

LUCKEY PLATT

57 CANNON ST, POUGHKEEPSIE, NY 12601

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$500.00 - 5,700.00 per month (MG; NNN)
Building Size:	164,097 SF
Available SF:	200 - 3,800 SF
Availability	Now - 12 month

PROPERTY OVERVIEW

Welcome to the recently renovated post industrial Luckey Platt building featuring 148 residential units and seven commercial spaces. This historic building is in the center of the Poughkeepsie's business district and surrounded by restaurants, night life and amenities. Municipal parking is across the street from the main building entrance.

Premium retail commercial space is available on the street level along Main St and Academy street, featuring 10 to 18 ft ceilings and features tied to the buildings historic past. Additionally studio and office space available in the interior.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG; NNN	Lease Term:	Negotiable
Total Space:	200 - 3,800 SF	Lease Rate:	\$500.00 - \$5,700.00 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
■ Main St Lobby	200 SF	Modified Gross	\$500 per month	Available Now
■ 5ft Floor	625 SF	Modified Gross	\$895 per month	Available Now
■ Academy St Retail	3,600 SF	NNN	\$18.00 SF/yr	Available Now
■ Main St Retail	3,800 SF	NNN	\$18.00 SF/yr	Available Now
■ Main St Corner Retail	1,200 - 3,000 SF	NNN	Negotiable	-
■ Lower Level	750 SF	NNN	Negotiable	-
■ 3rd floor	450 SF	Modified Gross	Negotiable	-

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5TH FLOOR SPACE - 500

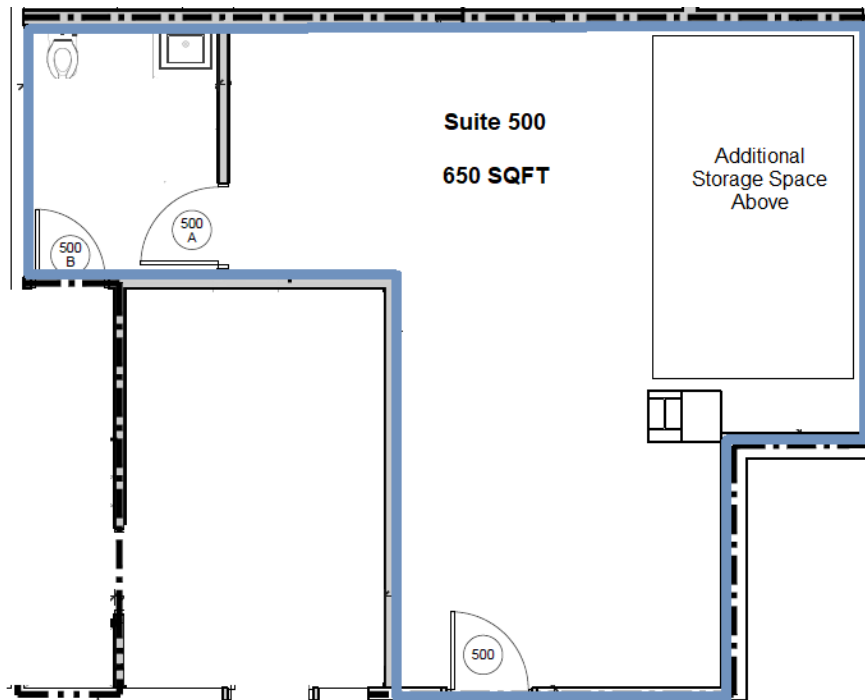
SUITE DETAILS

Total Square Feet
650

Base Monthly Rent
\$895 per month

Current Building Includes:

- Open Space
- Greeting Area and Work Space
- Bonus storage space on lofted area
- Private Bathroom
- Secure Package Room
- Interior Building Unit in Tenant Hallway





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MAIN ST LOBBY RETAIL

SUITE DETAILS

Total Square Feet

200

Base Monthly Rent

\$500/month

Current Building Includes:

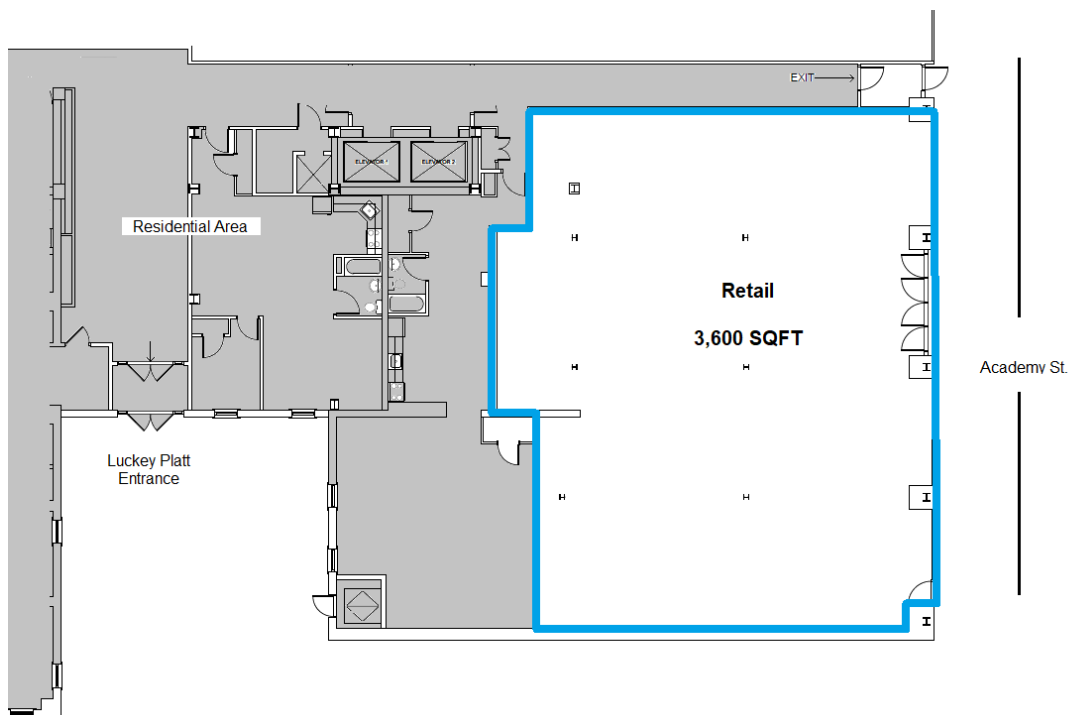
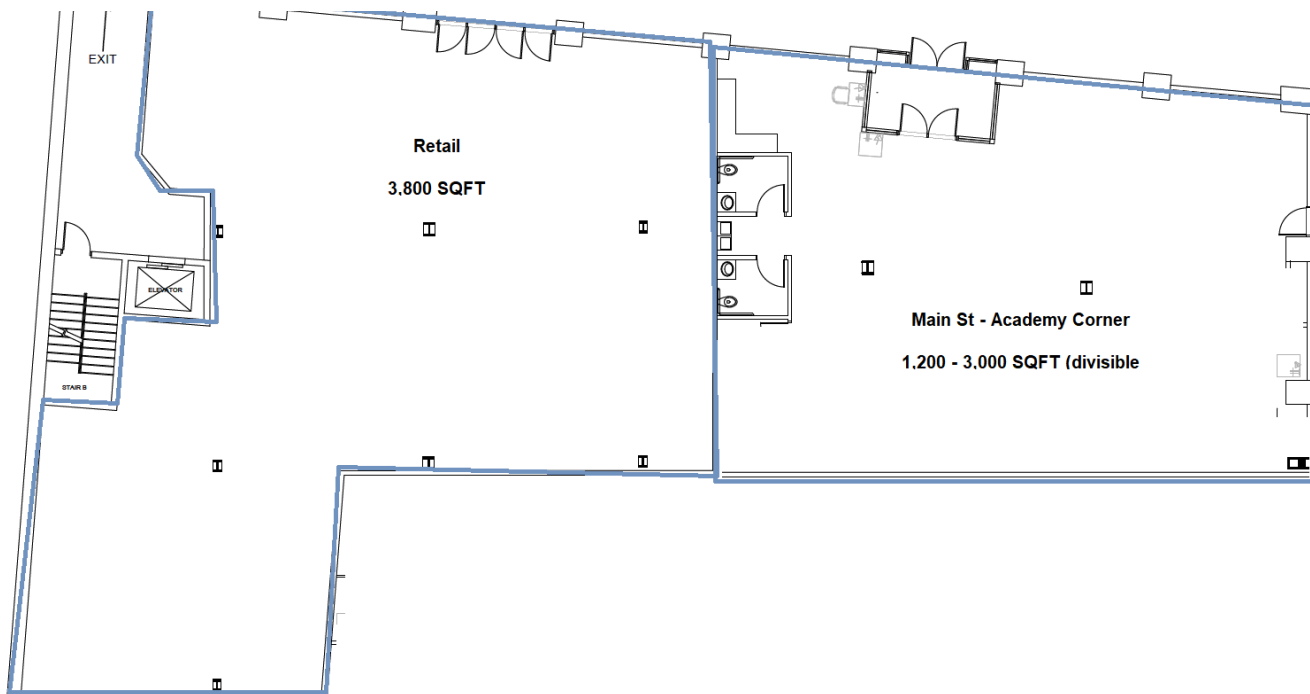
- Open Space
- Highly Visible on Main St.
- Secure Package Room



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MAIN ST AND ACADEMY ST SPACES.



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LOCATION MAP

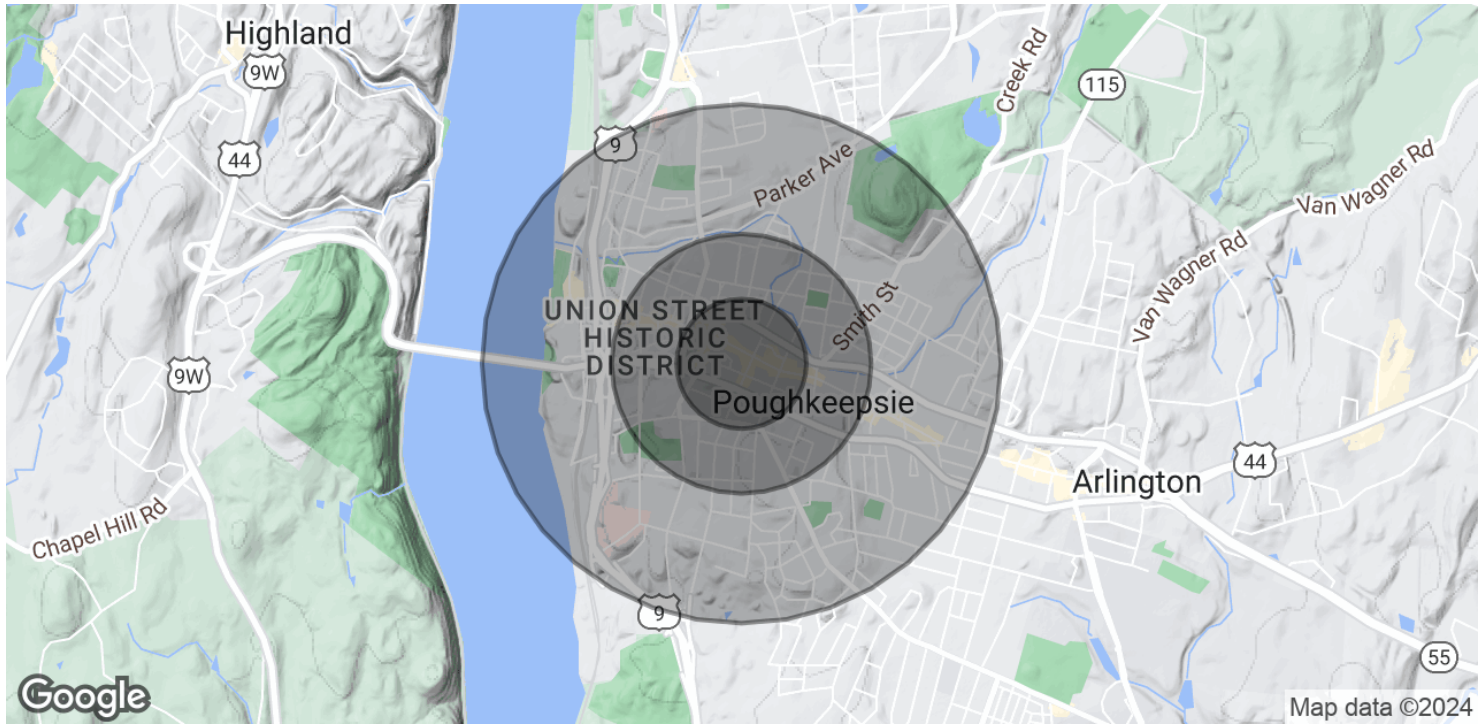




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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,633	7,926	22,342
Average Age	35.1	36.8	36.1
Average Age (Male)	32.8	35.6	36.0
Average Age (Female)	35.8	38.8	37.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	930	3,938	10,394
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$42,270	\$51,435	\$58,247
Average House Value	\$4,488	\$55,039	\$133,744

2020 American Community Survey (ACS)