



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:

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DUNKIN', GIACOMO'S PIZZA, TRACY NAILS SALON, & MORE



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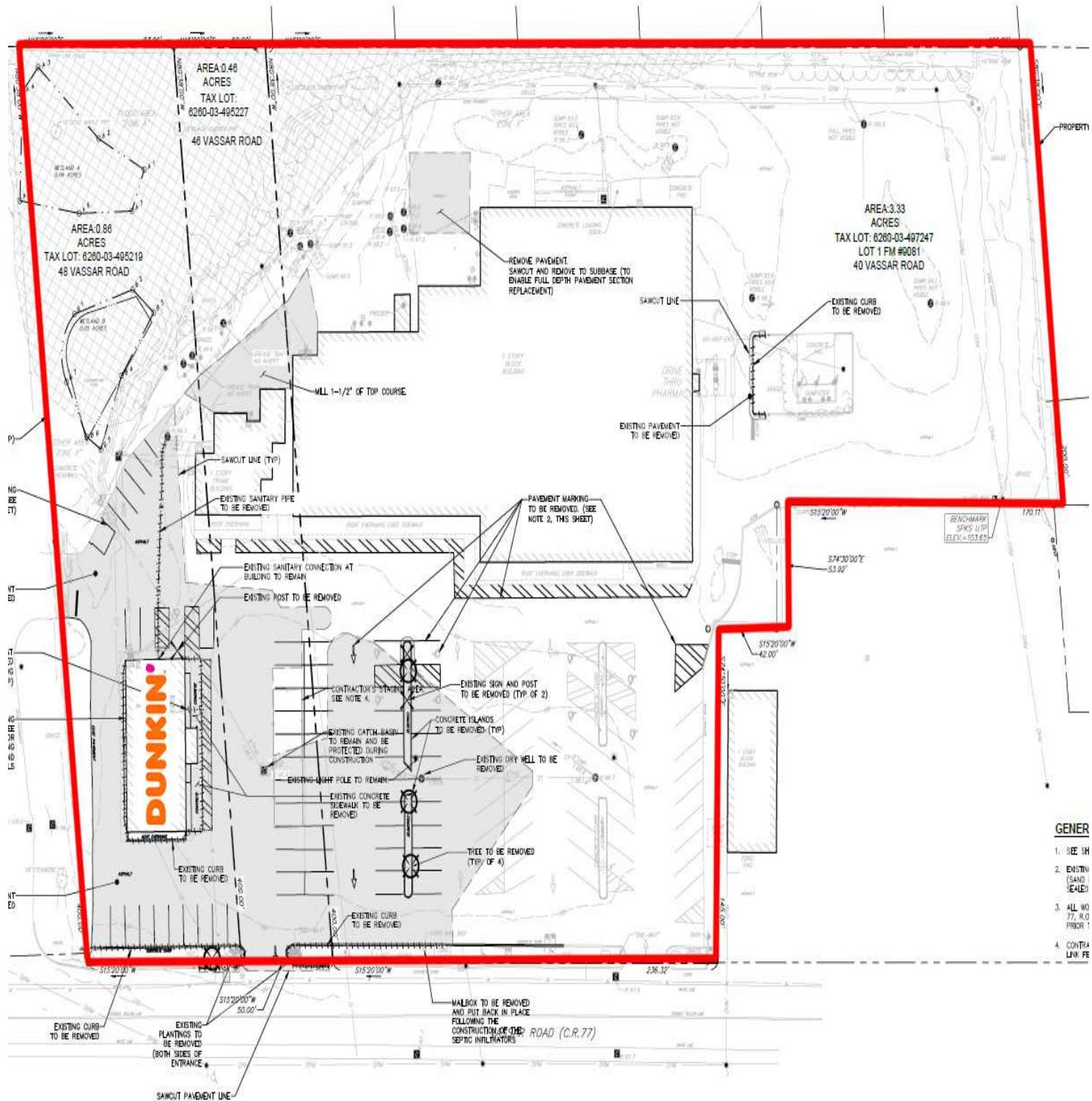
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SURVEY MAP - DRIVE THRUS IN PLACE

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

151 PARKING SPACES (10 HANDICAP) | TWO CURB CUTS | TWO DRIVE-THRUS



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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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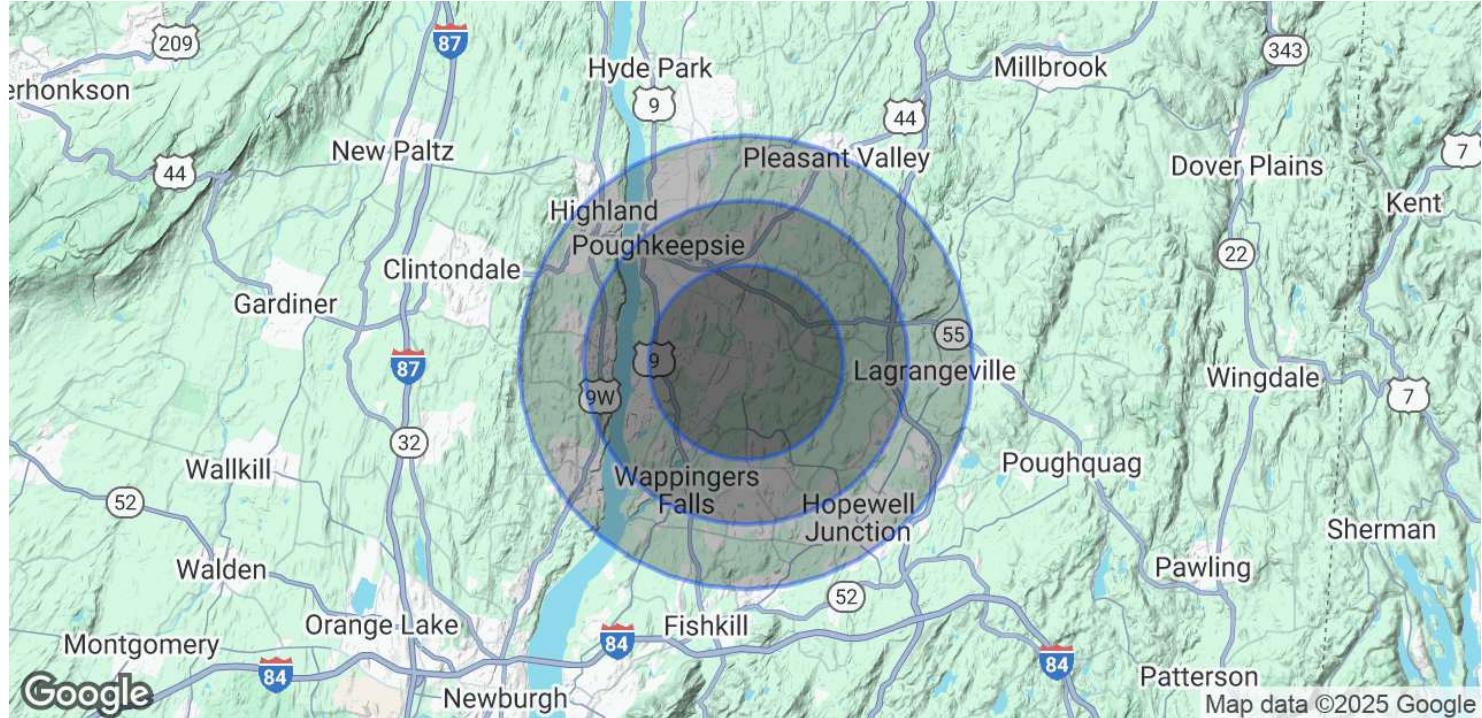
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DEMOGRAPHICS & STATISTICS

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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