



63 Cannon Street

Poughkeepsie, New York 12601

Property Highlights

- Ground floor space now available on Cannon Street.
- Large Storefront glass with arterial visibility.
- Retail or Office use potential. Flexible layout
- Strong street presence with excellent storefront visibility.
- Individual suites or combination for larger suite.
- Ideal for businesses seeking long-term exposure in a growing submarket
- Surrounded by established retail, office, Food, and residential uses.

Offering Summary

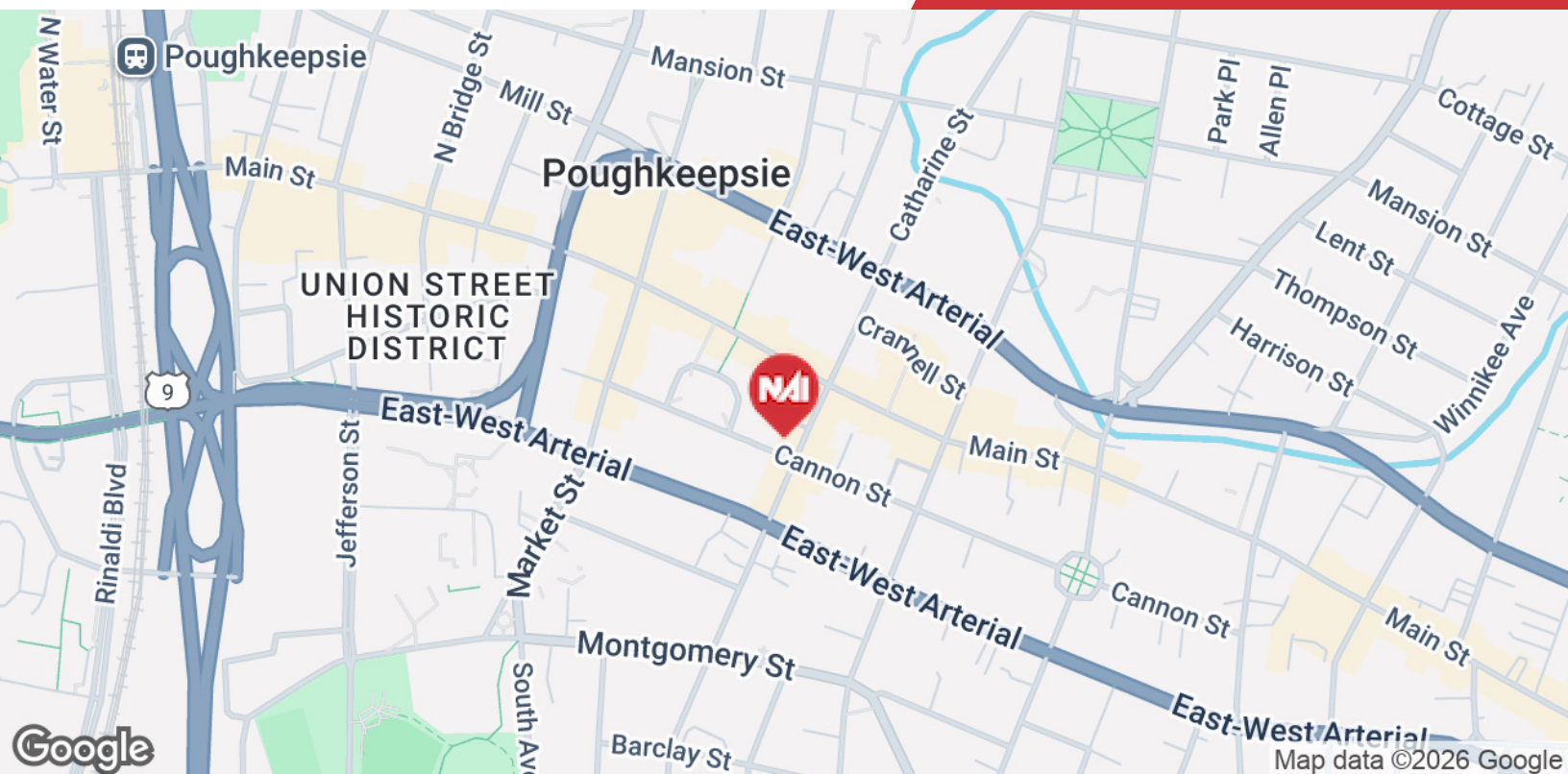
Price	\$1,500/ Suite / Month (MG)
Available SF:	597 - 1,257 SF
Zoning:	PID-HC
Uses:	Office / Retail
NY Licensed Agent:	Brian Mossey
Brokerage	Berkshire Hathaway Home Services
Call:	845.288.4367
Email	bmossey@bhudsonvalley.com

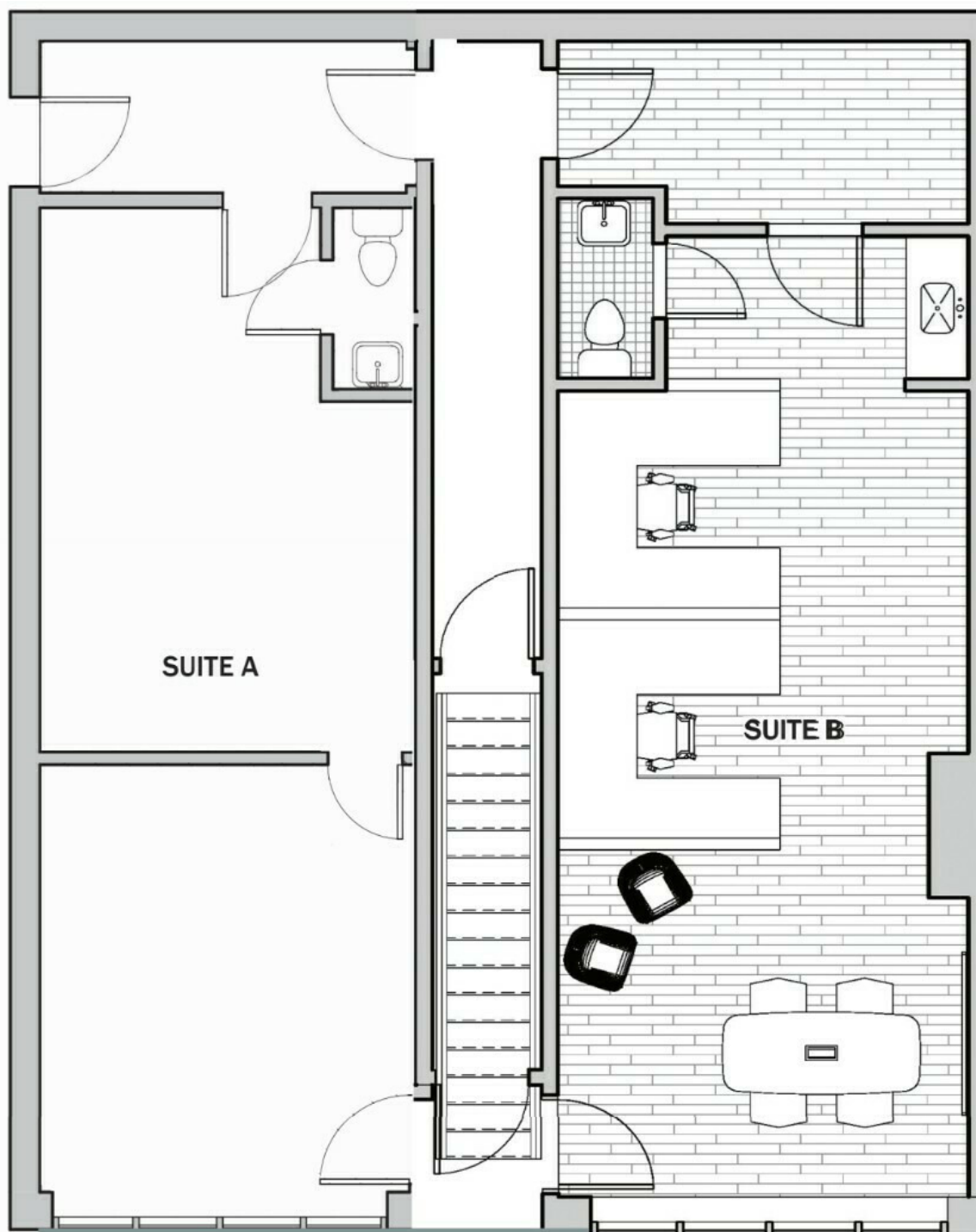
For More Information

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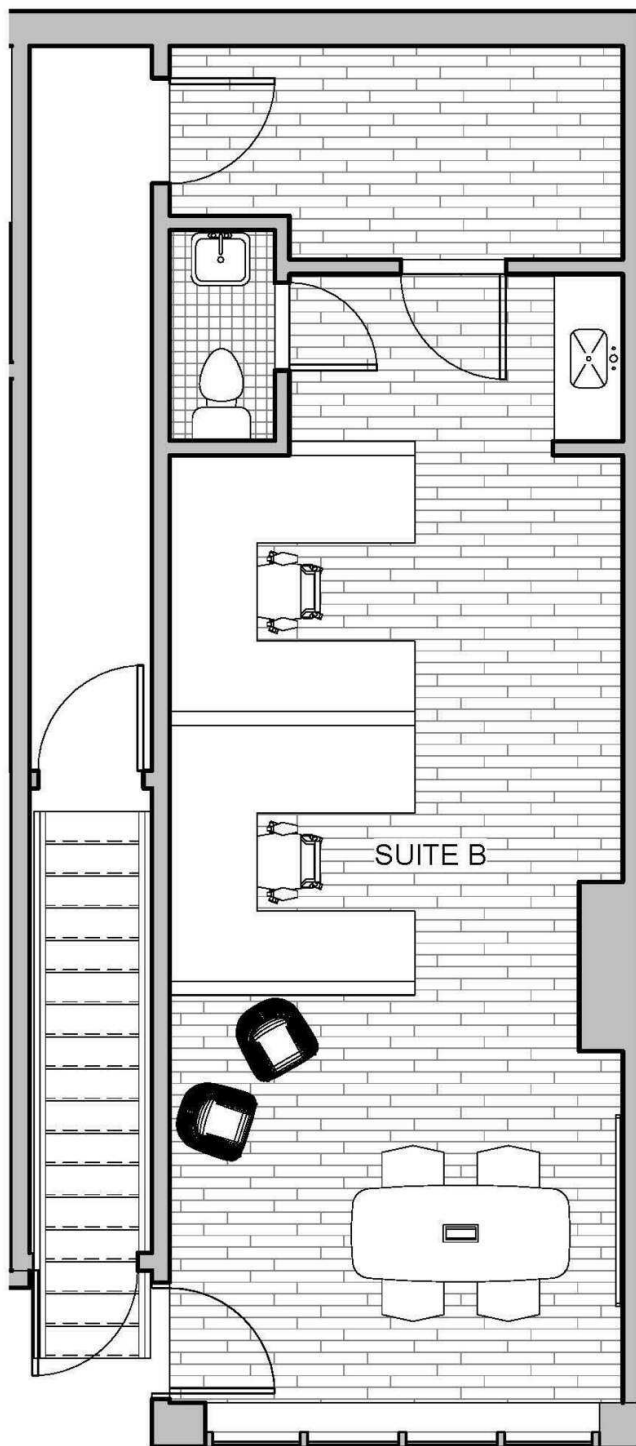




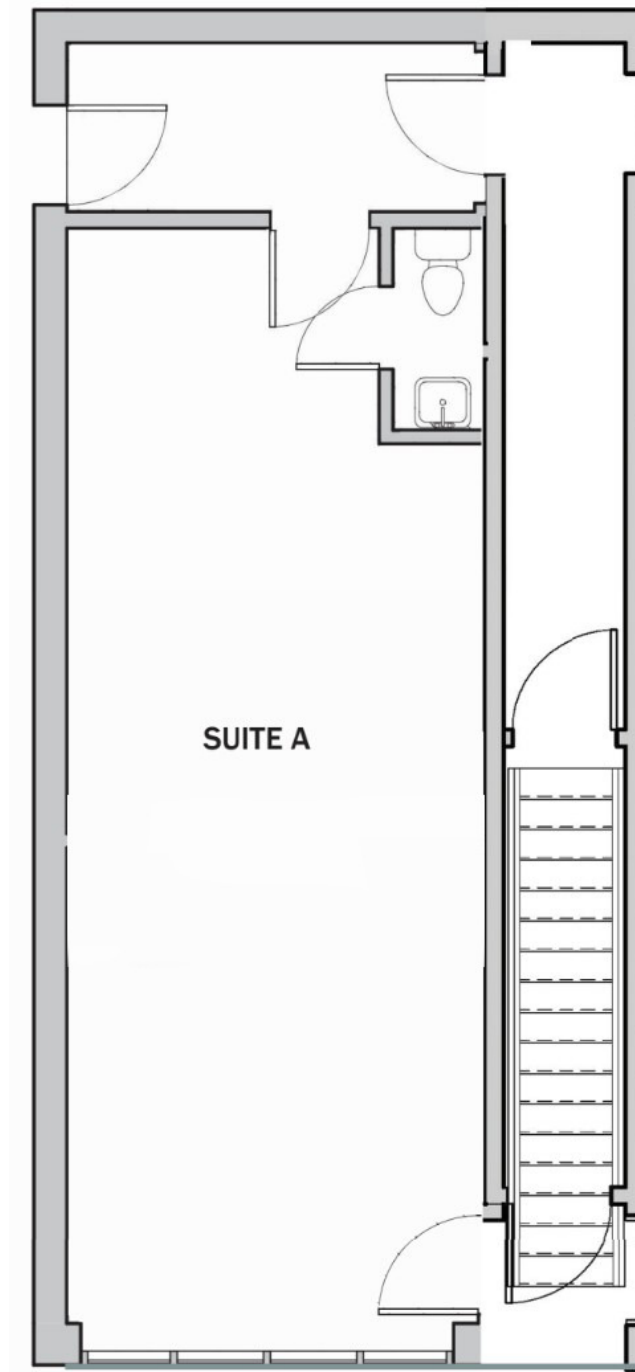
Suite B - Floor Plan

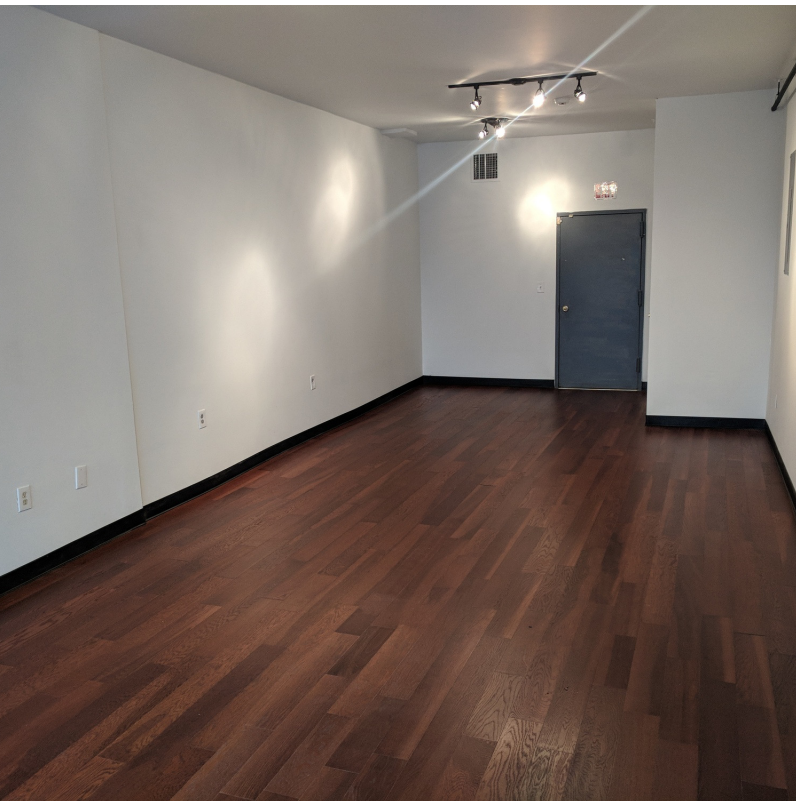
\$1,500 Per Suite (MG)

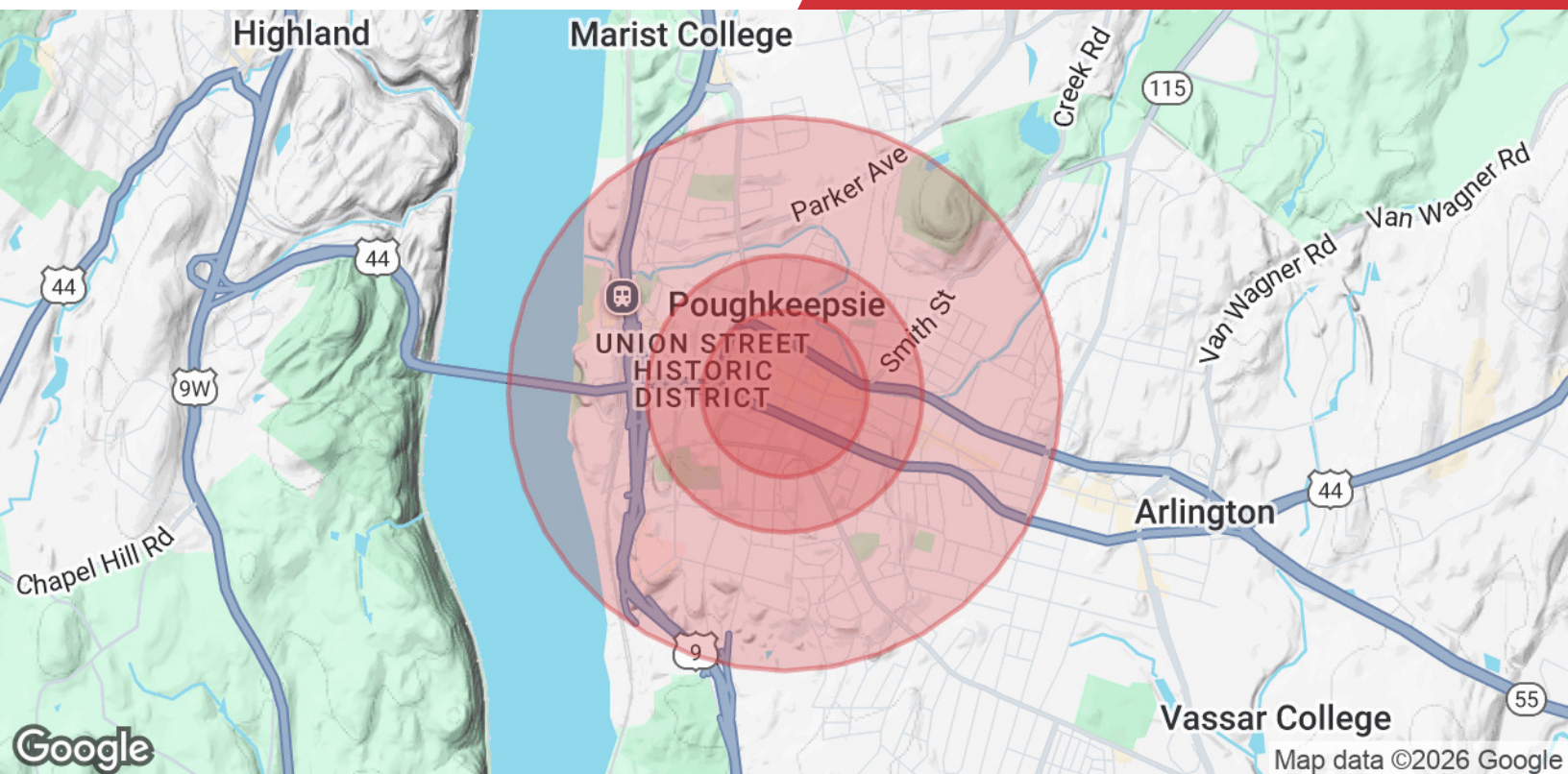
Office or Retail Space











Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,106	9,426	24,551
Average Age	37	39	39
Average Age (Male)	37	38	38
Average Age (Female)	37	40	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,382	4,172	10,162
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$61,874	\$68,846	\$70,222
Average House Value	\$255,700	\$274,613	\$293,358

Demographics data derived from AlphaMap