



HUDSON PLAZA - U.S. ROUTE 9

2585 SOUTH ROAD, POUGHKEEPSIE, NY 12601



TENANT ANNOUNCEMENT: MCDONALD'S NOW OPEN

LOCATION: U.S. Route 9
2585 South Road
Poughkeepsie, NY 12601

ACCESS: U.S. Route 9 South

LOT SIZE: 25.2 ± Acres

AVAILABLE SF: 3,000 ± SF
3,500 ± SF
3,600 ± SF

TRAFFIC COUNT: U.S. RT 9 - 63,000+ AADT

ASKING PRICE: Available Upon Request

PROPERTY HIGHLIGHTS

- U.S. Route 9 Visibility & Signage
- Grocery Anchored Retail Shopping Center
- 1,281 Parking Spaces; 1 Space per 250 SF
- Dutchess County's Shopping & Business District
- Join Price Chopper, Dollar Tree, Mavis Tire & More!
- Near Marist College, Vassar College, Culinary Institute of America
- Area Retailers: Staples, Barnes & Noble, Burlington, Michael's & More!
- Within 4 Miles of the MidHudson Bridge, Walkway Over the Hudson, and Poughkeepsie Train Station for Metro-North and Amtrak Services

	3 MILES	5 MILES	7 MILES
Population	52,668	117,315	164,640
Number of Households	21,063	44,279	61,005
Average Household Income	\$72,683	\$69,797	\$73,946



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:
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U.S. ROUTE 9 VISIBILITY & SIGNAGE

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JOIN PRICE CHOPPER, RAINBOW SHOPS, DOLLAR TREE & MAVIS



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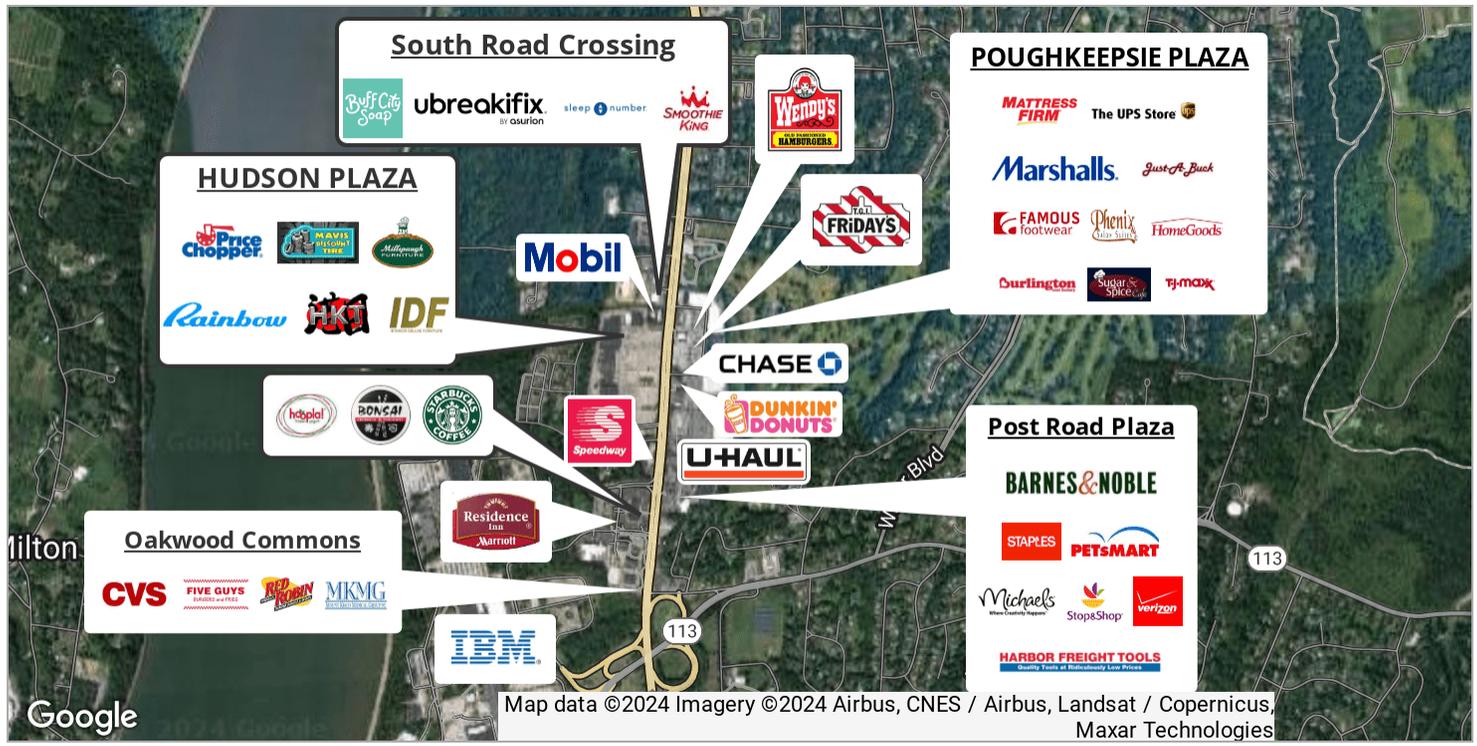
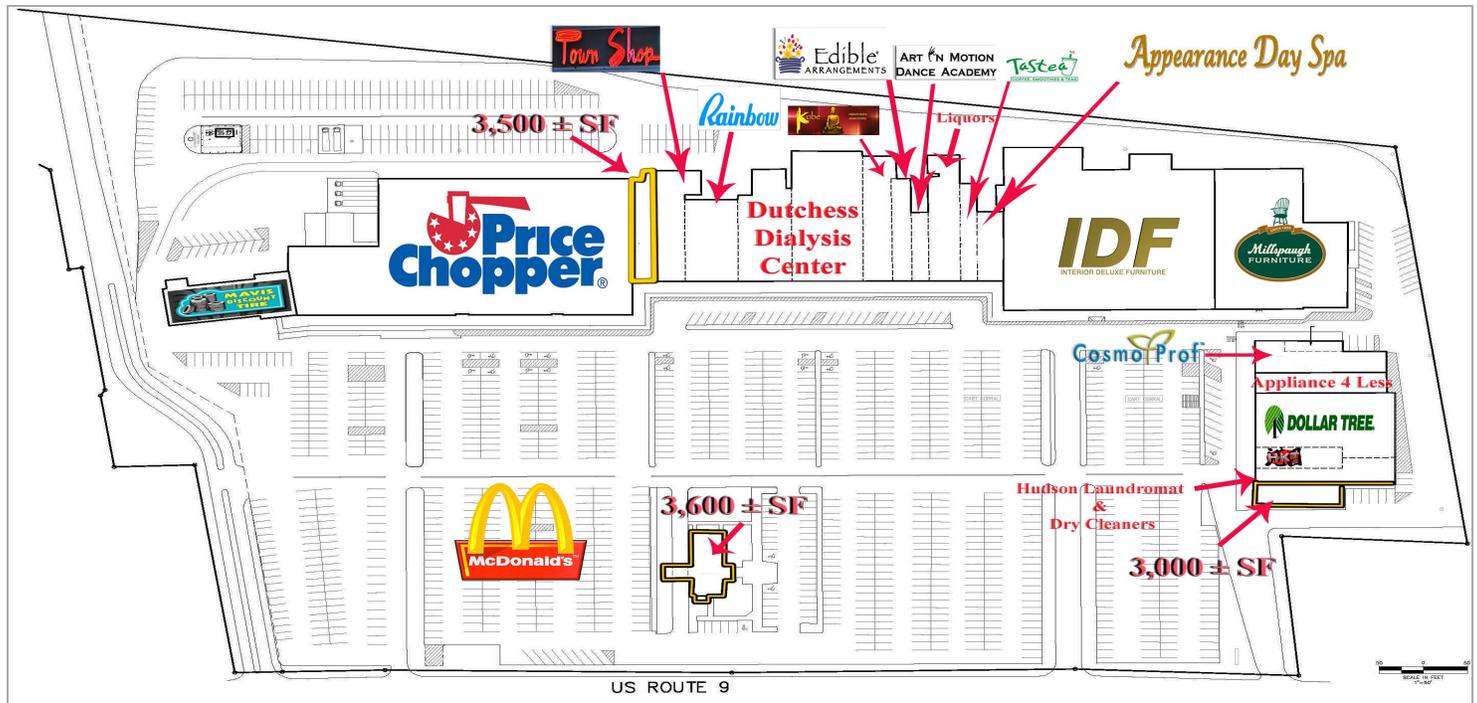
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DUTCHESS COUNTY'S SHOPPING DISTRICT STRONG CO-TENANCY / NEIGHBORING RETAILERS

NEAR HOME2, VITAMIN WORLD, WINGSTOP, BUFF CITY, JERSEY MIKE'S



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