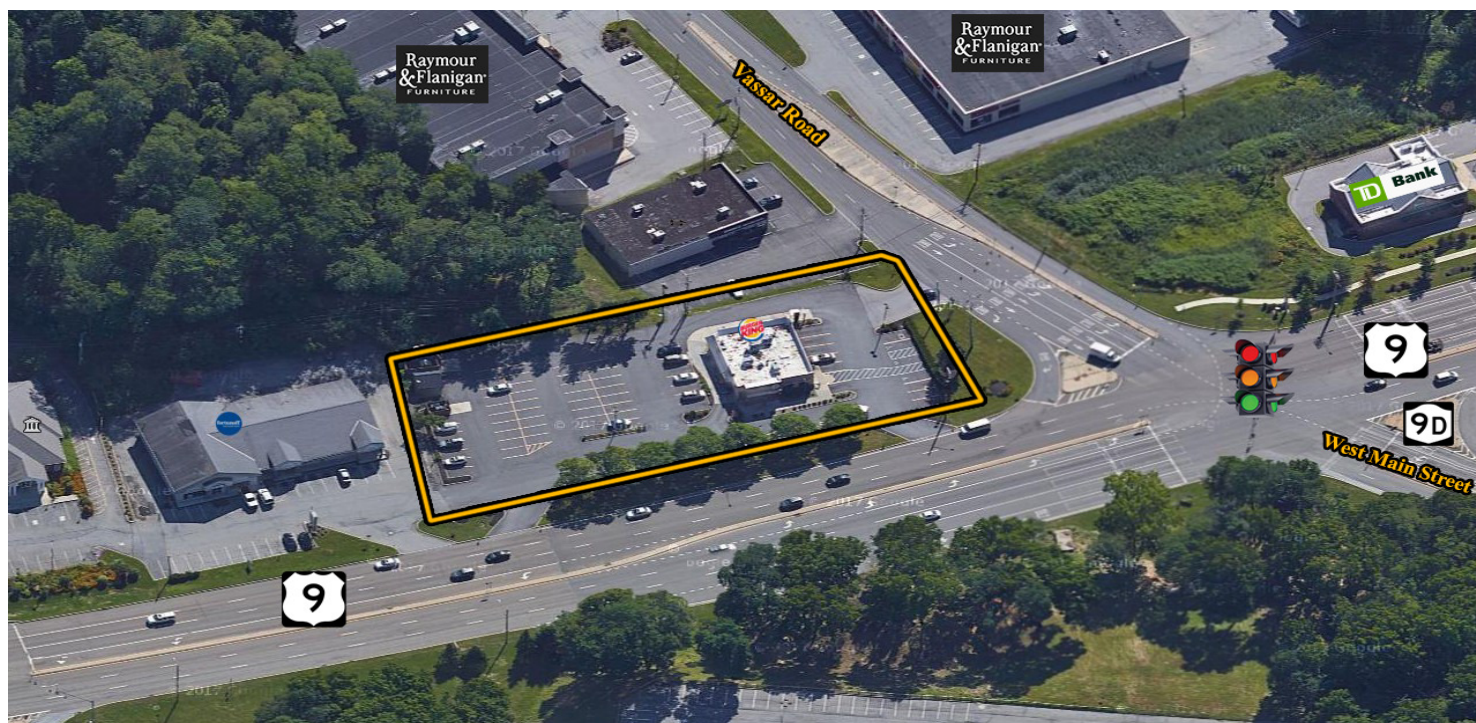




NNN LEASED INVESTMENT OPPORTUNITY

U.S. ROUTE 9, 1876 & 1884 SOUTH ROAD, POUGHKEEPSIE, NY 12601



50% SHARE - AVAILABLE FOR SALE

U.S. ROUTE 9 FRONTAGE & ROAD VISIBILITY

OFFERING SUMMARY

ADDRESS: U.S. Route 9
1876 & 1884 South Road
Poughkeepsie, NY 12601

LOCATION: Mid-Hudson Bridge – (14 Minutes / 6.6 Miles)
Metro-North Train Station (Hudson Line) – (14 Minutes / 6.8 Miles)
Taconic State Parkway – (18 Minutes / 10 Miles)
Interstate 84 (Exit 46) – (19 Minutes / 8.5 Miles)
Newburgh Beacon Bridge – (23 Minutes / 10.6 Miles)
Interstate 87 (Exit 36) – (28 Minutes / 15 Miles)
Poughkeepsie Amtrak to Penn Station – (1 Hour, 35 Minutes)
Metro-North to Grand Central – (1 Hour, 50 Minutes)

BUILDING SIZE: 3,876 SF
ACRES: 1.20 Acres
FRONTAGE: 360+ FT on U.S. Route 9
150 FT on Vassar Road
TRAFFIC COUNT: U.S. Route 9 - 49,308 AADT
ASKING PRICE: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a Triple Net (NNN) Investment Opportunity on U.S. 1876 & 1884 South Road Poughkeepsie, NY 12601. The Building on site is Burger King with 3,876 SF. The total acreage is 1.20 and 360+ FT on U.S. Route 9 & 150 FT on Vassar Road. Area retail shopping include Poughkeepsie Galleria, South Hills Mall, and Chestnut Plaza. Nearby Demand Generators are Vassar Brothers Medical Center - Nuvance Health, Caremount Medical, & MidHudson Regional Hospital.



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
845.485.3100
tom@crproperties.com



POUGHKEEPSIE SHOPPING DISTRICT

VASSAR MEDICAL CENTER, NUVANCE, CAREMOUNT, MIDHUDSON REGIONAL

IBM, VASSAR, MARIST, CIA, WALKWAY OVER THE HUDSON



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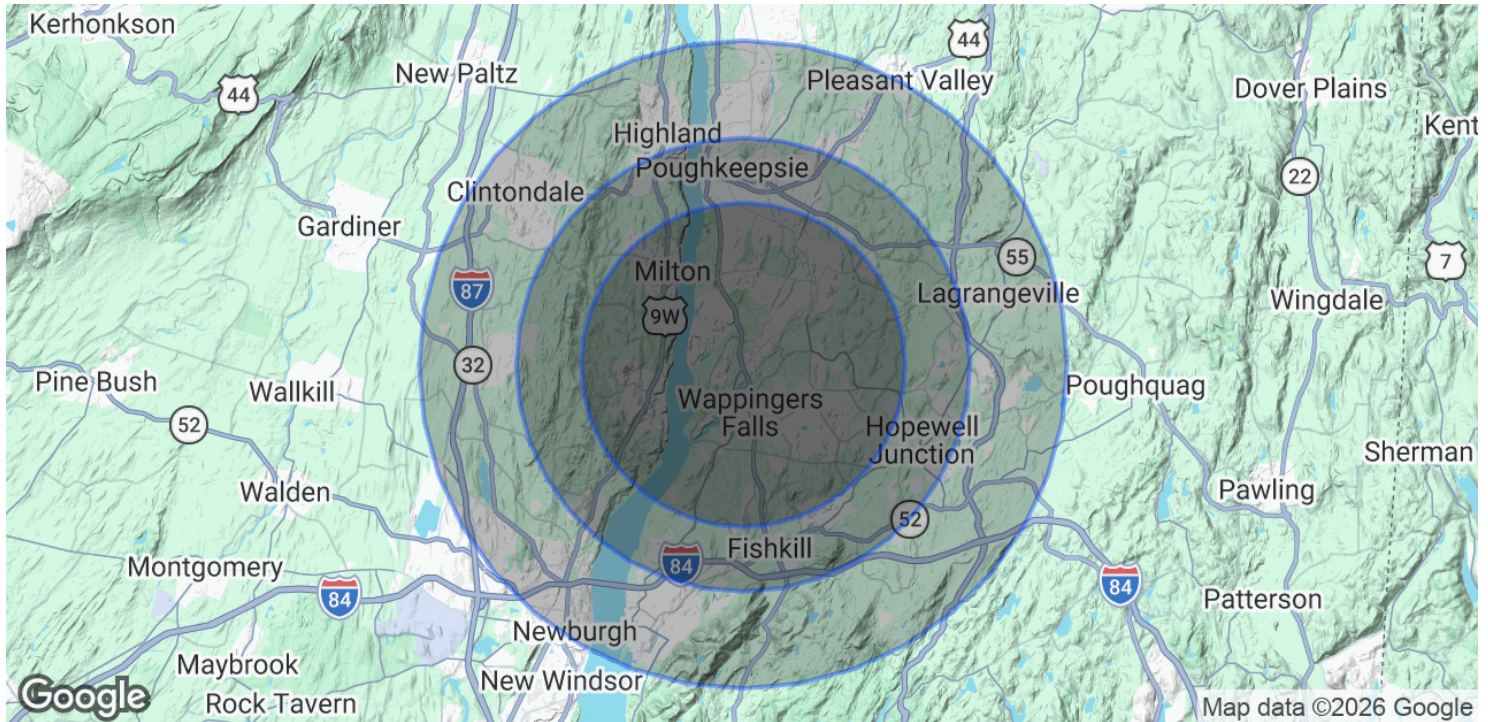
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD AND INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	72,775	154,833	264,031
Average Age	44.7	42.7	41.0
Average Age (Male)	43.7	41.4	40.0
Average Age (Female)	45.0	43.1	41.3

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	28,407	60,950	100,167
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$136,811	\$122,170	\$122,275
Average House Value	\$361,580	\$357,541	\$363,473

2023 American Community Survey (ACS)



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