



HUDSON VALLEY INVESTMENT

RED OAKS MILL, 40-48 VASSAR ROAD, POUGHKEEPSIE, NY 12603



RED OAKS MILL SHOPPING CENTER

ADDRESS: Red Oaks Mill
40-48 Vassar Road
Poughkeepsie, NY 12603

LOCATION: From U.S. Route 9, turn onto
Spackenkill Rd, turn right onto
Vassar Rd and destination will be
on the left.

LOT SIZE: 40 Vassar: 3.32 Ac
46 Vassar: 0.46 Ac
48 Vassar: 0.86 Ac
Total: **4.64 Acres**

TOTAL GLA: 35,587 SF

ZONING: ROMNSC

TRAFFIC COUNT: 13,959 AADT on Vassar Road

ASKING PRICE: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group is pleased to offer Red Oaks Mill Plaza For Sale located on 40 Vassar Road, Poughkeepsie, NY 12601. 40 Vassar Road is a multi-tenant, \pm 29,884 SF building on a single, \pm 3.32 acre lot. 46-48 Vassar Road are two tenant buildings adjoining the first, each on its own tax parcel. 46 Vassar Road is a \pm 2,767 SF building on a \pm 0.46 acre lot, with a single retail tenant and office above. 48 Vassar Road is a \pm 2,936 SF building on a \pm 0.86 acre parcel. Nearby Educational Institutions are Vassar College, Marist College, Bard College, Dutchess Community College, Culinary Institute of America, & 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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DUNKIN', GIACOMO'S PIZZA, TRACY NAILS SALON, & MORE



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AREA 0.86 ACRES
TAX LOT: 6280-03-495219
48 VASSAR ROAD

AREA 0.46 ACRES
TAX LOT: 6280-03-495227
48 VASSAR ROAD

AREA 3.33 ACRES
TAX LOT: 6280-03-497247
LOT 1 FM #9081
40 VASSAR ROAD

DUNKIN'

REMOVE PAVEMENT.
SAWOUT AND REMOVE TO SUBBASE (TO ENABLE FULL DEPTH PAVEMENT SECTION REPLACEMENT)

EXISTING CURB TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

SAWOUT LINE

EXISTING SANITARY PIPE TO BE REMOVED

PAVEMENT MARKING TO BE REMOVED. (SEE NOTE 4, THIS SHEET)

EXISTING SANITARY CONNECTION AT BUILDING TO REMAIN

EXISTING POST TO BE REMOVED

CONTRACTOR'S STAGING AREA

EXISTING SIGN AND POST TO BE REMOVED (TOP OF 2)

CONCRETE ISLANDS TO BE REMOVED (TOP)

EXISTING CATCH-BASIN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

EXISTING DRY WELL TO BE REMOVED

EXISTING GUY POLE TO REMAIN

EXISTING CONCRETE SIDEWALK TO BE REMOVED

TREE TO BE REMOVED (TOP OF 4)

BENCHMARK SPIKE UP ELEV = 103.65

EXISTING CURB TO BE REMOVED

EXISTING PLANTINGS TO BE REMOVED (BOTH SIDES OF ENTRANCE)

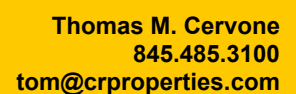
SAWOUT PAVEMENT LINE

VALBOX TO BE REMOVED AND PUT BACK IN PLACE FOLLOWING THE CONSTRUCTION OF THE SEPTIC INFILTRATORS

ROAD (C.R.77)

GENERAL NOTES:

- SEE SH
- EXISTN (SAND SEALED)
- ALL WD 77, R.O PRIOR 1
- CONTRA LINK FE





RED OAKS MILL AREA

FAITH ASSEMBLY, OUR LADY OF LOURDES, SPACKENKILL HIGH

VASSAR ROAD - GATEWAY TO VASSAR COLLEGE & U.S. ROUTE 9



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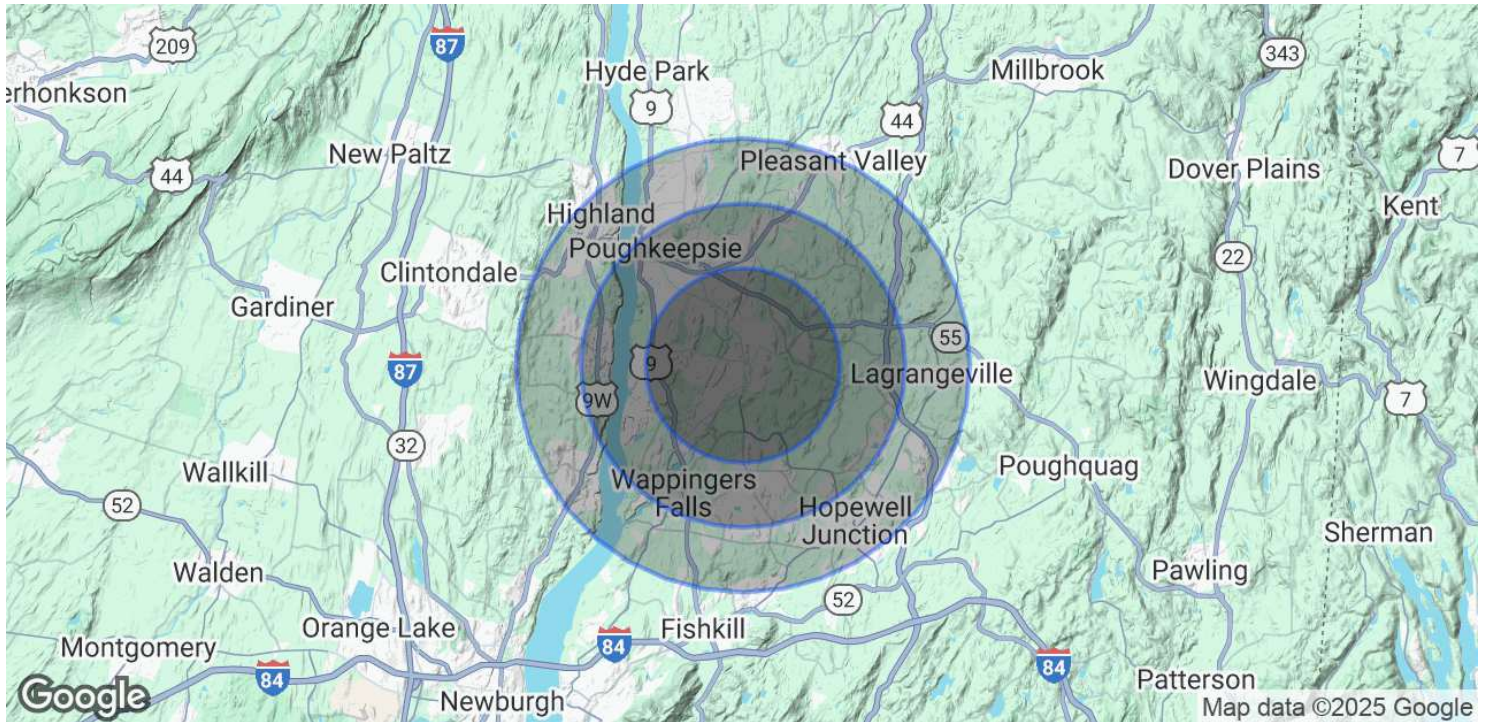
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY AREA



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	33,626	96,910	146,579
Average Age	43.9	42.8	42.0
Average Age (Male)	42.9	41.3	40.8
Average Age (Female)	45.4	44.0	43.1

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	12,544	40,655	59,147
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$117,324	\$96,646	\$99,667
Average House Value	\$314,029	\$240,715	\$253,628

2020 American Community Survey (ACS)



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