



SPACE FOR LEASE - JOIN ADVANCED AUTO

800 MAIN STREET, POUGHKEEPSIE, NY 12603

**NEAR
VASSAR
COLLEGE**



JOIN ADVANCED AUTO - DUTCHESS COUNTY BUSINESS DISTRICT

ADDRESS: 800 Main Street
Poughkeepsie, NY 12603

LOCATION: Central Business District
Opportunity Zone
Mid-Hudson Bridge - 7 Minutes
Poughkeepsie Metro-North Train
Station (Hudson Line) & Amtrak
Services - 2.5 Miles
Poughkeepsie Metro North to
Grand Central Terminal:
1 Hour & 48 Minutes.

SPACE AVAILABLE: 9,553 SF

BUILDING SIZE: 17,303 SF

TRAFFIC COUNT: 12,591 AADT on Main Street

ZONING: ATC

LEASE RATE: \$12 SF/yr (NNN)



PROPERTY OVERVIEW

800 Main Street is a well located property in the heart of Poughkeepsie, offering excellent visibility along one of the city's primary corridors. The site benefits from steady local traffic and convenient access to major roadways, making it ideal for a variety of commercial or mixed-use opportunities. Surrounded by established businesses, residential neighborhoods, and nearby amenities, the property is positioned in a growing and active area. Its central location provides easy access to downtown Poughkeepsie, the waterfront, and regional transportation routes. Overall, 800 Main Street presents a strong opportunity for investors or users seeking a presence in a vibrant Hudson Valley market.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

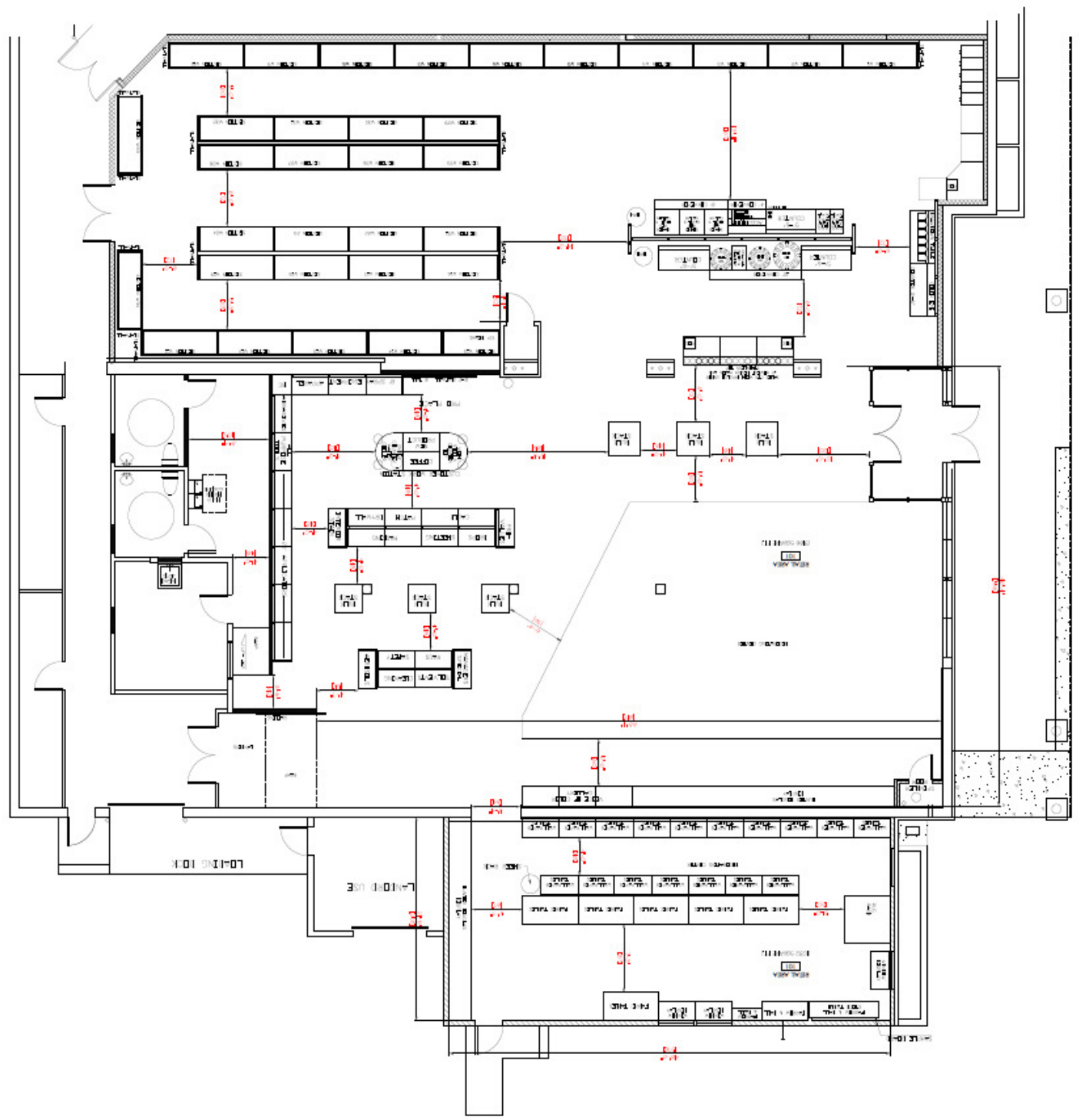
For more information:
Thomas M. Cervone
845.485.3100
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RETAIL, SERVICE, OFFICE

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DUTCHESS COUNTY'S CENTRAL BUSINESS DISTRICT



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AREA RETAILERS & DEMAND GENERATORS EASTDALE VILLAGE, HUDSON HERITAGE

MARIST UNIVERSITY, VASSAR COLLEGE, DUTCHESS COMMUNITY COLLEGE



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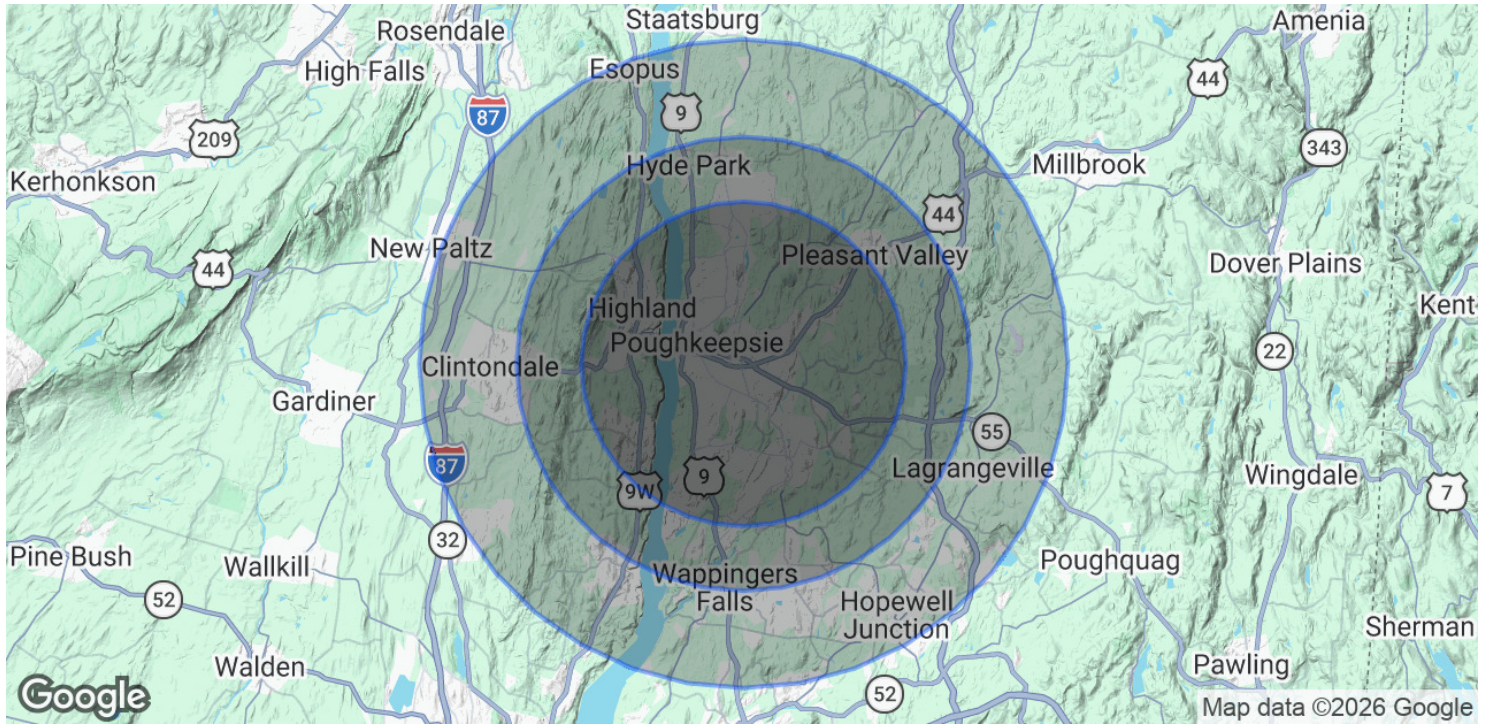
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	100,437	134,024	203,189
Average Age	40.1	41.6	42.1
Average Age (Male)	39.2	40.2	41.0
Average Age (Female)	40.1	41.8	42.7

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	38,556	52,318	77,739
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$115,549	\$117,096	\$123,911
Average House Value	\$317,869	\$324,002	\$349,655

2023 American Community Survey (ACS)



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