

Poughkeepsie, NY

RETAIL SPACE FOR LEASE

2600 South Road (Route 9)

Poughkeepsie Plaza



AVAILABLE:

4,260 SF
5,637 SF Freestanding Building on .7 Acres (Restaurant with Outdoor Seating)

TENANTS:

Marshalls, T.J. Maxx, HomeGoods, JoAnn Fabrics, Sierra, Mattress Firm, Chase Bank, Phenix Salon Suites, Just-A-Buck, The UPS Store, Wendy's, Famous Footwear, J. Crew Factory and many more

NEIGHBORING RETAILERS:

Stop & Shop, Burlington, Price Chopper, Starbucks, Staples, McDonald's, CVS, Michael's, Dollar Tree, O'Reilly Auto Parts, Mavis, Millspaugh Furniture, Barnes & Noble, ULTA, Harbor Freight Tools, PetSmart, Burlington, Verizon and more

TRAFFIC COUNTS:

59,074 Cars Per Day Along Route 9

ADDITIONAL INFORMATION:

- Signaled Access and Parking for 660 Vehicles
- Tremendous Visibility
- On-Site Management
- Minutes to IBM's 300 Acre Campus with over 4,500 Daytime Employees

RENT:

Call For Details

CAM/TAXES:

\$6.40/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	53,090	101,151	231,902
Average HH Income	\$97,633	\$100,929	\$111,721

**For More Information,
Please Contact:**

914-237-3400

**Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com**

**Jeff Kintzer – Ext. 103
Jeff@RoyalPropertiesInc.com**



ROYAL PROPERTIES

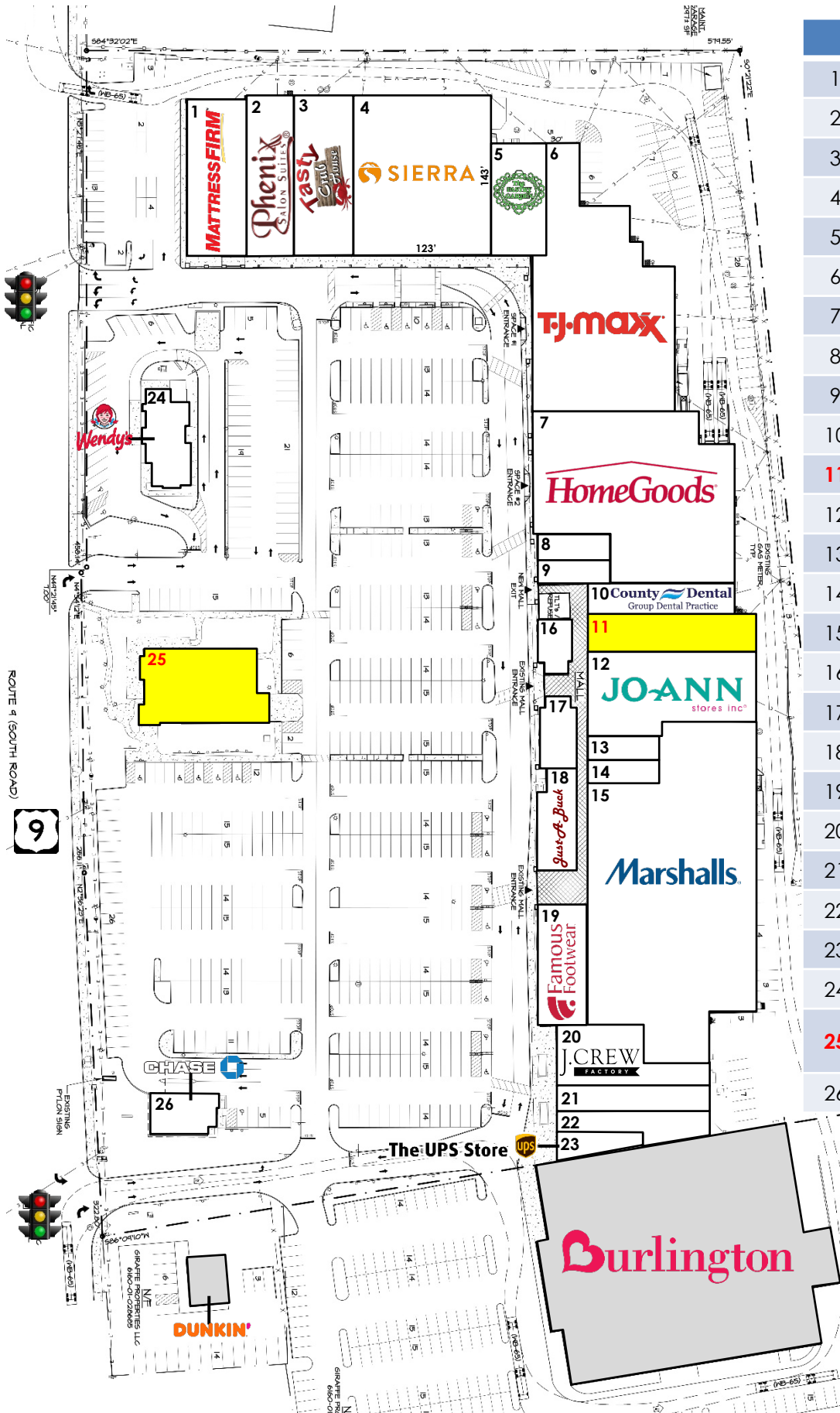
www.RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

Poughkeepsie, NY

2600 South Road (Route 9)

Poughkeepsie



	TENANT	SF
1	Mattress Firm	7,240
2	Phenix Salon Suites	6,011
3	Tasty Crab	7,437
4	Sierra	17,588
5	Pastry Garden	5,000
6	T.J. Maxx	22,093
7	Home Goods	22,092
8	Tea Talk	1,431
9	De's Jewelers	1,431
10	County Dental	3,900
11	AVAILABLE	4,260
12	Jo-Ann Fabrics	11,370
13	Marino's Barber	1,446
14	Elite Hair	900
15	Marshalls	35,410
16	Nail Pro	1,270
17	Giacomo's Pizza	1,600
18	Just-A-Buck	2,800
19	Famous Footwear	5,000
20	J. Crew Factory	5,570
21	Sugar & Spice	3,137
22	Sew & Vac	3,137
23	The UPS Store	1,400
24	Wendy's	3,086
25	AVAILABLE Former TGI Fridays	5,637
26	Chase Bank	2,069



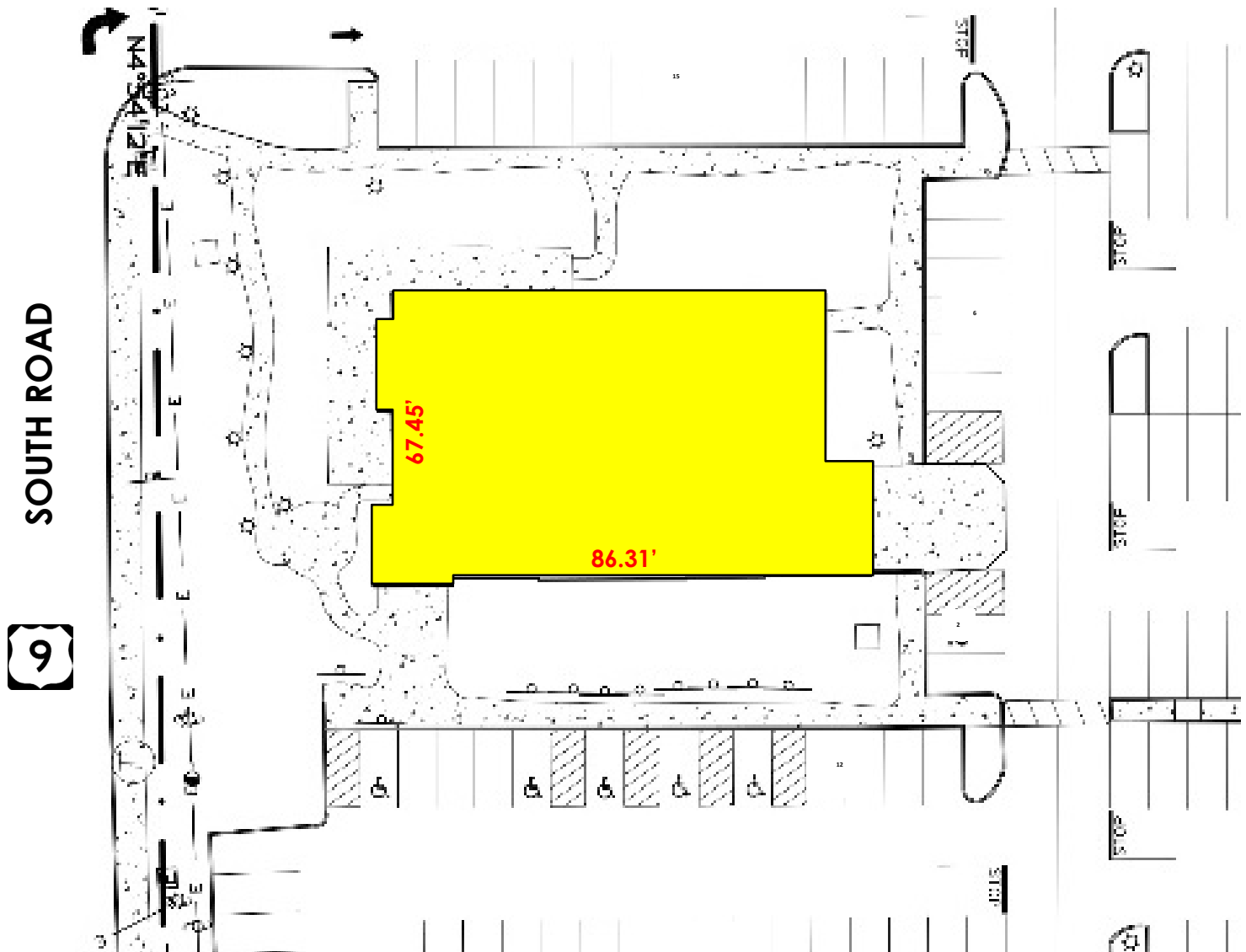
Poughkeepsie, NY

2600 South Road (Route 9)

Poughkeepsie

FORMER TGI FRIDAYS AVAILABLE

5,637 SF AVAILABLE WITH OUTDOOR SEATING

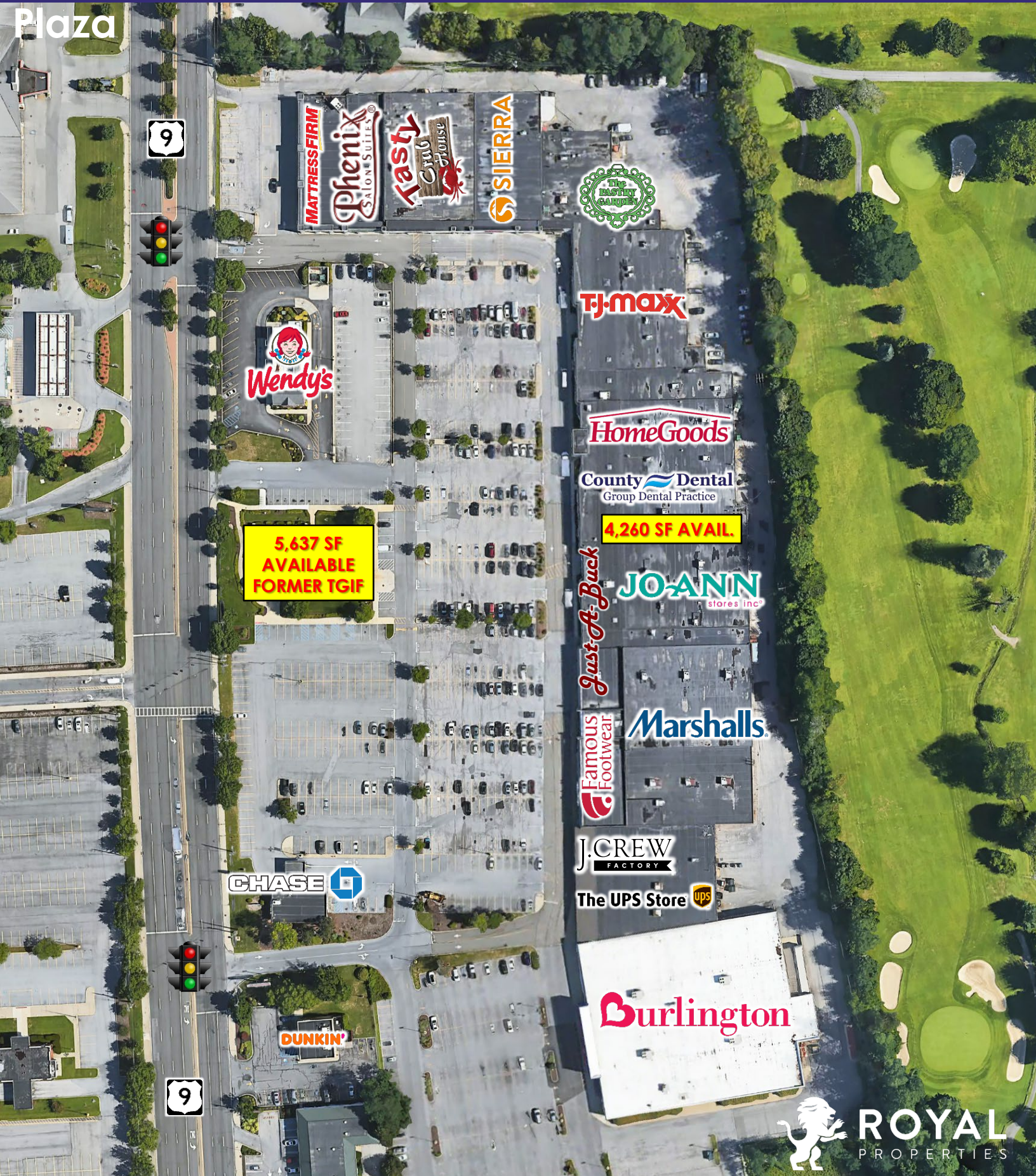


Poughkeepsie, NY

2600 South Road (Route 9)

Poughkeepsie

Plaza



5,637 SF
AVAILABLE
FORMER TGIF

4,260 SF AVAIL.



Poughkeepsie, NY

2600 South Road (Route 9)

Poughkeepsie

Plaza

SOUTH ROAD CROSSING

sleep number

HUDSON PLAZA

SPACKENKILL PLAZA

OAKWOOD COMMONS

IBM

HESS

HOMESUITES
Hilton

POUGHKEEPSIE PLAZA

Burlington

DUNKIN'

UNITED STATES POSTAL SERVICE

H&R BLOCK
QuestDiagnostics

U-HAUL

Chick-fil&

POST ROAD PLAZA



Poughkeepsie, NY

2600 South Road (Route 9)

Poughkeepsie

