



# HUDSON HERITAGE - CAMPUS SETTING

U.S. ROUTE 9, WINSLOW GATE, POUGHKEEPSIE, NY 12601



## MARIST COLLEGE, CIA, VASSAR & MIDHUDSON REGIONAL HOSPITALS

**ADDRESS:** Winslow Gate Road,  
Poughkeepsie, NY 12601

**LOTS AVAILABLE:** Lot K, 1.30 AC  
5, Commercial / Residential (Sub-Dividable) – 6.87 AC  
13, Director's House (Structure Must Remain) – 0.68 AC

**CO-TENANTS:** ShopRite, CVS  
Pharmacy, Starbucks,  
Chipotle, Burger King,  
Jersey Mike's, 'Cue &  
Brew Barbecue, Smoothie  
King, Supercuts, AT&T

**DEMAND GENERATORS:** Marist College, CIA,  
Vassar & MidHudson Regional Hospitals

**ASKING PRICE:** Available Upon Request

### PROPERTY OVERVIEW

Located off of heavily traveled U.S. Route 9 across from Marist College. This location is near The Poughkeepsie Metro-North Train Station (Hudson Line) to Grand Central (less than 2 hours) and 1 hour & 35 minutes taking Poughkeepsie Amtrak to Penn Station. Within 1.5 miles you will find the Culinary Institute of America & Vassar Brothers Medical Center in addition to well-known Area Generators such as the Franklin D. Roosevelt Presidential Library and Museum, Eleanor Roosevelt and Vanderbilt Mansion National Historic Sites, and Mills Mansion; Staatsburgh State Historic Site. Area colleges Dutchess Community College, Vassar College, Bard College, and the State University of New York at New Paltz. There are 21,000+ Combined full-time enrollment & 68,000+ unique visits annually.

### PROPERTY HIGHLIGHTS

- Two Signalized Access
- Densely Populated Area
- Directly Across From Marist College
- Anchored By ShopRite & CVS Pharmacy
- Direct Access to Walkway Over The Hudson
- Traffic Count: 41,000 AADT
- The Poughkeepsie Train Station is approximately 2.4 ± miles from this location
- Grand Central Terminal Metro-North (Hudson Line) is 1 hour and 50 minutes
- Penn Station to Poughkeepsie Amtrak (Hudson Line) 1 hour and 35 minutes
- Per Placer.ai, ShopRite generated 1.05M visits over the last 12 months, ranking this store as the #1 out of 5 stores in the chain within 15 miles and the #1 most visited grocery store out of 35 grocers within 15 miles of the center.

**Youtube Drone Video:** <https://youtu.be/a0vyNTXw0GY?si=Tm6omFyNeV9WWTfQ>



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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# HUDSON HERITAGE - NOW AVAILABLE

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SHOPRITE, CVS, STARBUCKS, CHIPOTLE, BURGER KING, PULSE MD



ShopRite

Jersey Mike's



10,000 SF Available - SHPO Project Potential, Sale / Lease



Starbucks & Chipotle



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# U.S. ROUTE 9 - MAJOR RETAIL CORRIDOR PROMINENT NATIONAL AND REGIONAL RETAILER CO-TENANCY

SHOPRITE, CVS, STARBUCKS, CHIPOTLE, BURGER KING, PULSE MD



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# U.S. ROUTE 9 - MAJOR RETAIL CORRIDOR PROMINENT NATIONAL AND REGIONAL RETAILER CO-TENANCY

## SHOPRITE, CVS, STARBUCKS, CHIPOTLE, BURGER KING, PULSE MD



**'Great Lawn'**  
Designed by Olmstead and Vaux

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# GRAND CENTRAL - 90 MINUTES

# PENN STATION - 95 MINUTES

## HUDSON RIVER TRAIL TO WALKWAY OVER THE HUDSON NEW YORK CITY RAILWAY (HUDSON LINE) - POUGHKEEPSIE



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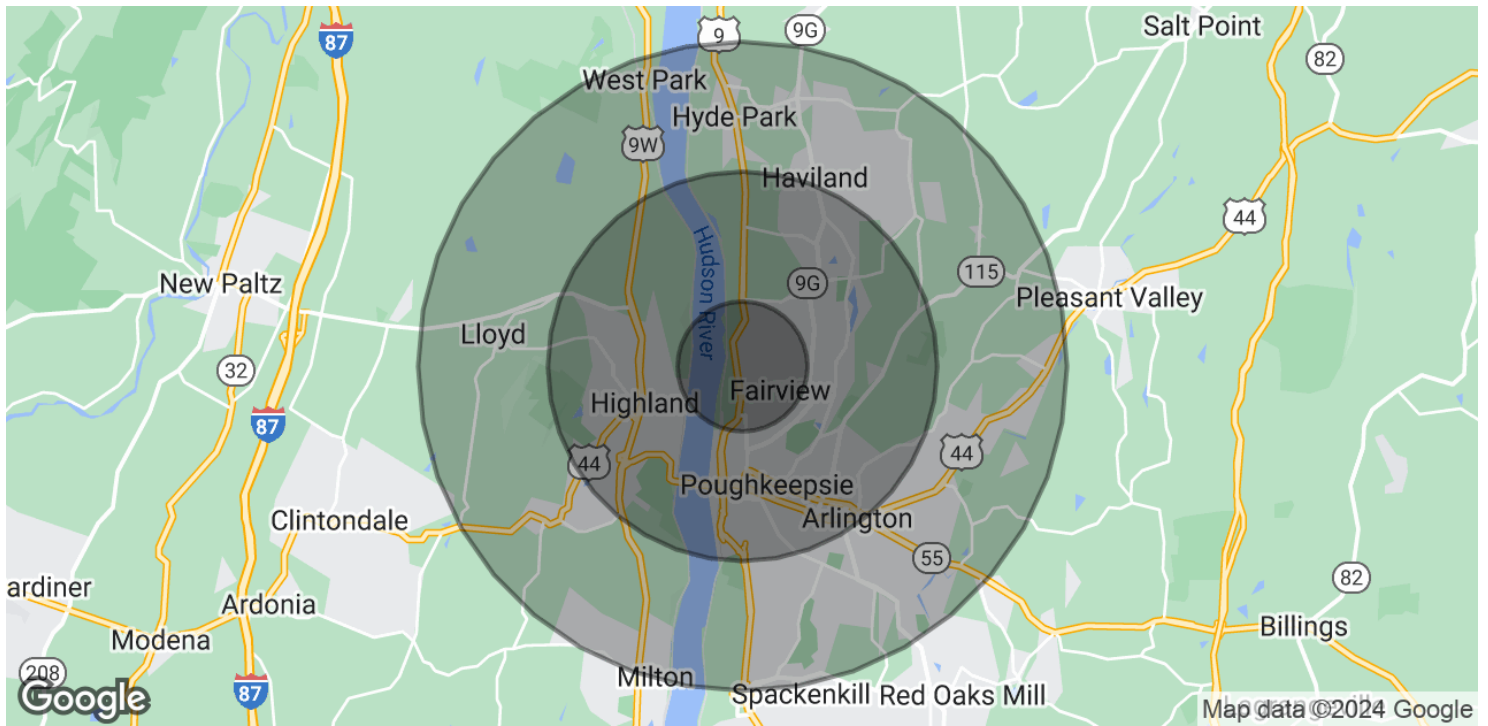
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# HISTORIC HUDSON VALLEY

## INCOME, POPULATION, & HOUSEHOLDS

INCLUDING DUTCHESS COUNTY & ULSTER COUNTY AREAS



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,792	50,246	84,169
Average Age	25.3	36.3	39.6
Average Age (Male)	27.8	35.9	38.4
Average Age (Female)	25.1	37.2	40.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,335	21,411	35,596
# of Persons per HH	4.3	2.3	2.4
Average HH Income	\$77,162	\$71,034	\$84,213
Average House Value	\$214,945	\$174,167	\$199,457

\* Demographic data derived from 2020 ACS - US Census



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