



COMMERCIAL BUILDING AVAILABLE

308 TITUSVILLE ROAD, POUGHKEEPSIE, NY 12603



NEAR TACONIC STATE PARKWAY - RETAIL, OFFICE, SERVICE

ADDRESS: 308 Titusville Road
Poughkeepsie, NY 12603

LOCATION: **Taconic State Parkway, Exit 45**
(7 Minutes / 3.8 Miles)
U.S. Route 9
(11 Minutes / 4.8 Miles)
Mid-Hudson Bridge
(12 Minutes / 6.5 Miles)

LOT SIZE: 0.51 Acres

BUILDING SIZE: 3,200 SF

ZONING: C1

ASKING PRICE: Lease: \$19 Per SF
Sale: \$675,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer For Sale / Lease a Commercial Building on 308 Titusville Road, Poughkeepsie, NY 12603. This space is 3,200 SF is sub-dividable, 0.51 Acre, and parking on site. 7 Minutes from the Taconic State Parkway, 11 Minutes from U.S. Route 9, and 12 Minutes from the Mid-Hudson Bridge.



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:

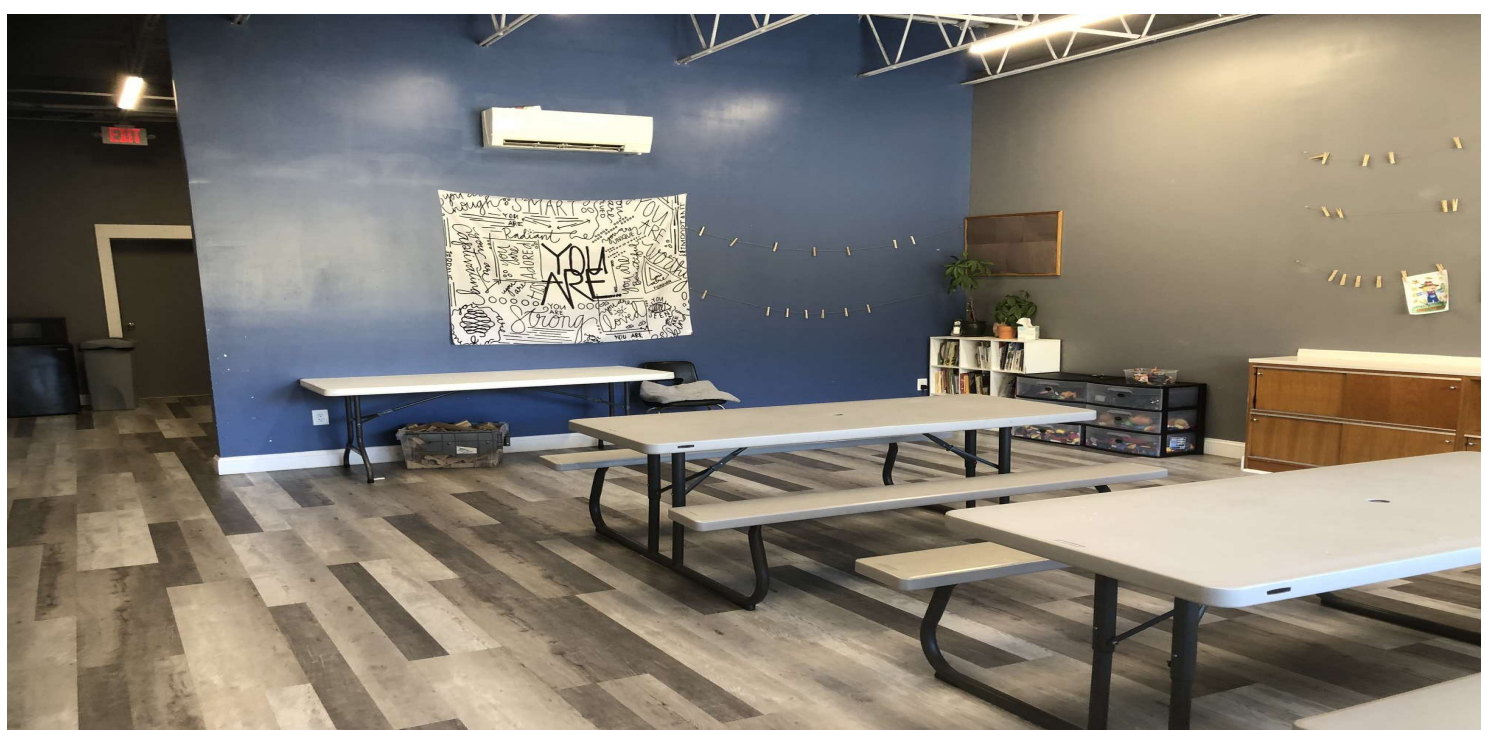
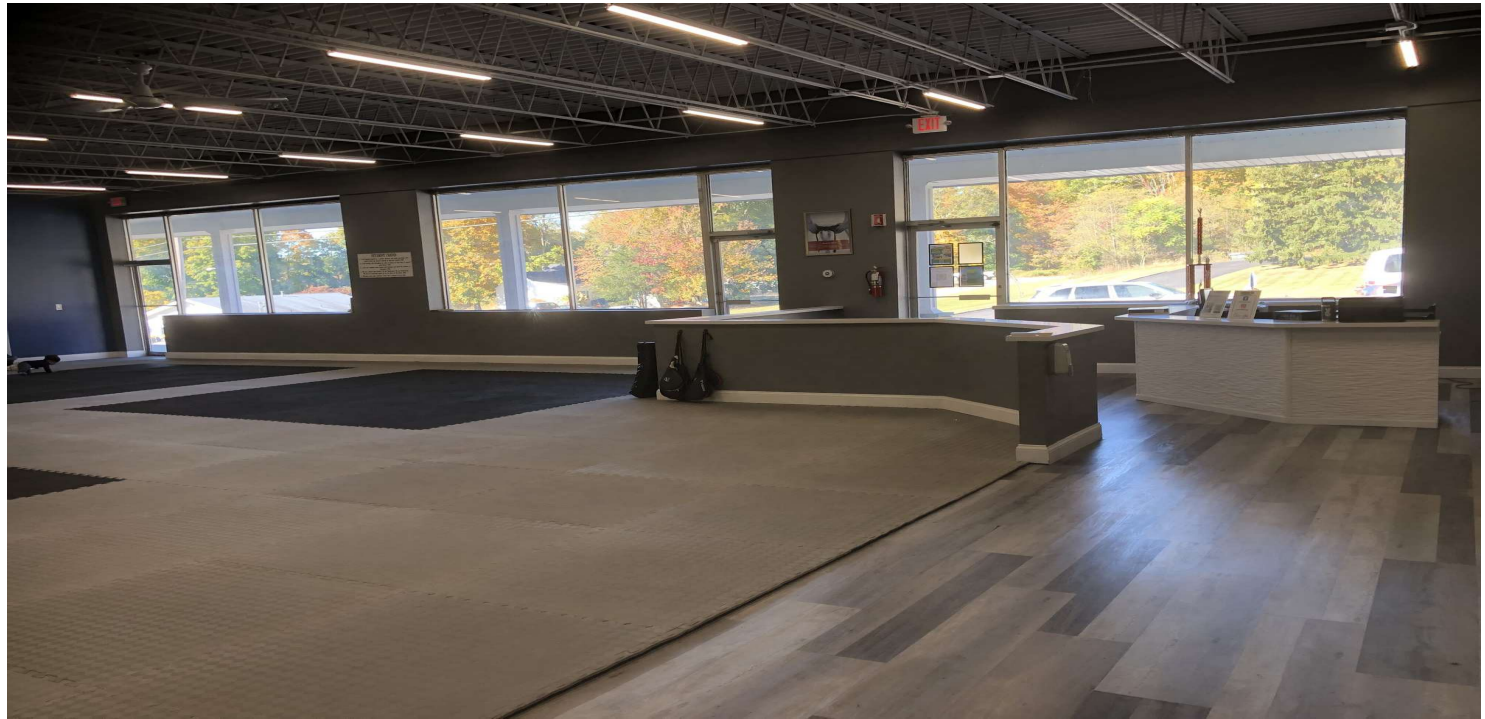
Mark Cuatt
845.485.3100 x12
mark@crproperties.com



SUB-DIVIDABLE SPACES

308 TITUSVILLE ROAD, POUGHKEEPSIE, NY 12603

2 MINUTES FROM U.S. ROUTE 55 - DUNKIN', SUNOCO, MOBIL



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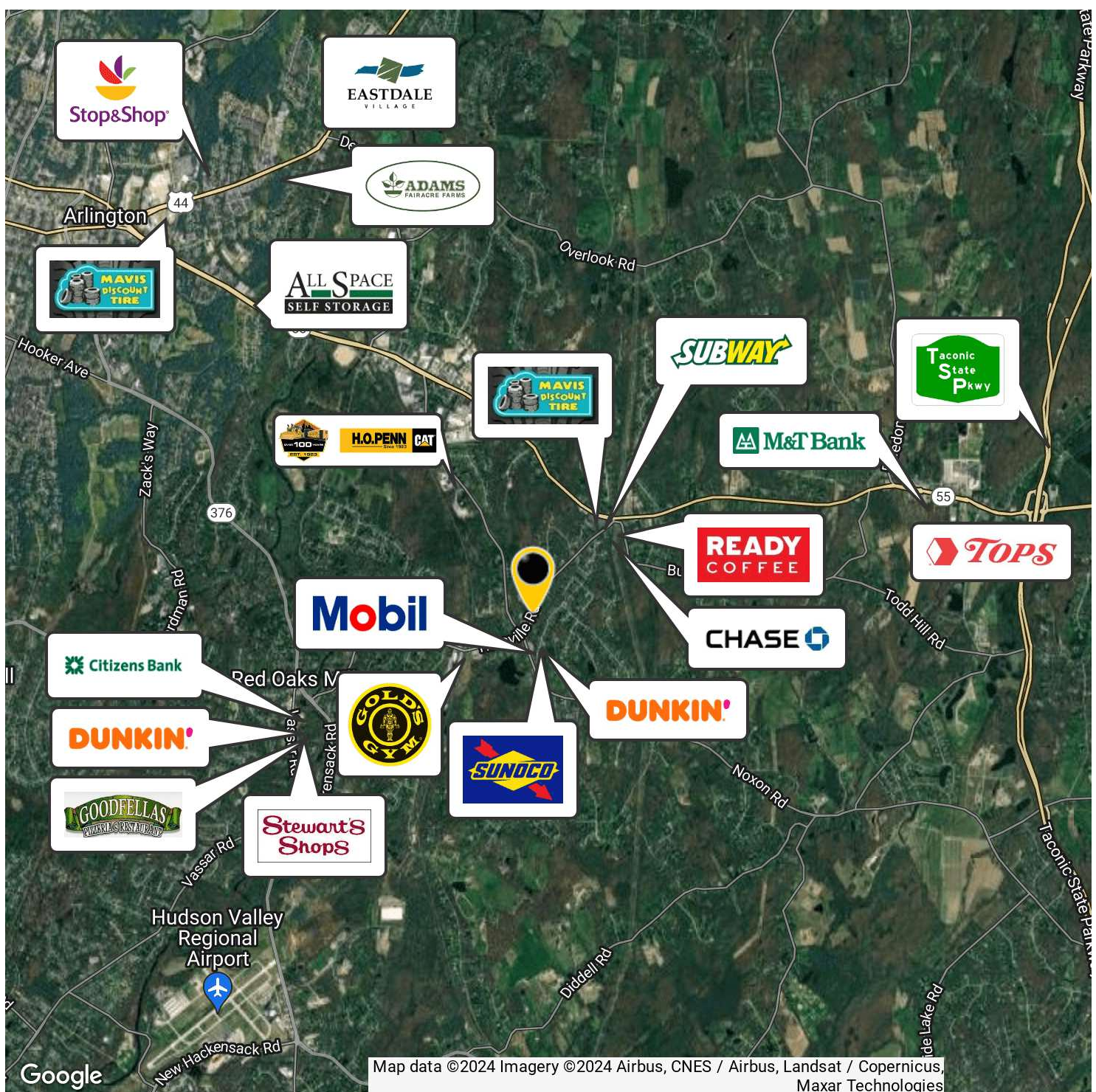
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NEAR AREA RETAILERS & DEMAND GENERATORS

308 TITUSVILLE ROAD, POUGHKEEPSIE, NY 12603

EASTDALE VILLAGE, ADAMS FAIRACRE FARMS & MORE



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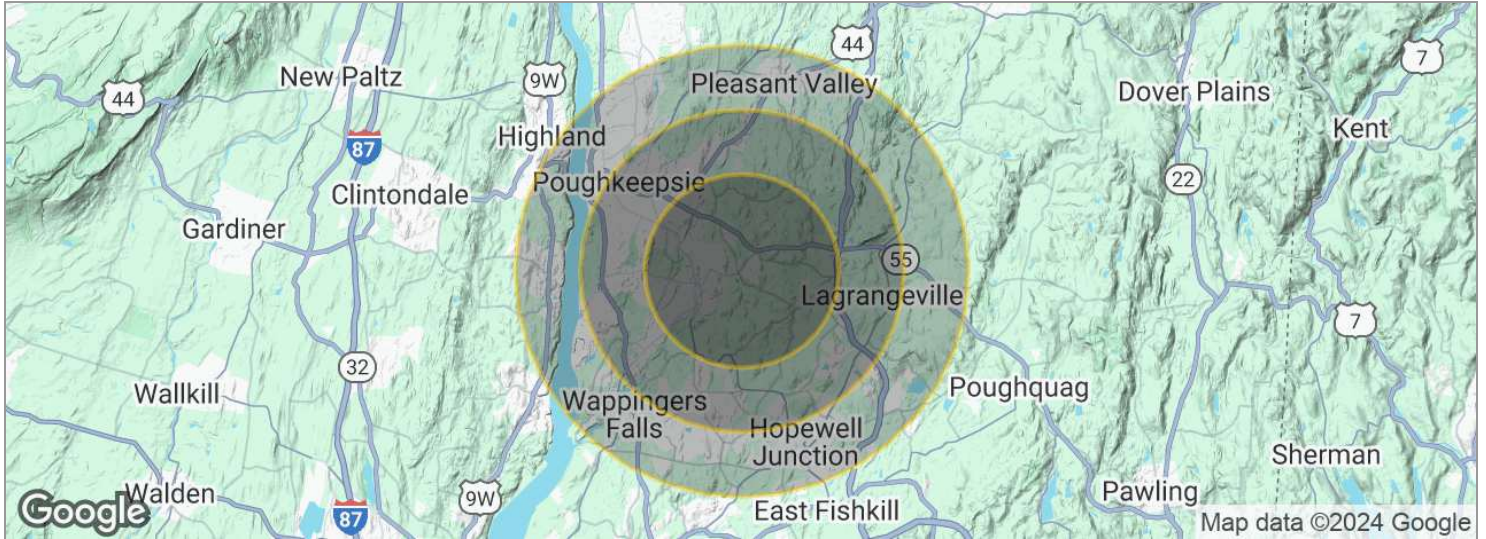
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION	3 MILES	5 MILES	7 MILES
Total population	19,946	83,768	154,284
Median age	42	42	41
Median age (male)	41	40	40
Median age (Female)	43	43	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	6,923	31,523	57,694
# of persons per HH	2.9	2.7	2.7
Average HH income	\$165,160	\$134,876	\$132,365
Average house value	\$472,993	\$391,260	\$395,516

* Demographic data derived from 2020 ACS - US Census



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