



DEVELOPMENT SITE - SALE OR LEASE

1252-1266 DUTCHESS TURNPIKE, U.S. ROUTE 44, POUGHKEEPSIE, NY 12603



COMMERCIAL * APARTMENTS * INDUSTRIAL

ADDRESS: 1252-1266 Dutchess Turnpike
Poughkeepsie, NY 12603

LOCATION: **Taconic State Parkway**
(10 Minutes / 5.8 Miles)
Mid-Hudson Bridge
(13 Minutes / 6.2 Miles)
Poughkeepsie Metro North
(10 Minutes / 6.1 Miles)
Interstate 84 (Exit 44)
(25 Minutes / 19.7 Miles)
Interstate 87 (Exit 17)
(43 Minutes / 36.8 Miles)

TRAFFIC COUNT: 14,480 AADT

FRONTAGE: 667' on U.S. Route 44

LOT SIZE: 9.5 Acres

ASKING PRICE: \$2,895,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer Commercial Land For Sale on U.S. Route 44, 1252-1266 Dutchess Turnpike, Poughkeepsie, NY 12603. This located is 10 minutes from the Taconic State Parkway and 13 Minutes from Mid-Hudson Bridge. There is a traffic count of 14,480 AADT and 667' of frontage on U.S. Route 44. The lot size is 9.5 Acres. Town Water, Sewer may be possible.



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:

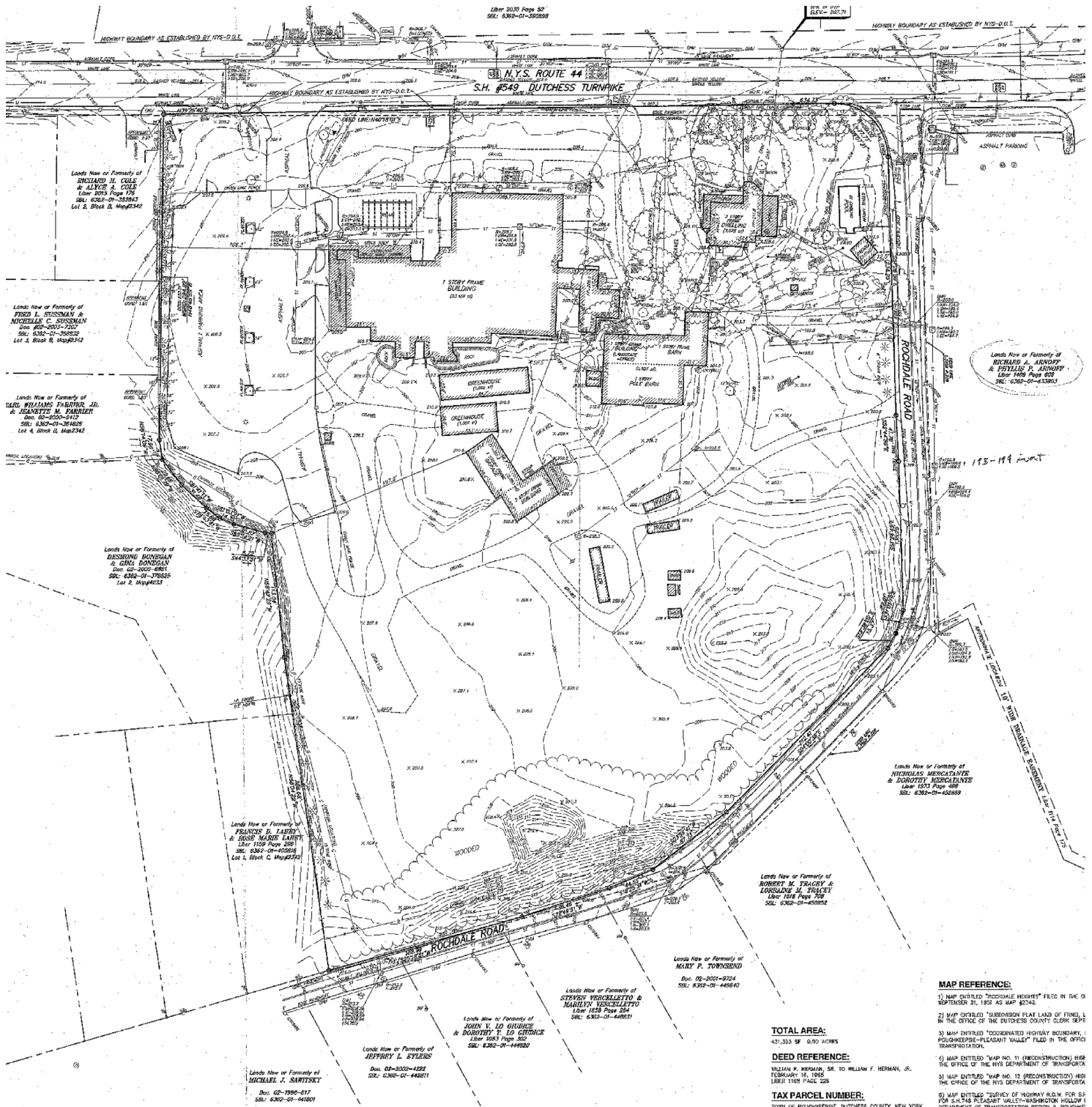
Thomas M. Cervone
845.485.3100
tom@crproperties.com



SURVEY MAP

1252-1266 DUTCHESS TURNPIKE, U.S. ROUTE 44, POUGHKEEPSIE, NY 12603

TACONIC STATE PARKWAY - 10 MINUTES AWAY



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:

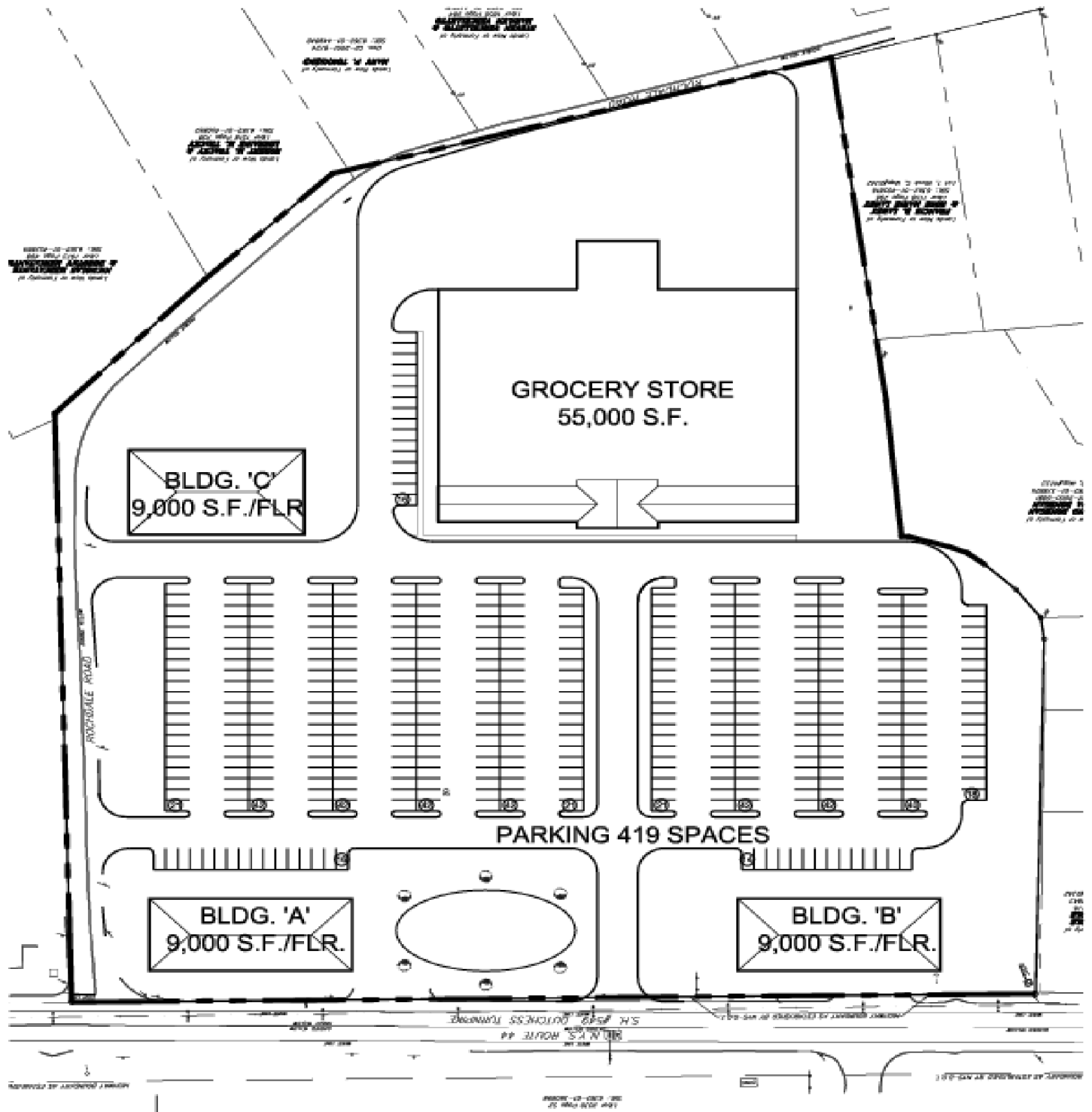
Thomas M. Cervone
845.485.3100
tom@crproperties.com



CONCEPT PLAN

1252-1266 DUTCHESS TURNPIKE, U.S. ROUTE 44, POUGHKEEPSIE, NY 12603

CONCEPT PLAN 55,000 SF GROCERY STORE, 4 BUILDINGS



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



MID-HUDSON BRIDGE - 13 MINUTES

EASTDALE VILLAGE TOWN CENTER - 4 MINUTES

U.S. ROUTE 44 - PLEASANT VALLEY, MILLBROOK, CONNECTICUT



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:

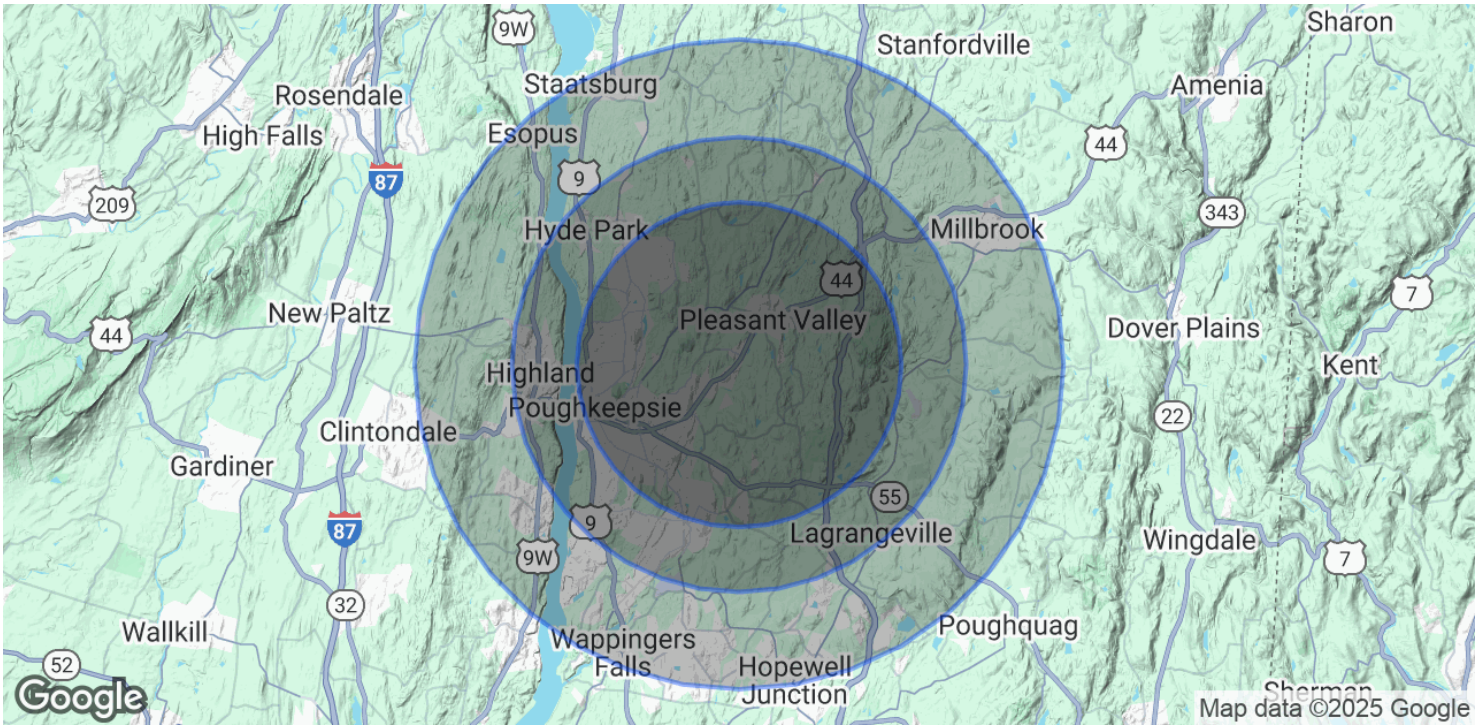
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION	5 MILES	7 MILES	10 MILES
Total Population	81,303	118,325	184,079
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	30,598	44,636	69,755
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$109,851	\$118,631	\$127,682
Average House Value	\$334,721	\$363,053	\$395,739

Demographics data derived from AlphaMap



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