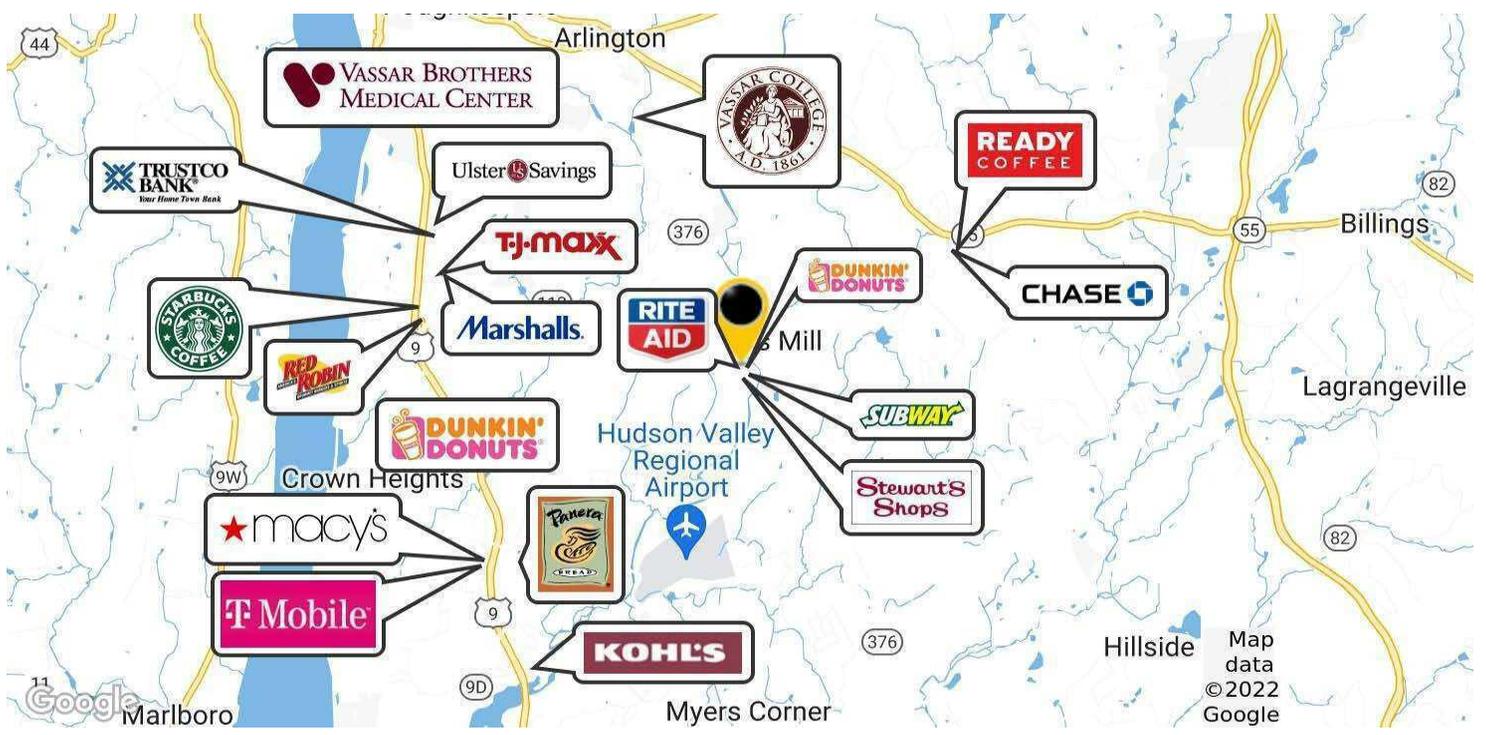
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# RED OAKS MILL AREA

FAITH ASSEMBLY, OUR LADY OF LOURDES, SPACKENKILL HIGH

## VASSAR ROAD - GATEWAY TO VASSAR COLLEGE & U.S. ROUTE 9



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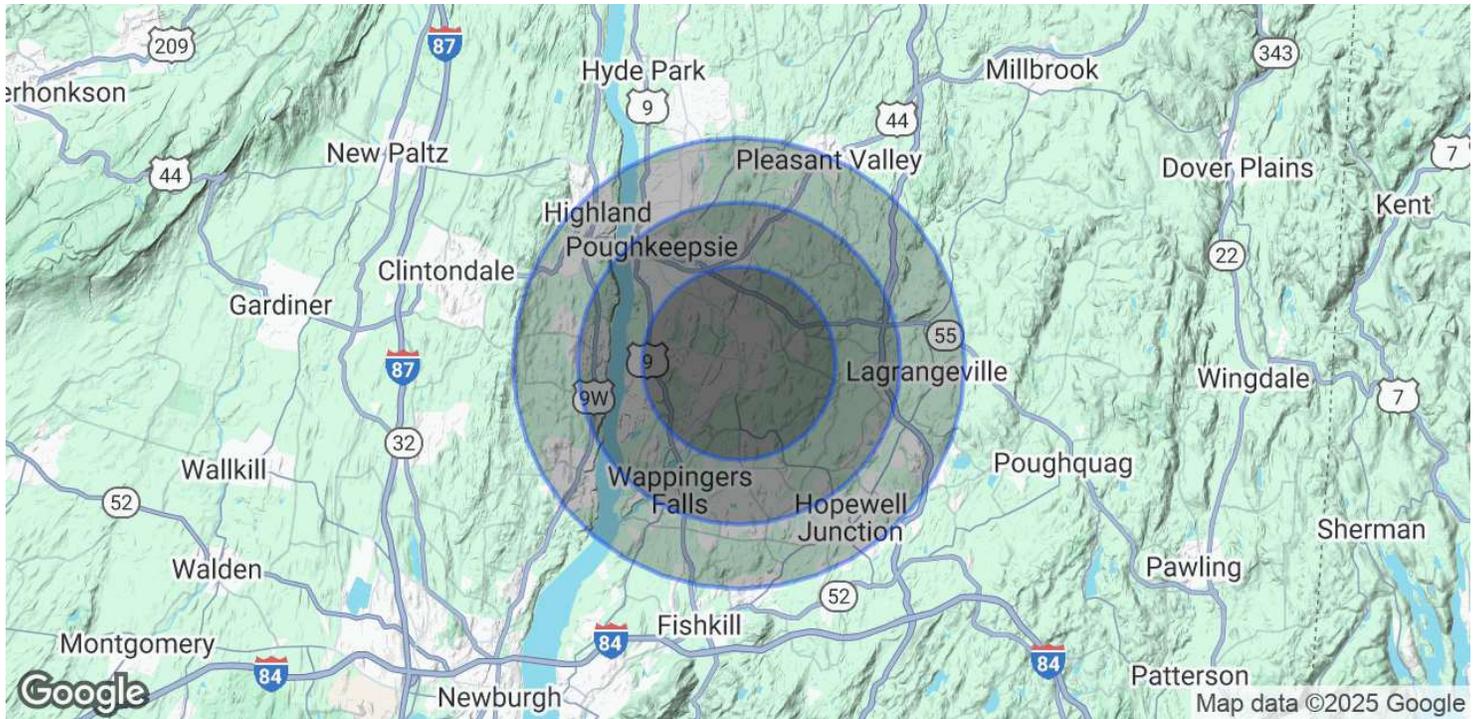
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### DUTCHESS COUNTY & ULSTER COUNTY AREA



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	33,626	96,910	146,579
Average Age	43.9	42.8	42.0
Average Age (Male)	42.9	41.3	40.8
Average Age (Female)	45.4	44.0	43.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	12,544	40,655	59,147
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$117,324	\$96,646	\$99,667
Average House Value	\$314,029	\$240,715	\$253,628

2020 American Community Survey (ACS)



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