



AVAILABLE - RITE AID PHARMACY

U.S. ROUTE 9, 3350 NORTH ROAD, POUGHKEEPSIE, NY 12601



OPPOSITE MARIST UNIVERSITY & MIDHUDSON REGIONAL HOSPITAL

ADDRESS: U.S. Route 9
3350 North Road
Poughkeepsie, NY 12601

LOT SIZE: 2.37 Acres

LOCATION: **Mid-Hudson Bridge**
(4 Minutes / 2 Miles)
Poughkeepsie Metro-North & Amtrak Services
(5 Minutes / 1.2 Miles)

AVAILABLE SF: 11,200 SF

ACREAGE: 2.37 Acres

ZONING: B-N, Neighborhood Business

TRAFFIC COUNT: 39,870 AADT @ US Route 9

ASKING PRICE: This Offering is Subject to Availability
Available Upon Request



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a Former Rite Aid located on U.S. Route 9, 3350 North Road, Poughkeepsie, NY 12601. This location is less than 2.3 miles from The Mid-Hudson Bridge & less than 5 minutes from the Poughkeepsie Train / MTA. Zoning is (B-N), Neighborhood Business. Directly across this location you will find Marist University, currently over 6,000 students population & more than 500 full-time & adjunct faculty. The entrance to MidHudson Regional Hospital which has 243 staffed beds is across the street from this site.

Poughkeepsie Metro North to Grand Central is 1 Hour & 50 Minutes
Amtrak to Penn Station is 1.5 Hours



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
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ON SITE PARKING - 64 SPACES

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SIGNALIZED INTERSECTION - DRIVE-THRU WINDOW



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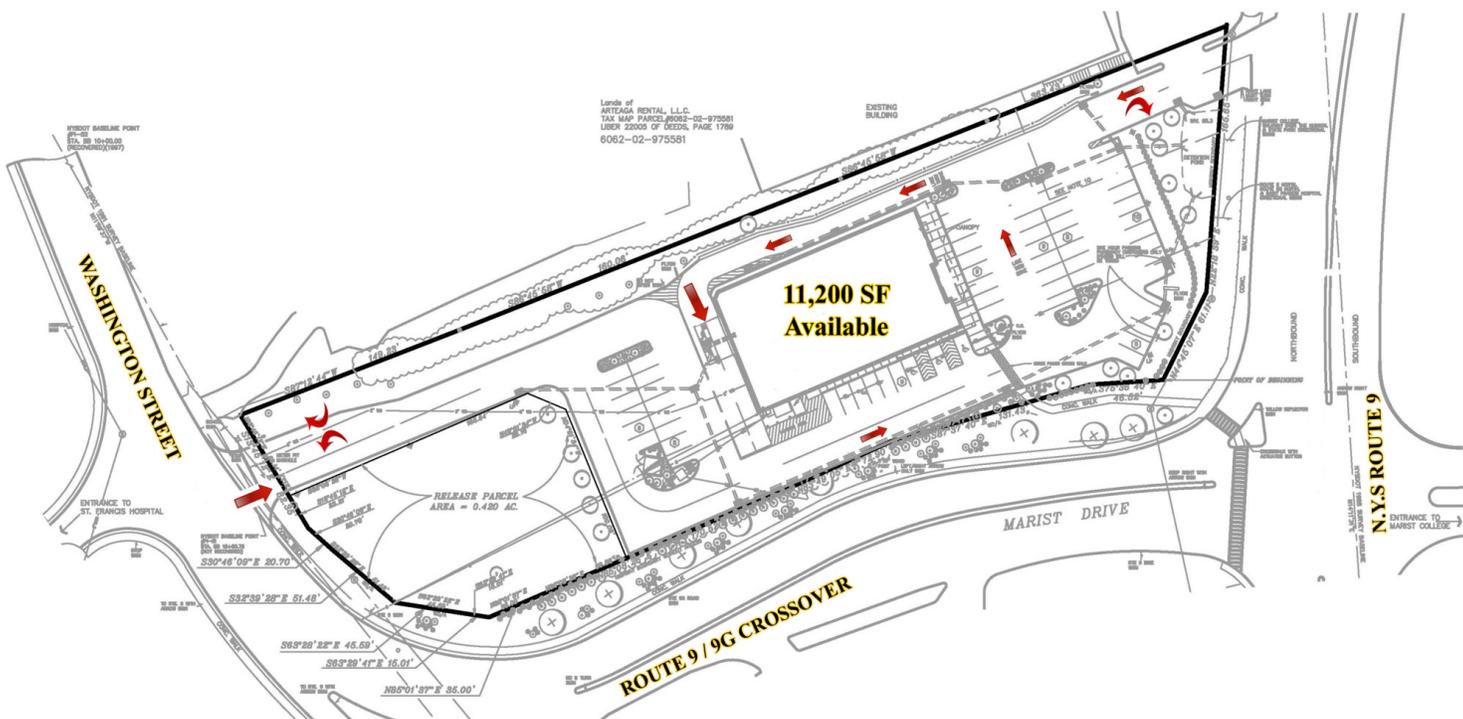
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METRO NORTH / AMTRAK - 5 MINUTES AWAY
MIDHUDSON REGIONAL HOSPITAL - 243 STAFFED BEDS

MARIST UNIVERSITY - 6,000 STUDENT POPULATION



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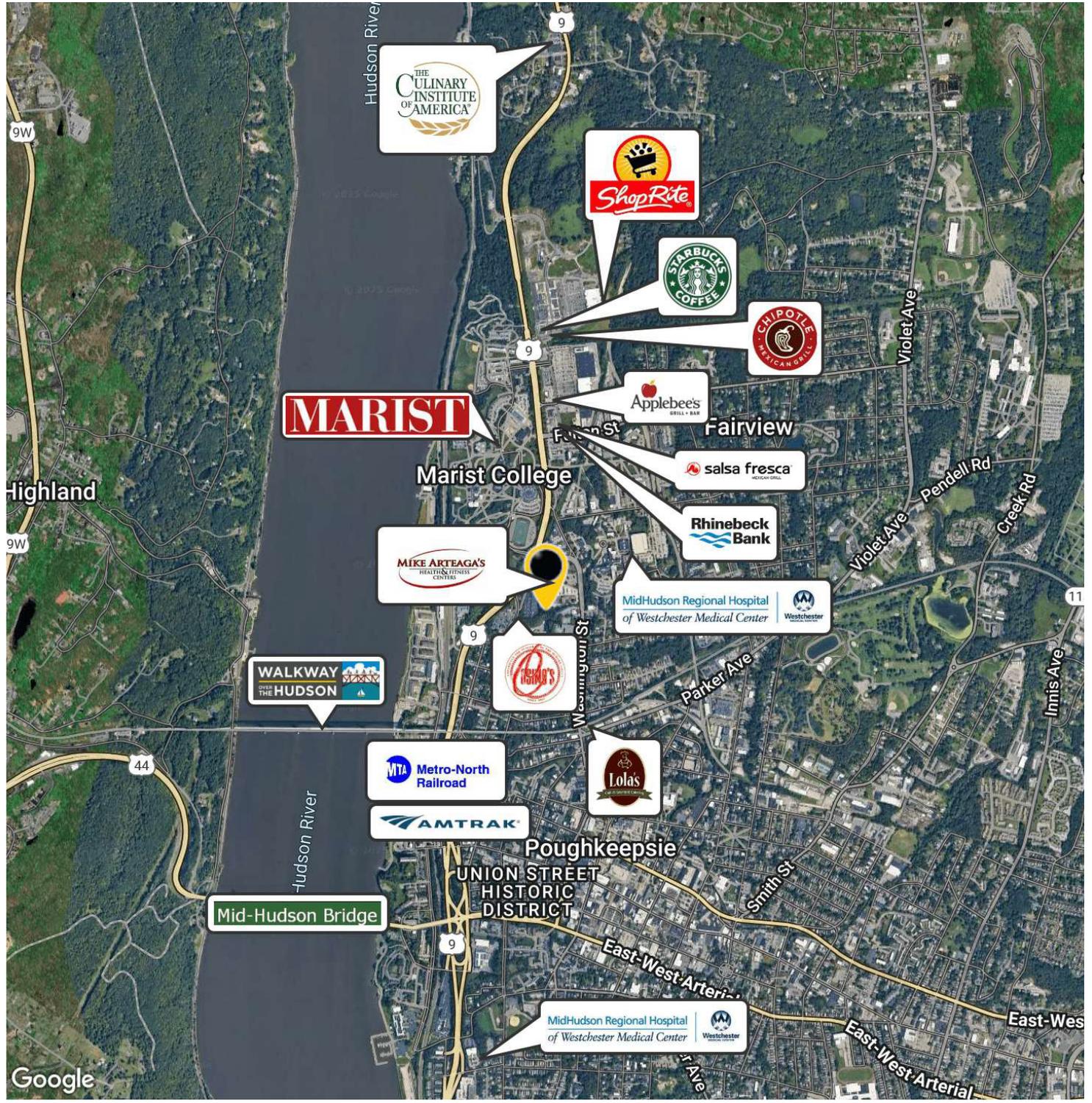
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AREA RETAILERS & DEMAND GENERATORS MARIST UNIVERSITY, CULINARY INSTITUTE OF AMERICA

METRO NORTH TO GRAND CENTRAL, AMTRAK TO PENN STATION



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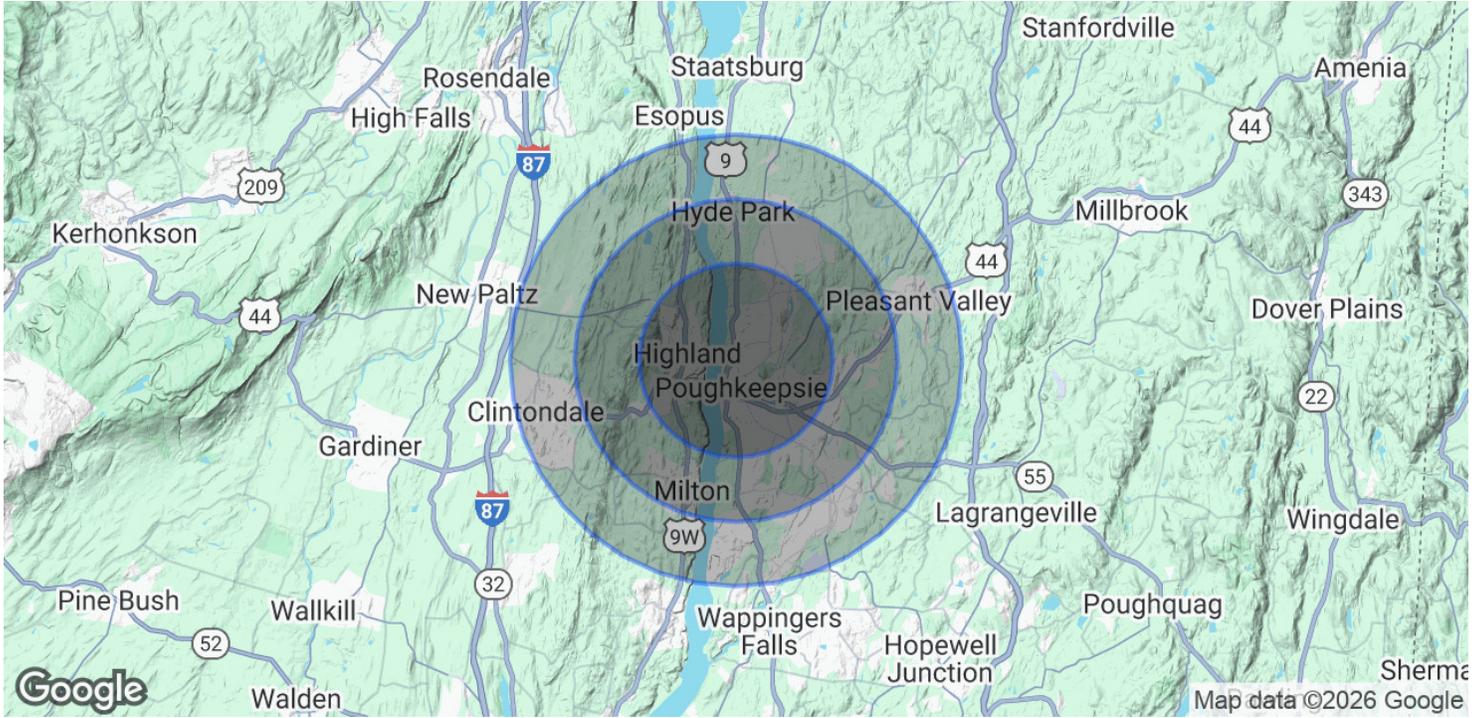
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	67,507	108,747	145,535
Average Age	32.7	34.9	36.8
Average Age (Male)	31.4	33.4	35.4
Average Age (Female)	33.3	35.5	37.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	25,317	40,299	53,979
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$56,307	\$67,131	\$73,169
Average House Value	\$255,360	\$273,771	\$293,519

2020 American Community Survey (ACS)



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