

**Walt Finnerman, Director
Commercial- Investment Div.
Berkshire Hathaway Real Estate**

**892 Main Street
Fishkill, NY 12524
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FOR LEASE

PRIME RETAIL / OFFICE SPACE

FORMER SINGE USE RESTAURANT

8,500 SQ.FT. / Proposed 3 Retail Stores

1.8 Acres / 130 Parking spaces

“ Very Visible & Accessible”

“ Drive up Window Feasible”

Property: Former Red Lobster Restaurant

**Location: 2255 Rt. 9 (Between Neptune Rd & South Gate Dr.)
Town of Poughkeepsie**

Road Frontage: 220 ft. Traffic Signal Access: yes

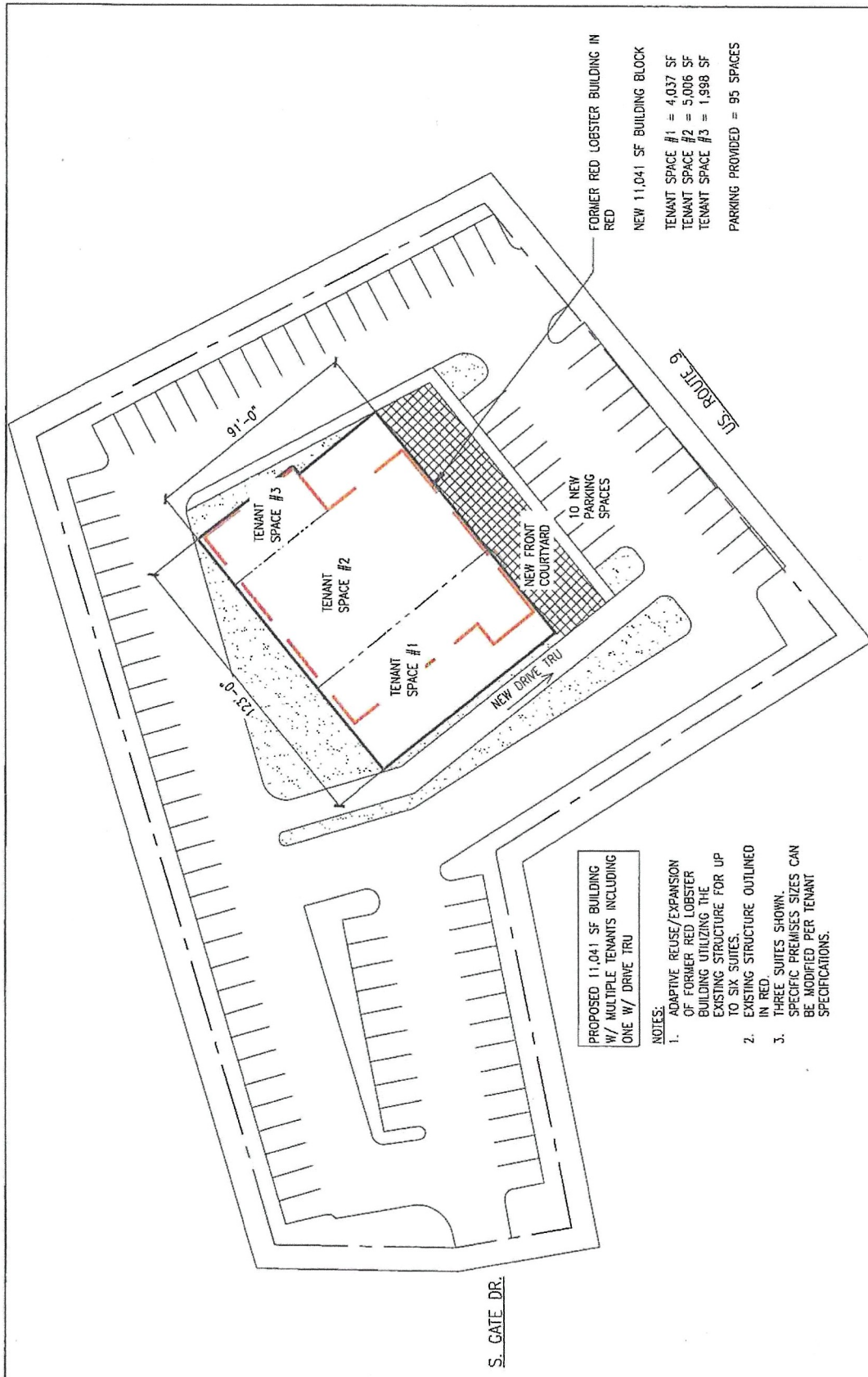
Utilities: All

Space available: 8,500sq.ft.: Will divide: approx. 2,500 sq. ft. each

**Call for space inspection: Call Walt @ (845) 705-0994
wfinnerman@bhhshudsonvalley.com**







PROPOSED 11,041 SF BUILDING
W/ MULTIPLE TENANTS INCLUDING
ONE W/ DRIVE TRU

NOTES:

1. ADAPTIVE REUSE/EXPANSION OF FORMER RED LOBSTER BUILDING UTILIZING THE EXISTING STRUCTURE FOR UP TO SIX SUITES.
2. EXISTING STRUCTURE OUTLINED IN RED.
3. THREE SUITES SHOWN. SPECIFIC PREMISES SIZES CAN BE MODIFIED PER TENANT SPECIFICATIONS.

FORMER RED LOBSTER BUILDING IN RED
NEW 11,041 SF BUILDING BLOCK
TENANT SPACE #1 = 4,037 SF
TENANT SPACE #2 = 5,006 SF
TENANT SPACE #3 = 1,998 SF
PARKING PROVIDED = 95 SPACES

	CLIENT NAME: THE STORAGE BIN INC. OWNER	PROJECT NAME: FORMER RED LOBSTER REDEVELOPMENT 2255 SOUTH ROAD POUGHKEEPSIE, NY	Sheet Name OPTION 11
	SK-11		

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Dutchess County
New York

Parcel Lines

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