



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@bhhudsonvalley.com

For More Information

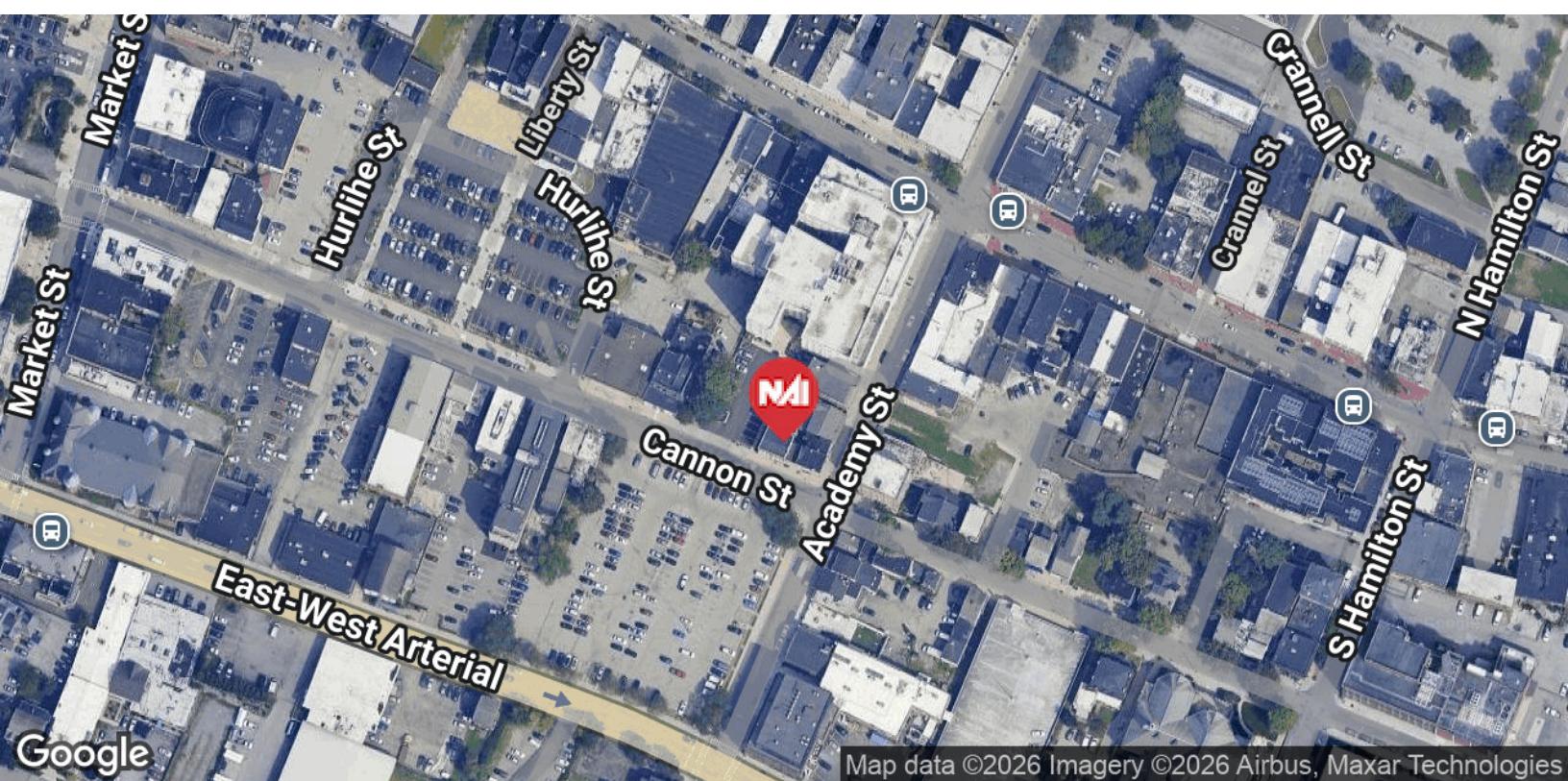
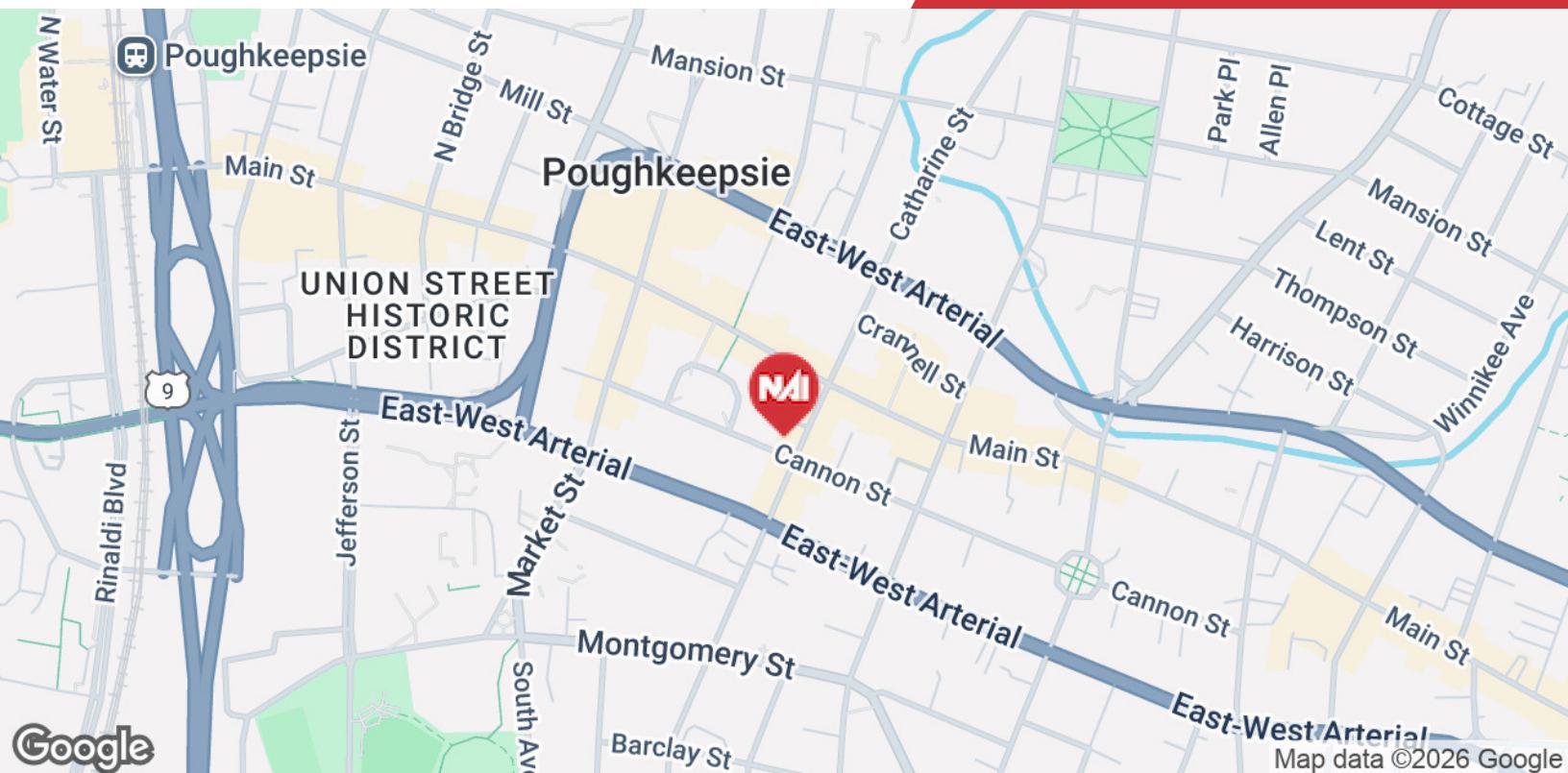
Chris Mansfield

O: 845 699 3340

cmansfield@naibeverly-hanks.com | NC #340236

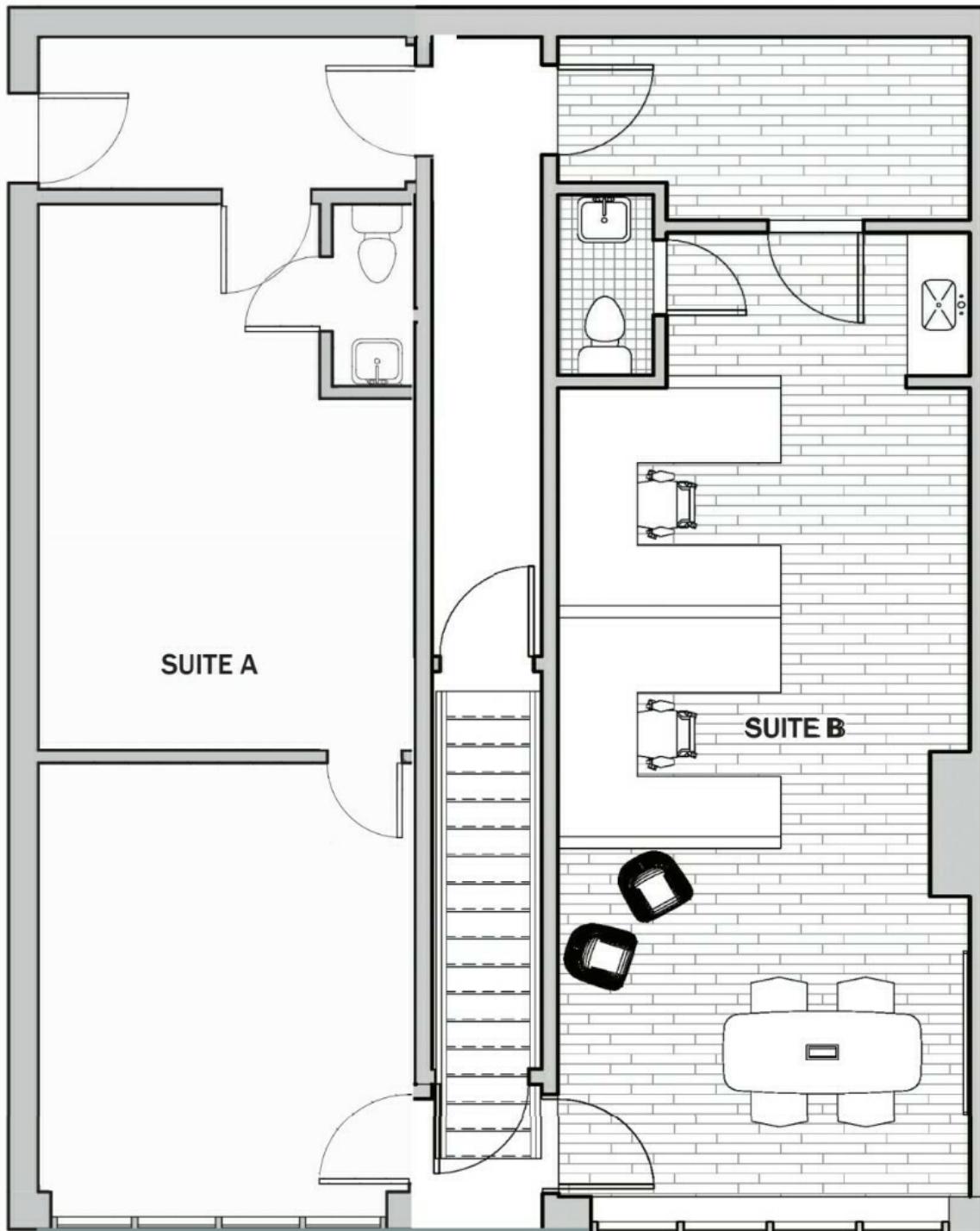
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



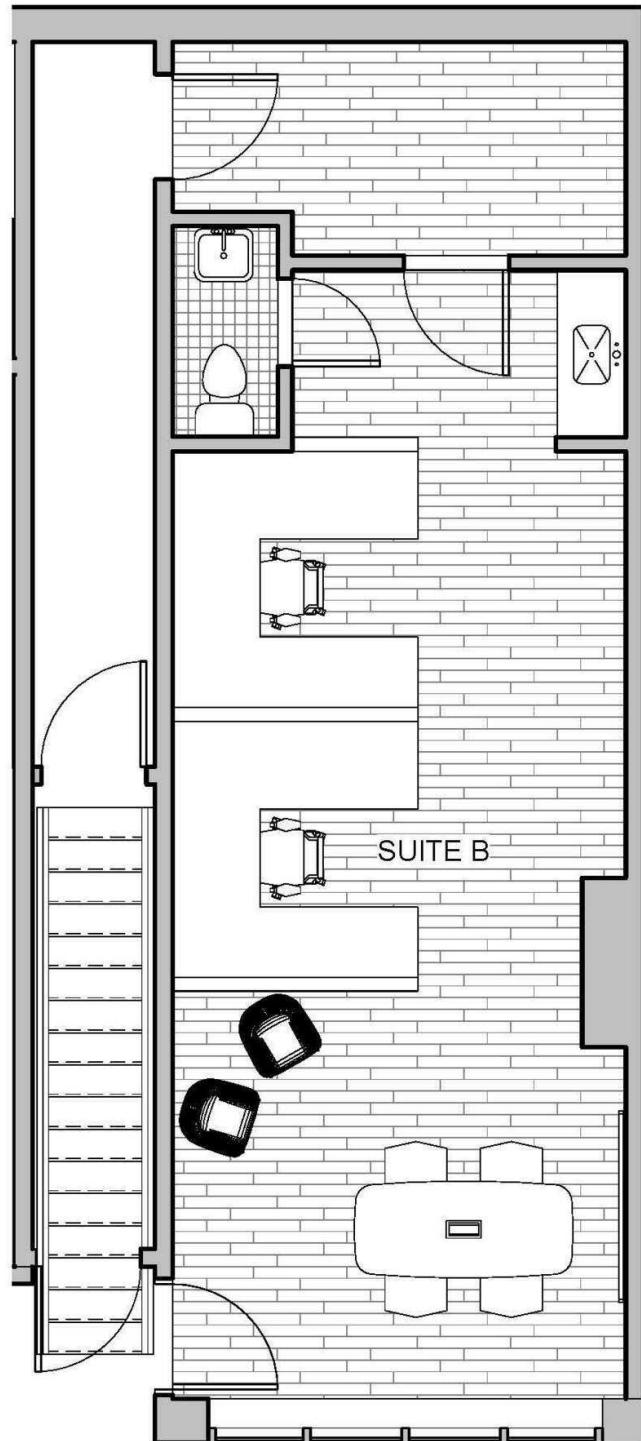
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



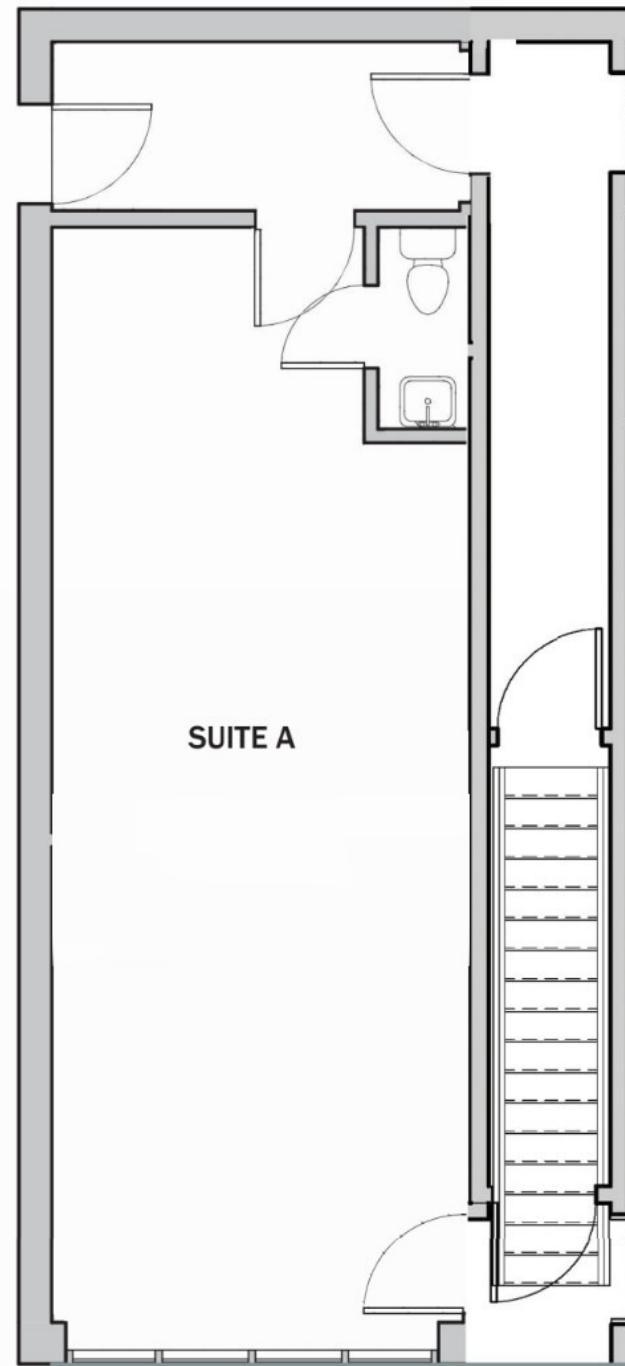
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



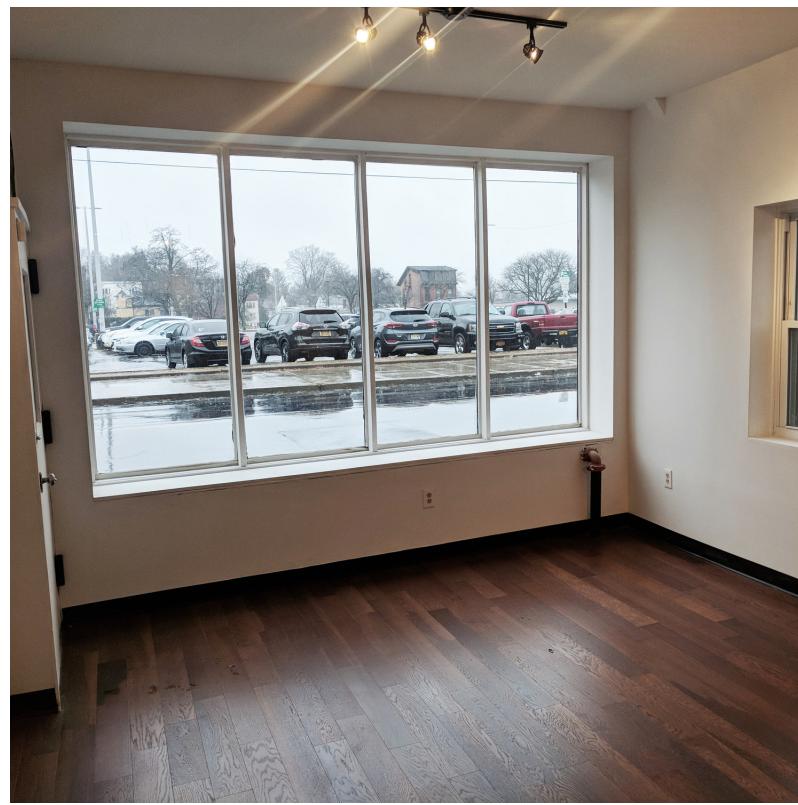
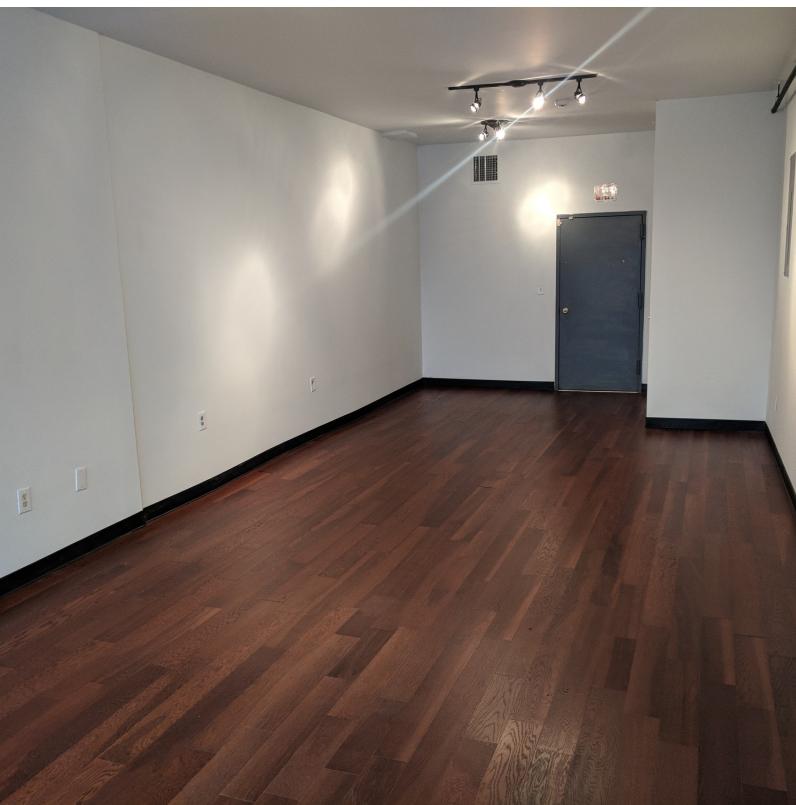
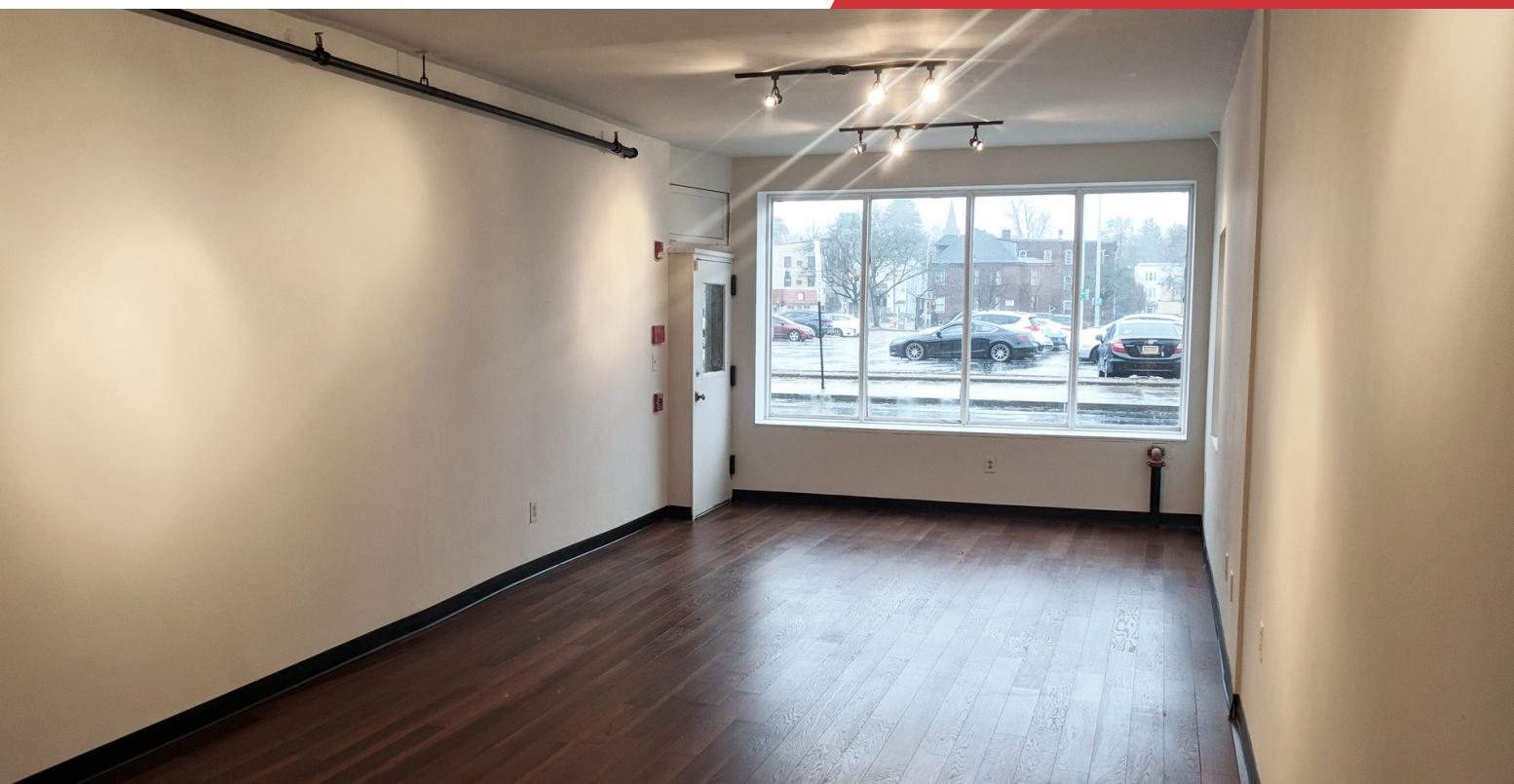
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



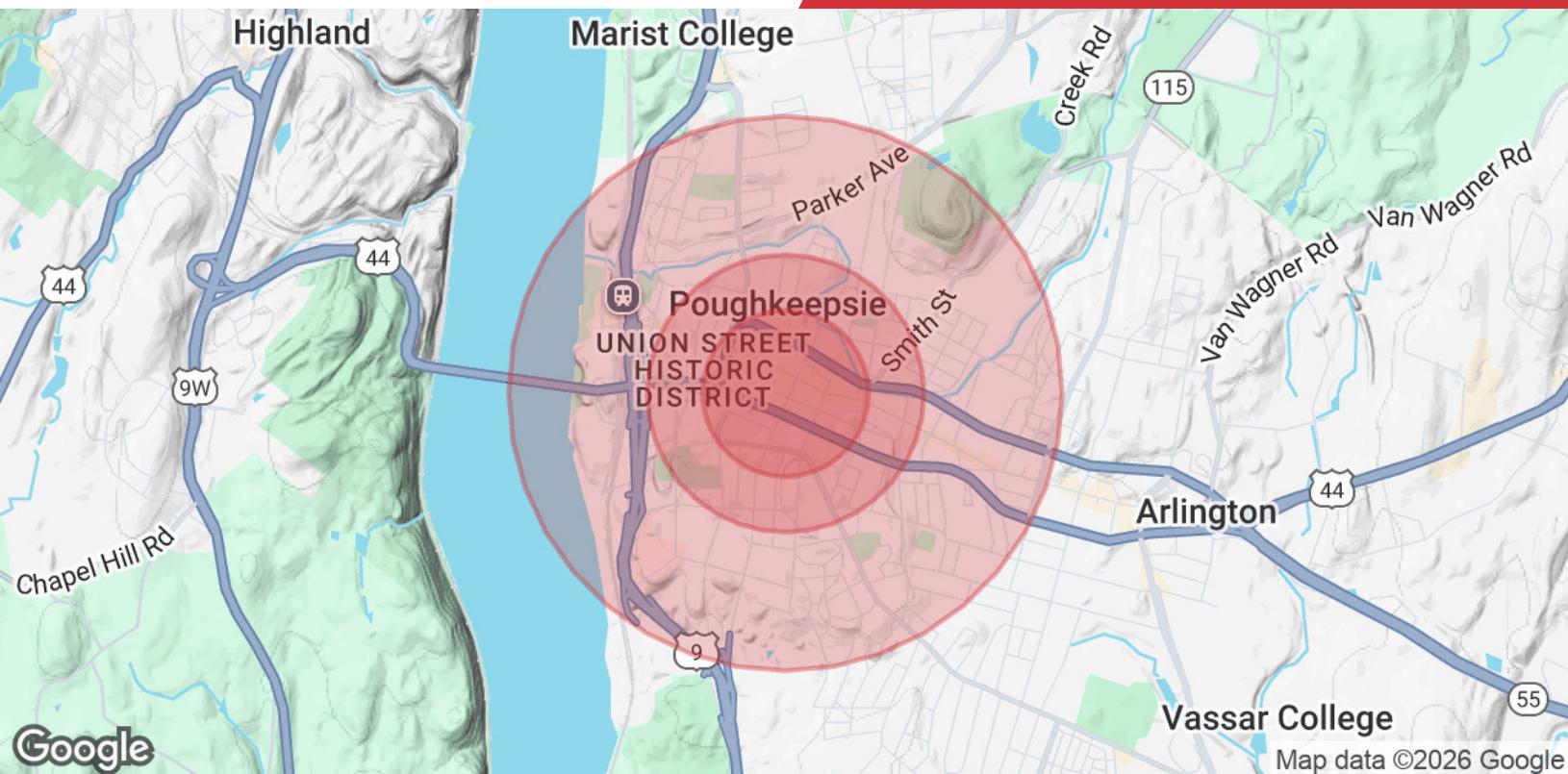
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com