



HOULIHAN LAWRENCE
COMMERCIAL

Lawrence Farms Market Square

1083 Route 9 Ste 10, Fishkill, NY 12524

TROPHY NET LEASE RETAIL ASSET

Exclusively Represented By:

STEVEN SALOMONE

Associate RE Broker

914 329 0185

[SSALOMONE@houlihanlawrence.com](mailto:ssalomone@houlihanlawrence.com)

THOMAS LAPERCH

Associate RE Broker

845 729 4211

TLAPERCH@houlihanlawrence.com

OFFERING MEMORANDUM

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FOR SALE

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Property Information

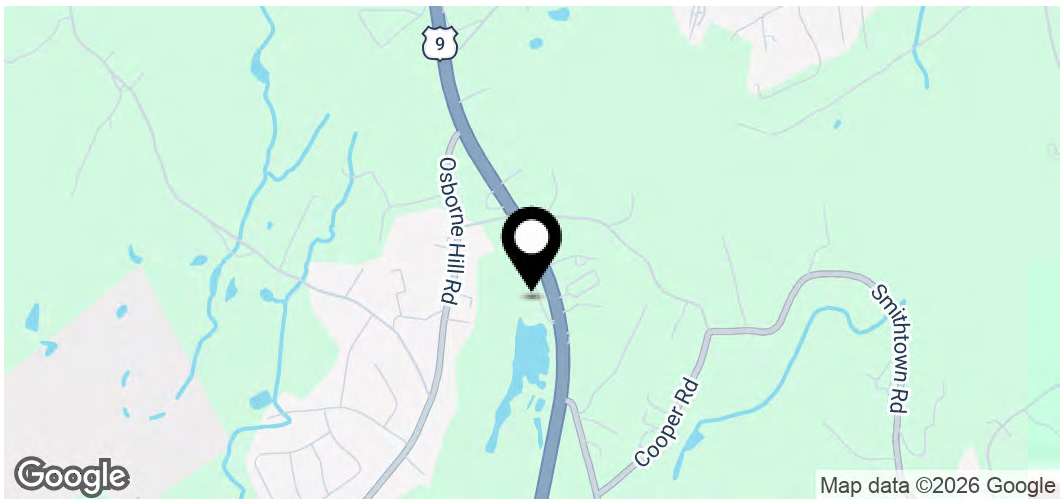
Section 1

OFFERING MEMORANDUM

Executive Summary

Fully Occupied Net Leased Retail Plaza with Long Term National Tenants

FOR SALE



Sale Price	\$10,600,000
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Offering Summary

Price / GSF	\$254.76
GSF	41,607 SF
Occupancy	100%
NOI	\$735,837
Acres	9.93 AC
Cap Rate	7%

Property Overview

Houlihan Lawrence Commercial is pleased to present this exclusive opportunity to acquire Lawrence Farms Market Square, a **100% occupied**, institutional-quality retail shopping plaza located along the premier Route 9 commercial corridor in Fishkill, NY. This institutional asset delivers immediate, reliable cash flow backed by stable, long-term national retail brands, paired with a built-in multi-family component. Spanning an expansive 9.93 acre site with zero deferred maintenance, this turnkey asset represents a premier footprint in one of the Hudson Valley's most resilient retail markets

Property Highlights

- Comprised of 4 tenant buildings plus 1 utility building
- NOI is 83% long term and solid net leased retail tenancy
- The balance of NOI (17%) is residential apartments
- Excellent condition, well maintained, no deferred maintenance.
- 9 Net leased retail and 9 apartments

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Aerial

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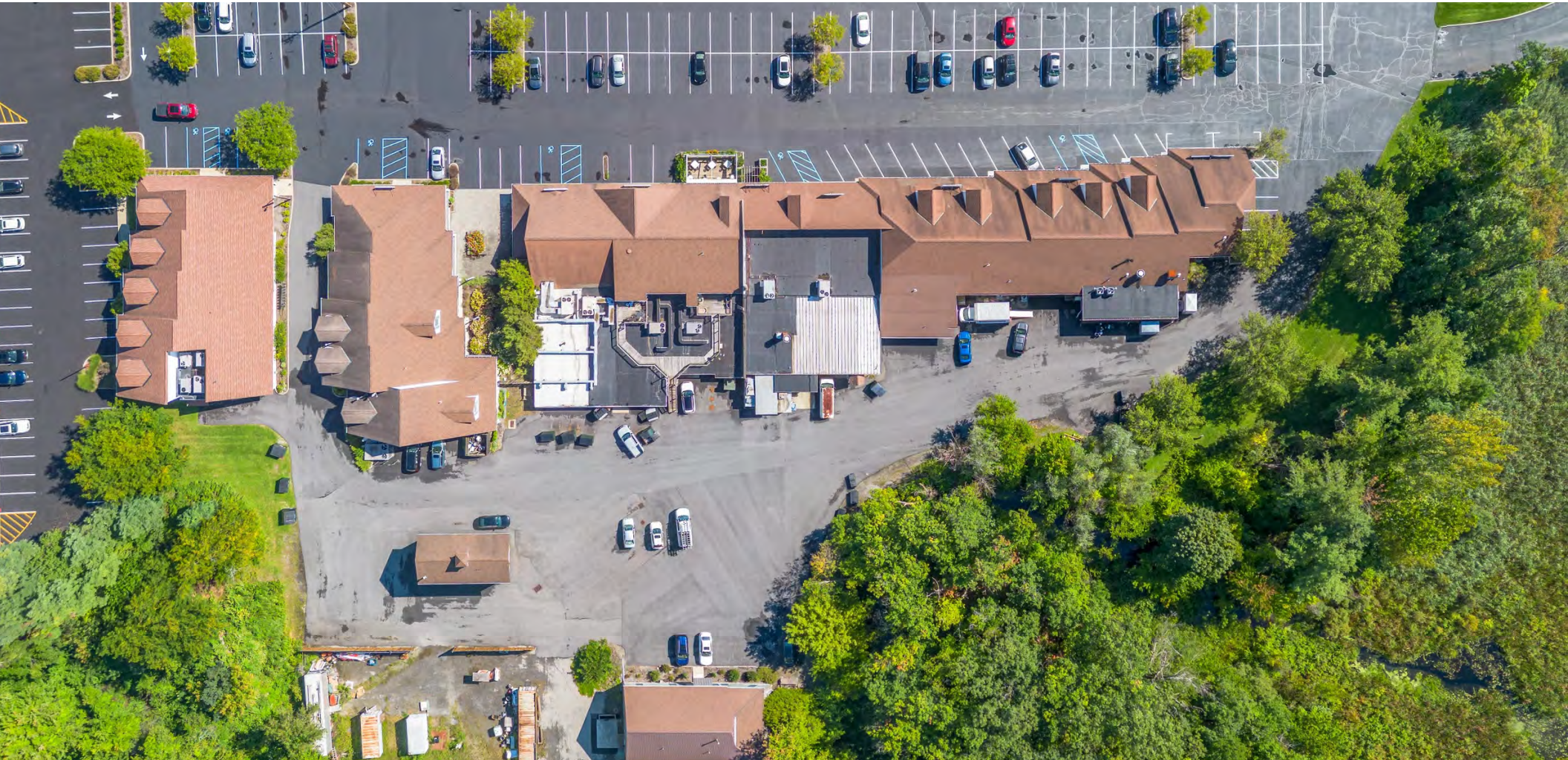
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Photos

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Photos

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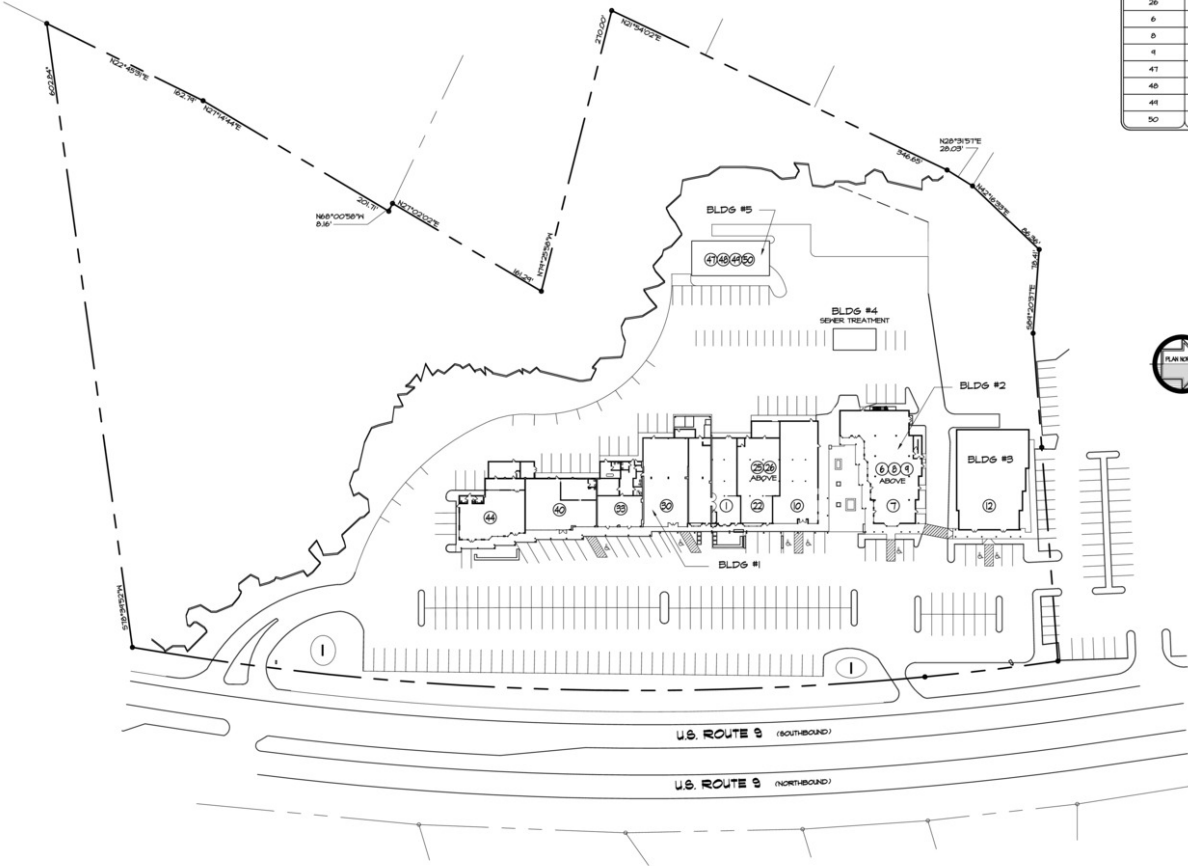


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Site Plan



RENTAL SPACE LEGEND		
SUITE #	DESCRIPTION	BLDG #
44	ANA WOOD FIRED PIZZA	1
40	POTTER BROTHERS SKI AND PATIO	1
39	BROAD OPTIONS JEWELRY	1
30	J JILL	1
1	PT BISTRO RESTAURANT	1
22	HERZOGS PAINT	1
10	CHICOS	1
1	JOS. A BANK	2
12	TALBOTS	3
N/A	COMMON AREAS	N/A
25	APARTMENT #25	1
26	APARTMENT #26	1
6	APARTMENT #6	2
8	APARTMENT #8	2
4	APARTMENT #4	2
41	APARTMENT #41	5
45	APARTMENT #45	5
48	APARTMENT #48	5
50	APARTMENT #50	5

FOR SALE

PROJECT NO.
01-56.23

DATE
10 JUL 23

DRAWN BY
RAM

DESCRIPTION
PLAN REVISIONS

REVISION
DATE
BY

ADDRESS PLAN FOR:
LAWRENCE FARMS
TOWN OF MAPPING, NY
1083 ROUTE 9

ADDRESS SITE PLAN
MAURI ARCHITECTS PC
13 MANSON STREET ROSKATCHE NY 12601 845-821-0000 mauriarchitects.com

SCALE
AS SHOWN

PROJECT NO. 01-56.23
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Location Information

Section 2

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Location Description

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Location Description

Lawrence Farms Market Square sits at 1083 US Route 9 in Dutchess County, New York. The plaza occupies a highly visible, strategic position along Route 9, which serves as the primary commercial and retail spine of the mid-Hudson Valley region. It is positioned directly in front of the Lawrence Farms residential community, blending a busy thoroughfare setting with immediate neighborhood access.

The center benefits from exceptional local and regional highway access. The property is located just 0.6 miles north of Exit 46 (formerly Exit 13) on I-84, making it a quick stop for regional travelers commuting between Connecticut, Newburgh, and Pennsylvania. It sits immediately north of the busy Route 9 and Route 52 commercial corridor, putting it less than 5 minutes from downtown Fishkill. The plaza is roughly a 10-minute drive to the Beacon Metro-North Station, connecting the immediate area straight to New York City.

The immediate surroundings are characterized by a dense concentration of retail, hospitality, and residential developments. It is positioned within a 1-mile strip that includes major shopping centers like the Fishkill Shopping Center and Hudson Valley Towne Center, creating a high-volume retail synergy. The property is less than 2 miles from the Hudson Valley Research Park (formerly IBM), which brings a large daytime workforce into the immediate shopping and dining loop. Because of its proximity to the I-84 interchange, the plaza is surrounded by multiple national hotel chains (including Hilton Garden Inn, Courtyard by Marriott, and HYATT house), driving consistent out-of-town foot traffic to its restaurants and boutiques.

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About the Tenant

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The image shows the word "TALBOTS" in a large, white, serif font, centered on a solid black rectangular background.

Established in 1947, Talbots is a premier, dynamic women-led fashion brand and an established anchor tenant at Lawrence Farms. As the original New England lifestyle brand, Talbots has built a deeply loyal and passionate following for its "smile-worthy," modern classic style and unwavering commitment to high-quality craftsmanship. The brand specializes in premium women's apparel, shoes, and accessories across an inclusive range of sizes designed for every body type.

Serving as a primary regional destination, this heavily trafficked Fishkill location leverages Talbots' strong brand recognition and upscale customer base to drive consistent, high-volume foot traffic to the property.

Financial Footprint

Strong national credit tenant with estimated annual corporate revenues between \$1.3B and \$1.7B

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JOS. A. BANK

ESTABLISHED 1905

Founded in 1905, Jos. A. Bank is a distinguished heritage menswear retailer with an extensive footprint of over 180 stores nationwide. Known for its commitment to classic styles, exceptional workmanship, and high-value pricing models—frequently positioning its collection 20% to 30% below major market competitors—the brand has secured an incredibly loyal consumer base. They offer a complete variety of professional and casual men's attire, ranging from sportswear to tailored custom suits, tuxedo rentals, and comprehensive size options including Big & Tall selections.

As a highly regarded corporate retailer backed by an expert staff of customer-centric sales professionals, Jos. A. Bank acts as an excellent traffic generator at Lawrence Farms, driving upscale, targeted consumer demographics to the property.

Financial Footprint

Established credit tenant backed by parent company Tailored Brands, Inc., which reports a robust \$2.5 billion in annual revenue as it positions for a prominent Nasdaq listing under ticker MENW. Individual brand annual revenues are estimated between \$890 million and \$1 billion.

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chico's

Established in 1983 as a small boutique on Sanibel Island, Florida, Chico's has evolved into an iconic specialty fashion brand with a powerful nationwide presence of over 600 stores, outlets, and shop-in-shop locations across the United States and Puerto Rico. The brand has built an exceptionally dedicated demographic by inspiring accomplished women to express their individuality through effortless chic, unique styles, bold prints, and artfully curated fashion collections.

As a prominent specialty retailer backed by strong corporate parenting, Chico's functions as a high-value consumer destination at the Fishkill property, attracting upscale, loyal fashion shoppers and driving stable, high-intent traffic to the center.

Financial Footprint

High-performing credit tenant with trailing twelve-month (TTM) corporate revenues at approximately \$2.10 billion

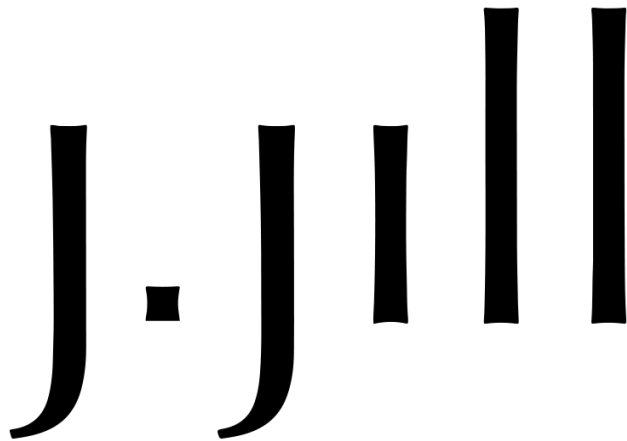
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Founded in 1959 as a single boutique in Massachusetts, J.Jill has scaled into a premier, nationally recognized omnichannel lifestyle brand operating over 200 brick-and-mortar stores across the United States. The brand represents an easy, thoughtful, and inspired aesthetic centered around the philosophy of "keep it simple and make it matter." J.Jill provides an upscale collection of women's apparel, footwear, and accessories uniquely tailored to cross a full span of sizing segments—including misses, petite, tall, and plus extended sizes.

Operating with a distinct "fit-first" approach and custom-tailored customer care model, J.Jill brings an exceptionally dedicated shopper base to Lawrence Farms, establishing a stable, affluent consumer draw that anchors the center's boutique and retail category.

Financial Footprint

Publicly traded national credit tenant (NYSE: JILL) boasting trailing twelve-month (TTM) revenues of approximately \$587 million and consistently demonstrating a highly efficient, high-margin retail model.

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Founded in 1945, Potter Bros is a premier, historic regional outdoor lifestyle brand that has evolved over eight decades into a true year-round retail destination. The company specializes in elite, top-tier brands for skiing and snowboarding during the winter months, and seamlessly transitions into premium, high-ticket outdoor patio furniture and backyard luxury living during the spring and summer seasons.

As a deeply trusted household name with a passionate multi-generational customer base, Potter Bros serves as a massive regional draw at Lawrence Farms. Its unique, seasonally adaptable business model captures high-net-worth homeowners and outdoor enthusiasts alike, driving consistent, high-ticket consumer foot traffic to the property all year long.

Financial Footprint

Highly resilient, multi-state regional credit tenant celebrating its 81st year of continuous, profitable operation in 2026. Backed by an established, multi-generational family corporate structure with four highly successful permanent locations across New York, Massachusetts, and Vermont.

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Founded in 1983, Broad Options is a premier, family-owned specialty fine jewelry and accessory retailer that has served as a fixture of the Hudson Valley retail landscape for over four decades. Relocating to the high-visibility Route 9 corridor in Fishkill in 1995, the brand has cultivated a fiercely loyal, multi-generational regional customer base built on a legacy of personalized service, high-quality curation, and trusted community roots.

As a deeply rooted destination boutique that recently doubled its physical footprint to capture accelerating market demand, Broad Options serves as an invaluable traffic multiplier at Lawrence Farms. Its presence directly attracts high-discretionary-income shoppers, driving steady foot traffic and creating excellent retail synergy with neighboring premium fashion and lifestyle brands.

Financial Footprint

Highly successful, stable regional credit tenant with over 43 years of continuous operation. Demonstrating exceptional localized market strength, the business underwent a massive double-storefront expansion in 2023 to accommodate its highly profitable, scaling sales volume.

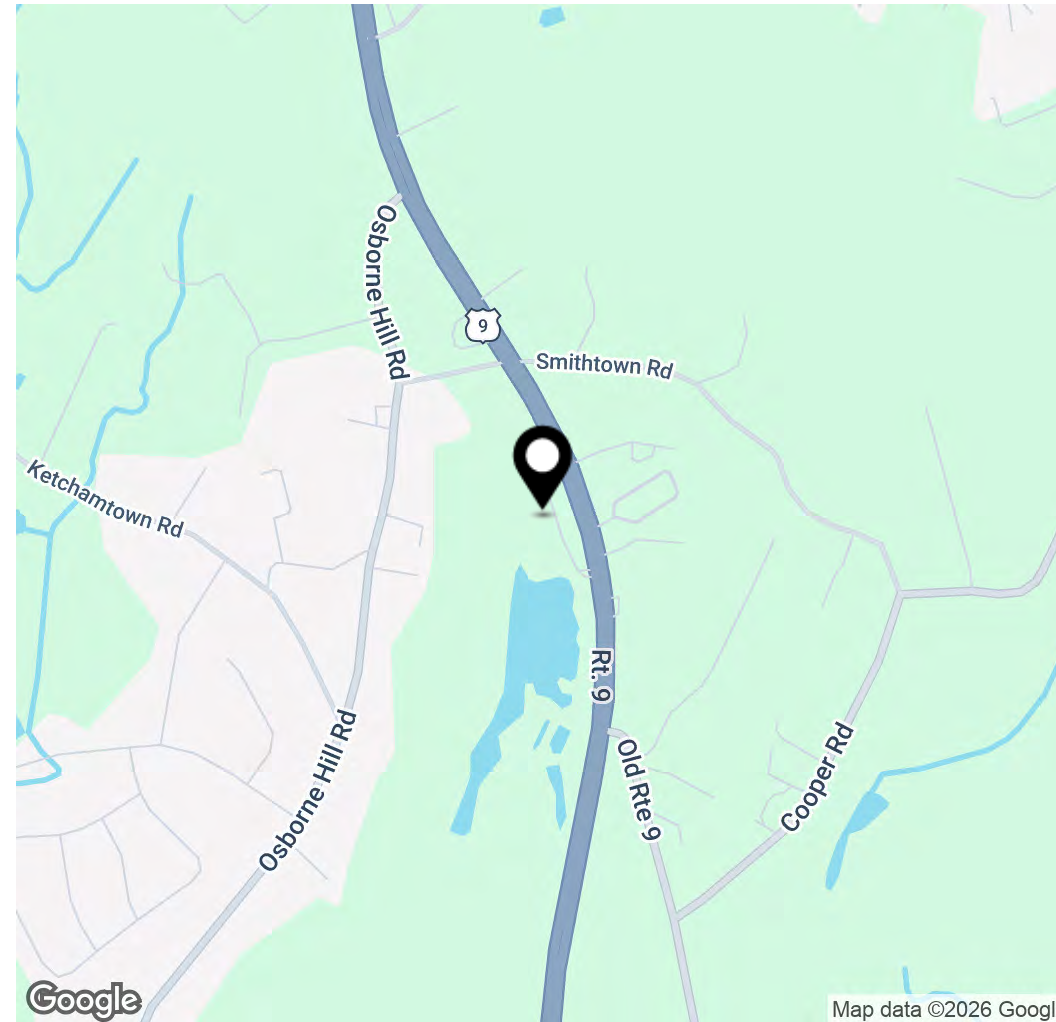
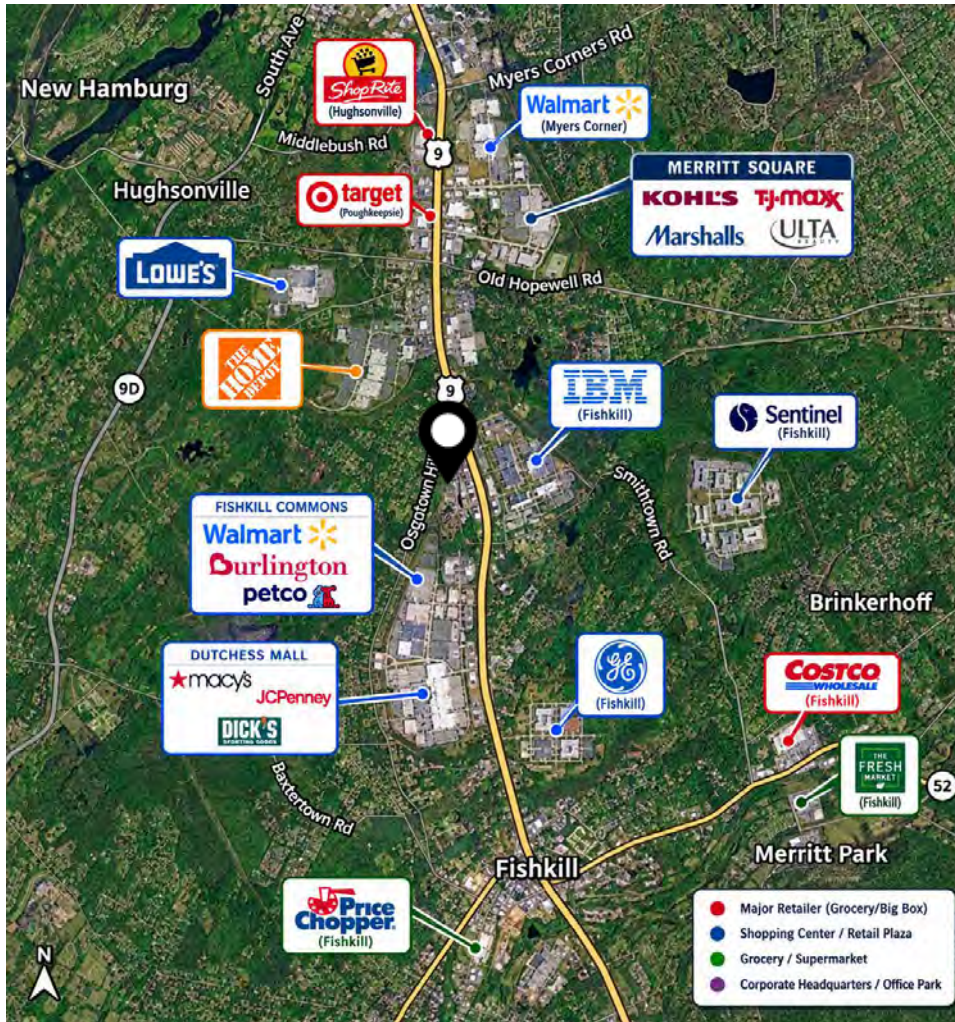
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Map

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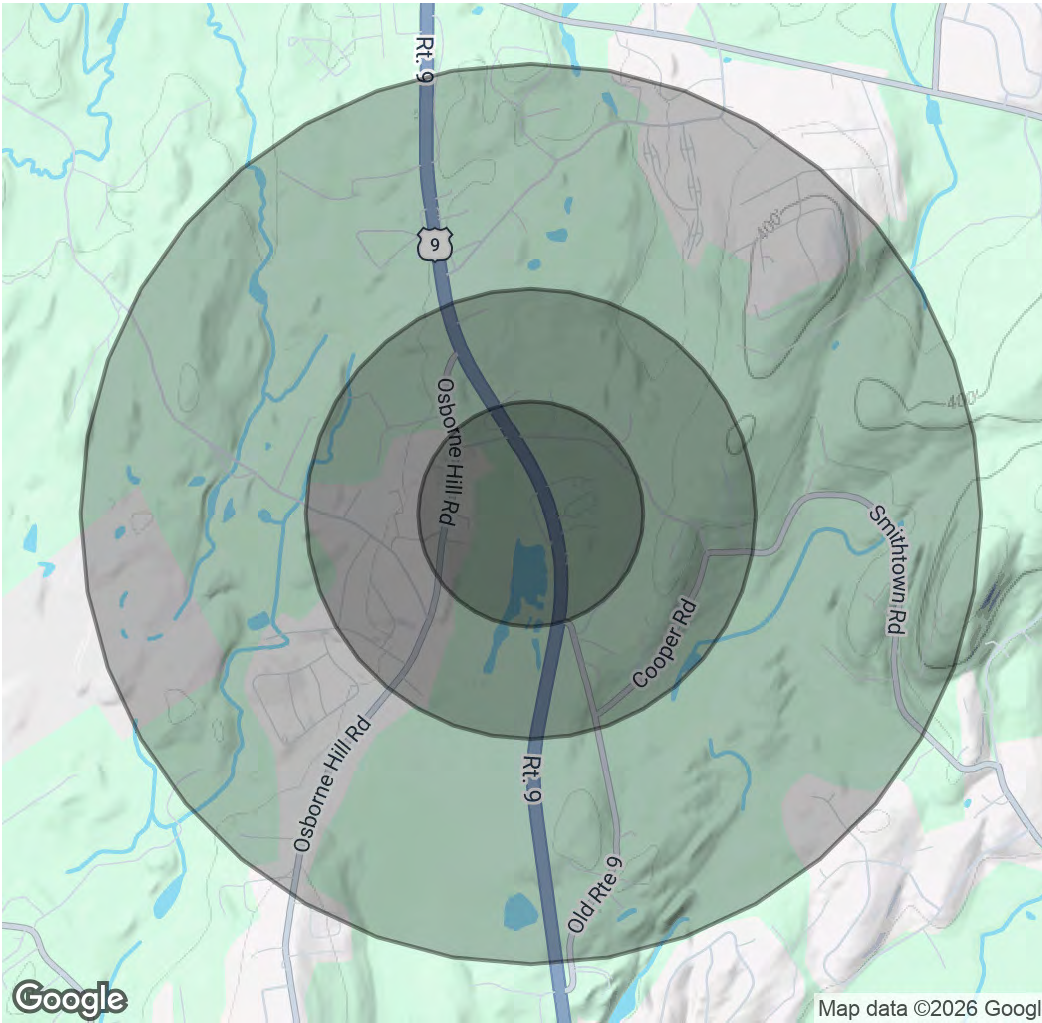
Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	120	513	2,396
Average Age	47.4	47.8	45.4
Average Age (Male)	50	49.8	46.2
Average Age (Female)	47.3	47.9	46.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	56	246	1,071
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$82,313	\$78,963	\$91,092
Average House Value	\$223,265	\$206,314	\$260,823

2023 American Community Survey (ACS)



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STEVEN SALOMONE

Associate Real Estate Broker

M 914.329.0185

SSalomone@houlihanlawrence.com



THOMAS LAPERCH

Associate Real Estate Broker

M 845.729.4211

TLaperch@houlihanlawrence.com



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HOULIHAN LAWRENCE COMMERCIAL | 914.798.4900