



MERCANTILE / OFFICE BUILDING

181 CHURCH STREET, POUGHKEEPSIE, NY 12601



POUGHKEEPSIE CENTRAL BUSINESS DISTRICT

ADDRESS: 181 Church Street
Poughkeepsie, NY 12601

BUILDING SIZE: 12,460 SF

NEIGHBORING OFFICES: New York State Offices
Dutchess County Clerk
Department of Motor Vehicle
Dutchess County Court System

LOT SIZE:

TRAFFIC COUNT: 0.14 Acre

ASKING PRICE: 31,882 AADT

New Asking Price: \$1,100,000

Previously Asking: ~~\$1,250,000~~

Lease: Available Upon Request

PROPERTY OVERVIEW

181 Church Street, a two-story office / retail building located in Dutchess County's Central Business District, is a 6 block walk to and 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.

LOCATION OVERVIEW

The building's central location is perfect for any new or existing business. Area restaurants include The Artist's Palate, Brasserie 292, The Academy, and Mill House Brewing Company. Located in Dutchess County's Central Business District, there are community happenings such as The Chance Theater, Mid-Hudson Civic Center, Middle Main, and Walkway Over the Hudson, to name a few. Neighboring offices, for example, The Poughkeepsie Journal, NY State Offices, Poughkeepsie City Court, and Dutchess County Court House are in close proximity as well.



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
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POUGHKEEPSIE CENTRAL BUSINESS DISTRICT WALKABLE DISTANCE FROM POUGHKEEPSIE TRAIN STATION

METRO-NORTH HUDSON LINE & AMTRAK STOP
POUGHKEEPSIE TRAIN STATION TO GRAND CENTRAL TERMINAL



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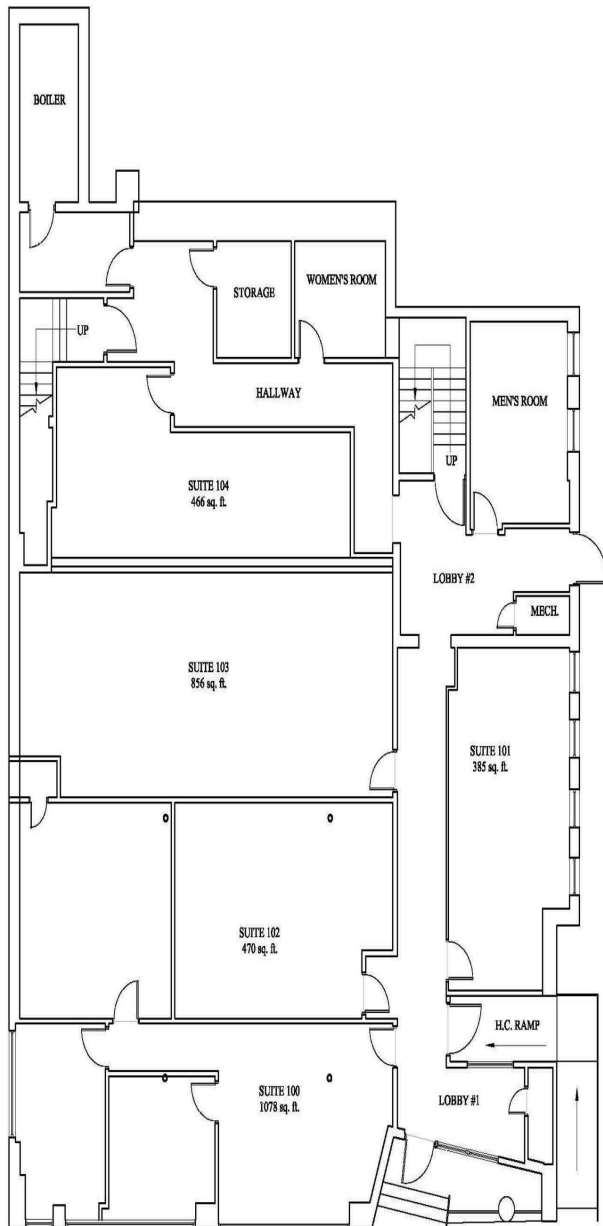
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MAIN LEVEL & UPPER LEVEL FLOOR PLANTS

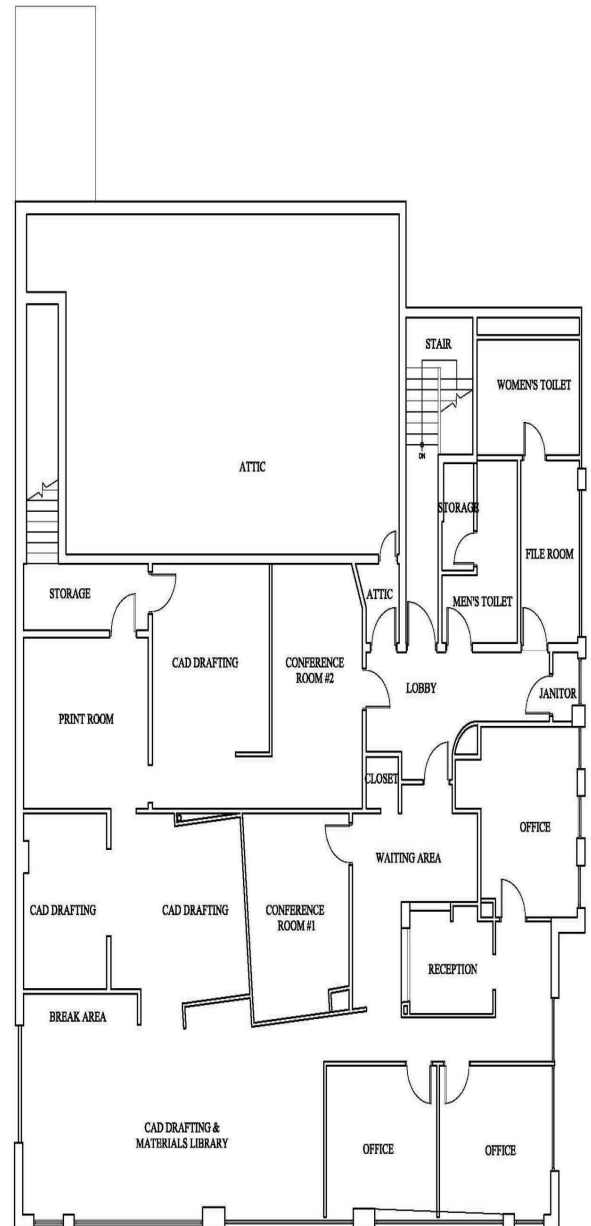
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LEFT SIDE MAIN LEVEL, RIGHT SIDE UPPER LEVEL



181 CHURCH STREET
POUGHKEEPSIE, NY
FIRST FLOOR DATE: 12-2-24

0 5 ft 10 ft 20 ft
scale



181 CHURCH STREET
POUGHKEEPSIE, NY
SECOND FLOOR DATE: 12-2-24

0 5 ft 10 ft 20 ft
scale



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POUGHKEEPSIE MTA TO PENN STATION - 1.5 HOURS
POUGHKEEPSIE MTA TO ALBANY AMTRAK - 1.5 HOURS

TRAFFIC COUNT: U.S. ROUTE 44 / NY ROUTE 55 - 31,882 AADT



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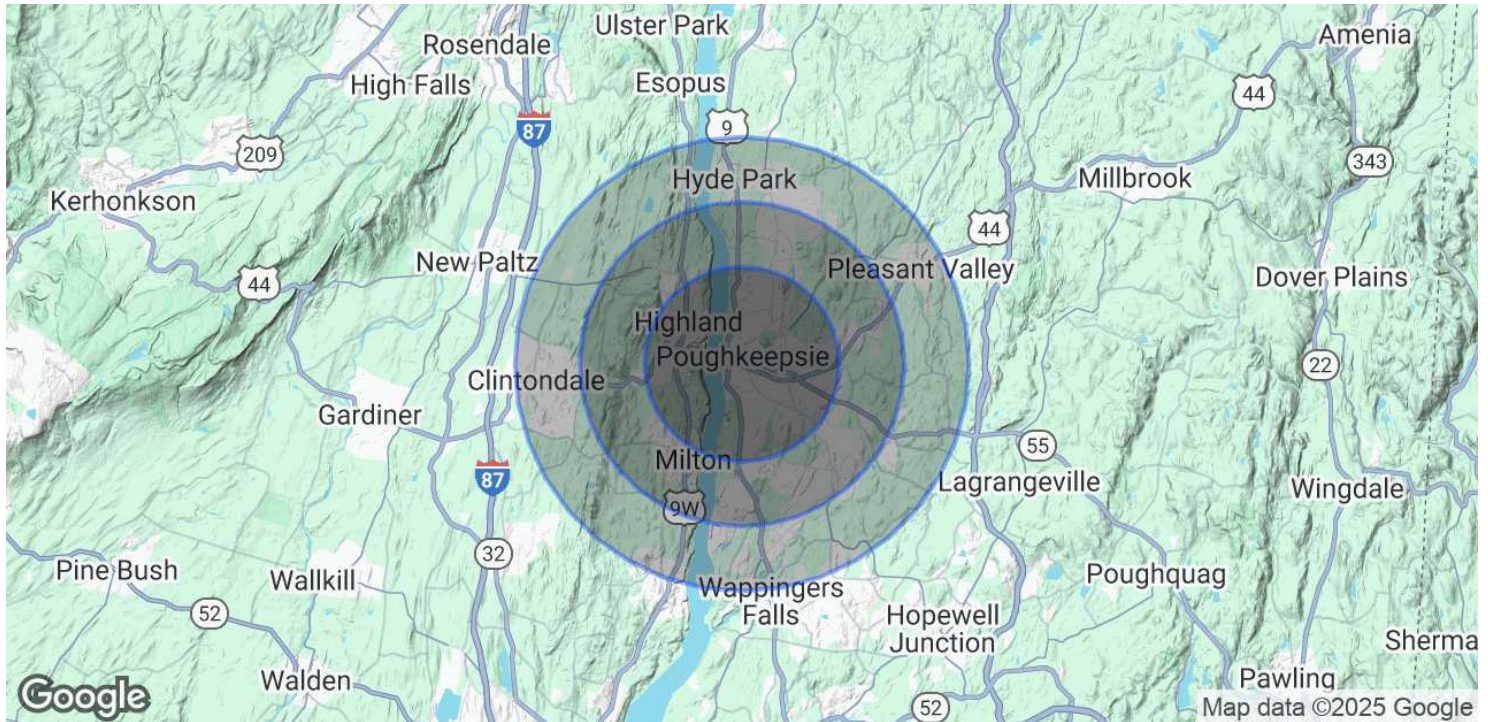
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	63,427	97,458	129,625
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	24,265	36,495	49,338
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$100,746	\$115,431	\$119,008
Average House Value	\$304,738	\$345,272	\$357,067

Demographics data derived from AlphaMap



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