



PROFESSIONAL OFFICE / MEDICAL SUITES

201 & 205 SOUTH AVENUE, POUGHKEEPSIE, NY 12601



POUGHKEEPSIE CBD: U.S. ROUTE 9, SOUTH AVENUE EXIT

ADDRESS:	Poughkeepsie CBD 201 & 205 South Avenue Poughkeepsie, NY 12601
LOCATION:	Mid-Hudson Bridge to U.S. Route 9 S. to S. Ave Exit (4 Minutes / 1.6 Miles) Poughkeepsie Train (4 Minutes / 2 Miles)
UTILITIES:	Central Water Sewer Gas
DEMAND GENERATORS:	The Manor at Woodside, Senior Living Community Central Hudson. Vassar Brothers Medical
LEASING PRICE:	\$19.50 SF



PROPERTY OVERVIEW

CR Properties Group is pleased to offer Professional offices suites available at 201 & 205 South Avenue, Poughkeepsie, NY. The spaces available are suitable for administrative / clerical offices or medical / clinical suites. Area generators include The Manor at Woodside Senior Living Community, Central Hudson Gas & Electric Corp., and Vassar Brothers Medical Center. Area retailers include, Starbucks, Dunkin', Shadows, and more.



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:

Thomas M. Cervone
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SUITES AVAILABLE

201 & 205 SOUTH AVENUE, POUGHKEEPSIE, NY 12601

PROFESSIONAL OFFICE / MEDICAL BUILDINGS



SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
■ 201 - Suite 101	Available	500 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 103	Available	850 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 125	Available	1,800 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 204	Available	600 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 205	Available	1,500 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 206	Available	700 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 301	Available	700 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 307	Available	1,100 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 503	Available	575 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 201 - Suite 504/505	Available	1,000 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 205 - Suite 101	Available	500 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 205 - Suite 107	Available	975 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 205 - Suite 201	Available	2,000 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 205 - Suite 202	Available	2,000 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 205 - Suite 203	Available	2,000 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance
■ 205 - Suite 204	Available	1,800 SF	\$19.50 SF/yr	Includes Utility Costs, Taxes, & Common Area Maintenance



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NEARBY DEMAND GENERATORS

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MID HUDSON BRIDGE & U.S. ROUTE 9 - 4 MINUTES AWAY



201 South Avenue View



205 South Avenue View



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NEARBY DEMAND GENERATORS & AREA RETAILERS POUGHKEEPSIE CENTRAL BUSINESS DISTRICT

VASSAR BROTHERS MEDICAL CENTER, CENTRAL HUDSON, THE MANOR AT WOODSIDE



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For more information:

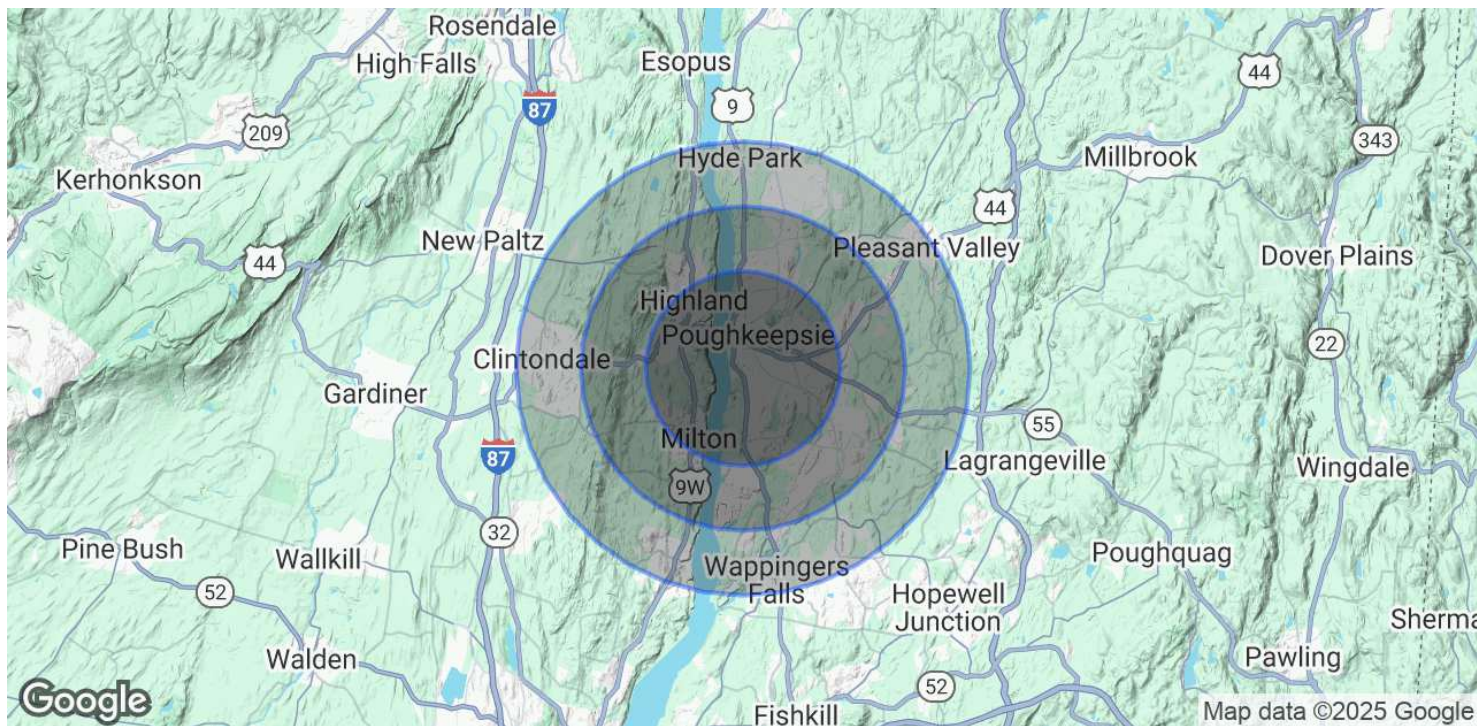
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	59,084	92,750	129,474
Average Age	38.6	39.9	41.4
Average Age (Male)	38.0	39.1	40.1
Average Age (Female)	39.5	40.9	42.6

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	25,064	38,308	54,090
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,425	\$90,277	\$90,794
Average House Value	\$184,332	\$224,882	\$233,022

* Demographic data derived from 2020 ACS - US Census



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