



# 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](http://www.crproperties.com)



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For more information:

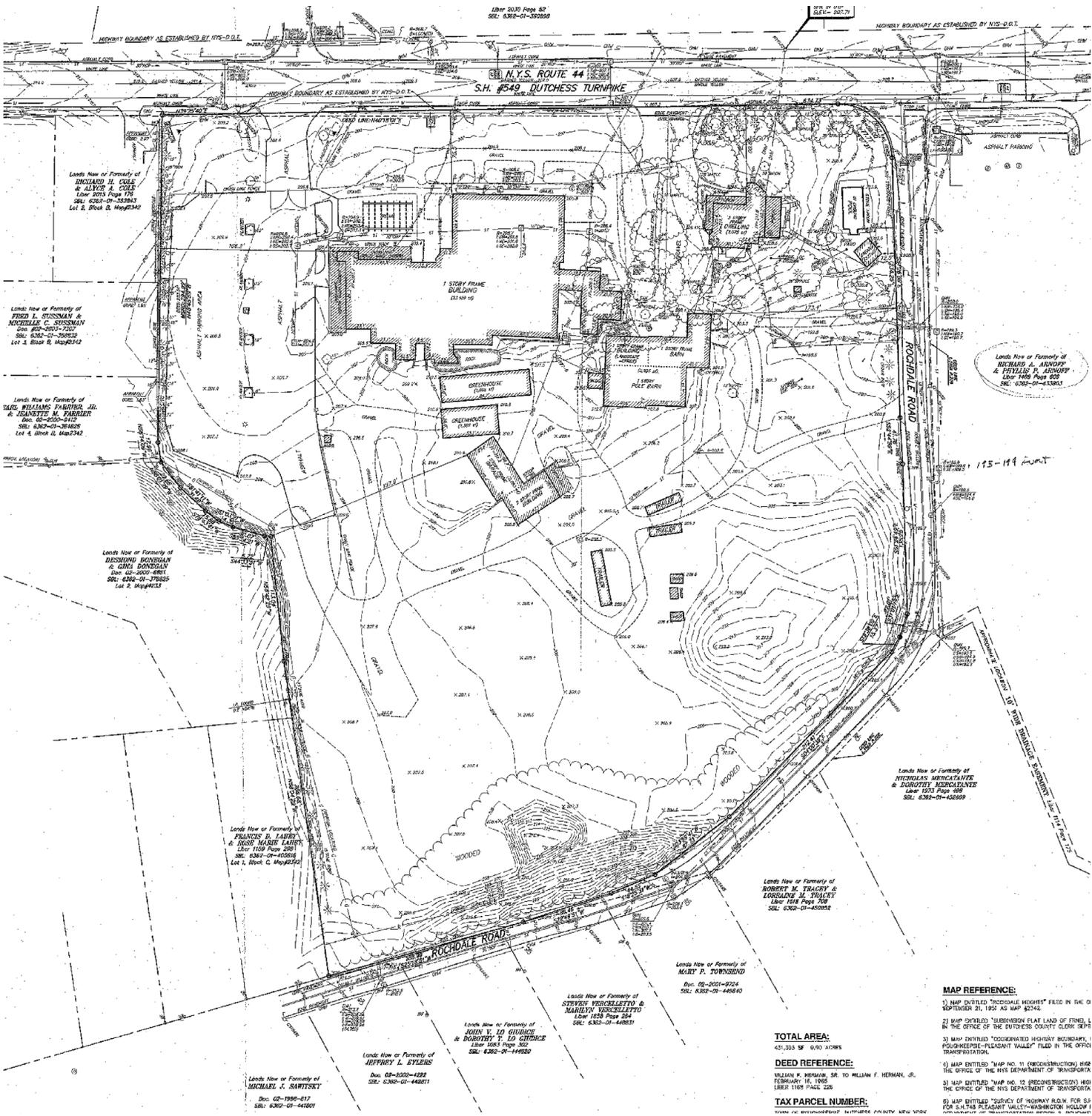
Thomas M. Cervone  
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# SURVEY MAP

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

## TACONIC STATE PARKWAY - 10 MINUTES AWAY



**TOTAL AREA:**  
47,323 SF 0.90 ACRES

**DEED REFERENCE:**  
WILLIAM F. HERMAN, SR. TO WILLIAM F. HERMAN, JR.  
FEBRUARY 14, 1988  
LIBER 1188 PAGE 226

**TAX PARCEL NUMBER:**  
TOWN OF POUGHKEEPSIE IN PUGHKEEPSIE VILLAGE

- MAP REFERENCE:**
- 1) MAP ENTITLED "NATIONAL HEIGHTS" FILED IN THE OFFICE OF THE NYS DEPARTMENT OF TRANSPORTATION, NOVEMBER 21, 1952 AS MAP #2342.
  - 2) MAP ENTITLED "SUBDIVISION PLAT LAND OF FRED L. FOURCREEPER-PLEASANT VALLEY" FILED IN THE OFFICE OF TRANSPORTATION.
  - 3) MAP ENTITLED "DISCONTINUED HIGHWAY BOUNDARY, POUGHKEEPSIE-PLEASANT VALLEY" FILED IN THE OFFICE OF TRANSPORTATION.
  - 4) MAP ENTITLED "MAP NO. 11 (RECONSTRUCTION) HER" FILED IN THE OFFICE OF THE NYS DEPARTMENT OF TRANSPORTATION, FEBRUARY 14, 1988.
  - 5) MAP ENTITLED "MAP NO. 12 (RECONSTRUCTION) HER" FILED IN THE OFFICE OF THE NYS DEPARTMENT OF TRANSPORTATION, FEBRUARY 14, 1988.
  - 6) MAP ENTITLED "SURVEY OF HIGHWAY R.O.M. FOR S.S. FOR S.S. THIS PLEASANT VALLEY-WASHINGTON HOLLOW 1" FILED IN THE OFFICE OF THE NYS DEPARTMENT OF TRANSPORTATION, FEBRUARY 14, 1988.



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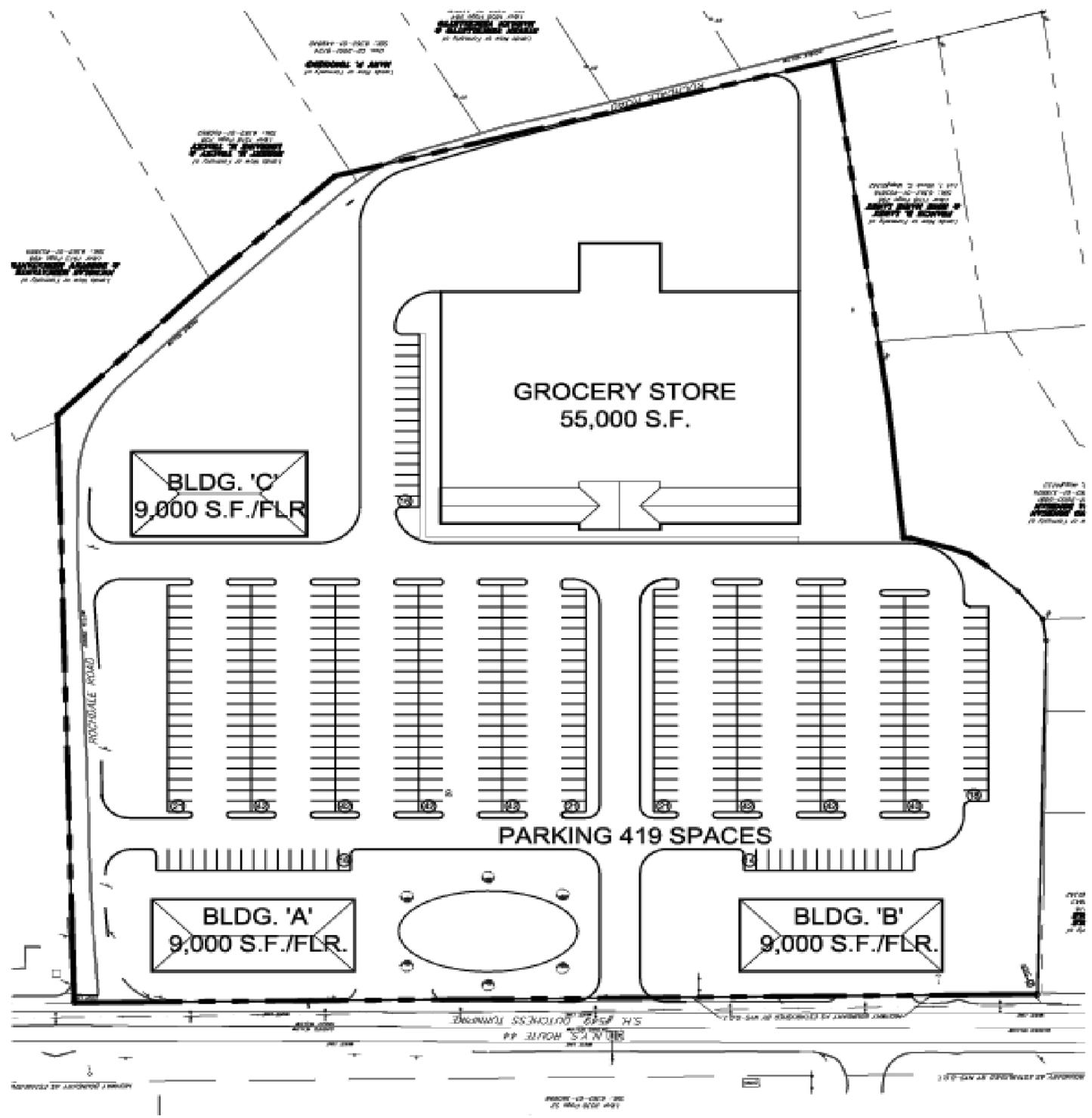
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# CONCEPT PLAN

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## CONCEPT PLAN 55,000 SF GROCERY STORE, 4 BUILDINGS



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# MID-HUDSON BRIDGE - 13 MINUTES

## EASTDALE VILLAGE TOWN CENTER - 4 MINUTES

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



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



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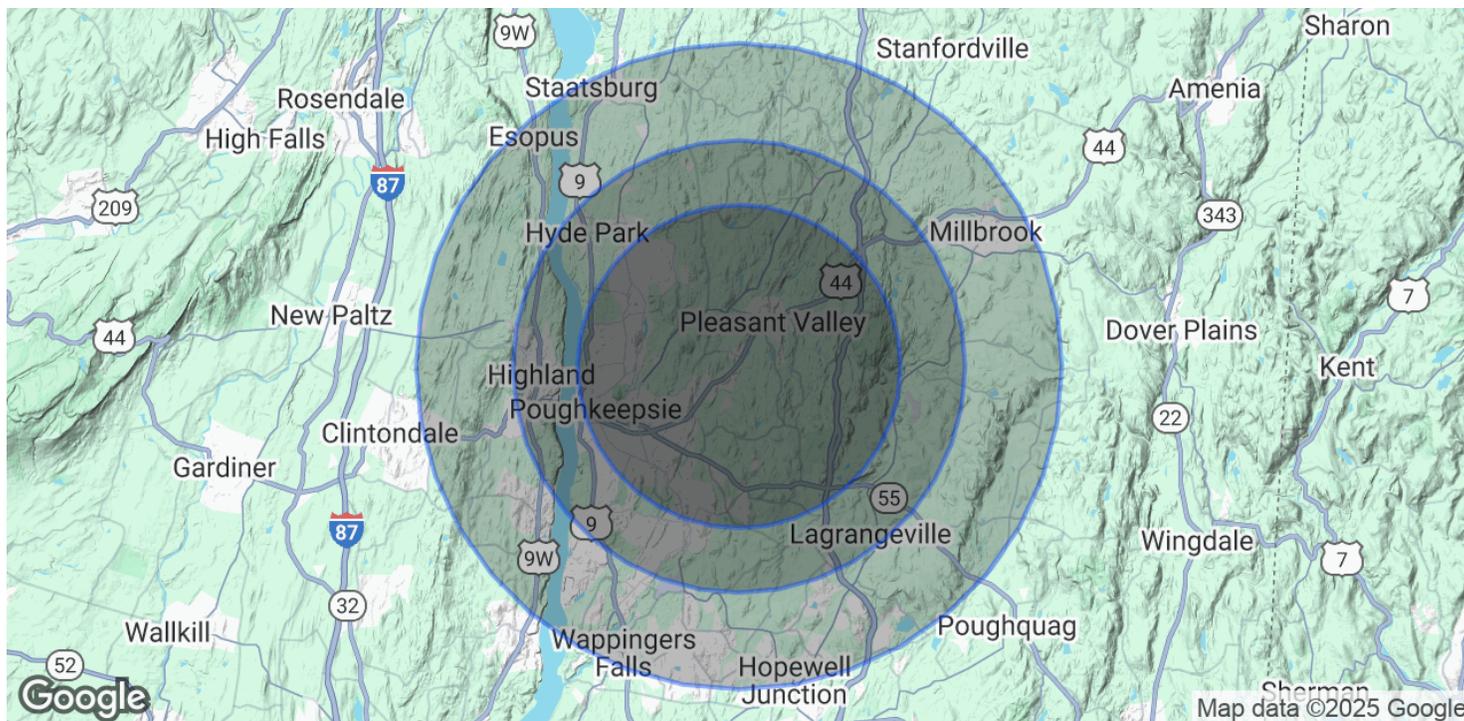
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# DEMOGRAPHICS & STATISTICS

## POPULATION HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



<b>POPULATION</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>7 MILES</b>	<b>10 MILES</b>
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



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