

BANKRUPTCY COURT BUILDING

347 MAIN STREET, POUGHKEEPSIE, NY 12601

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,847 - 3,405 SF
Lease Rate:	\$14.00 - 22.00 SF/yr (MG)
Lot Size:	1.17 Acres
Year Built:	1952
Building Size:	29,290 SF
Zoning:	C-2

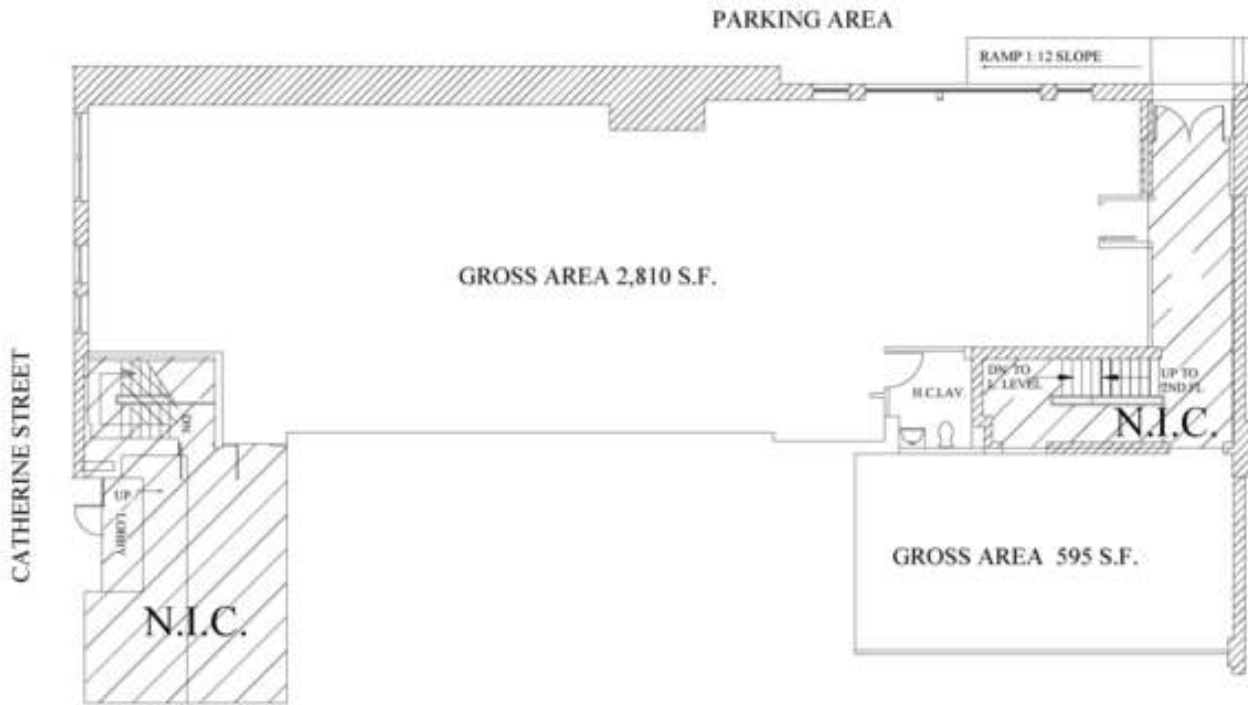
PROPERTY OVERVIEW

Two retail/office suites available in the beautiful Bankruptcy Court building located at 347 Main Street in Poughkeepsie. Flexible terms and build out options available. Ground level ideal for retail/office. Ample on site parking and great central location. Basement level office space is turn key but modifications possible on request. Professionally managed. Great accessibility and available parking. Ideal for professional office or retail.

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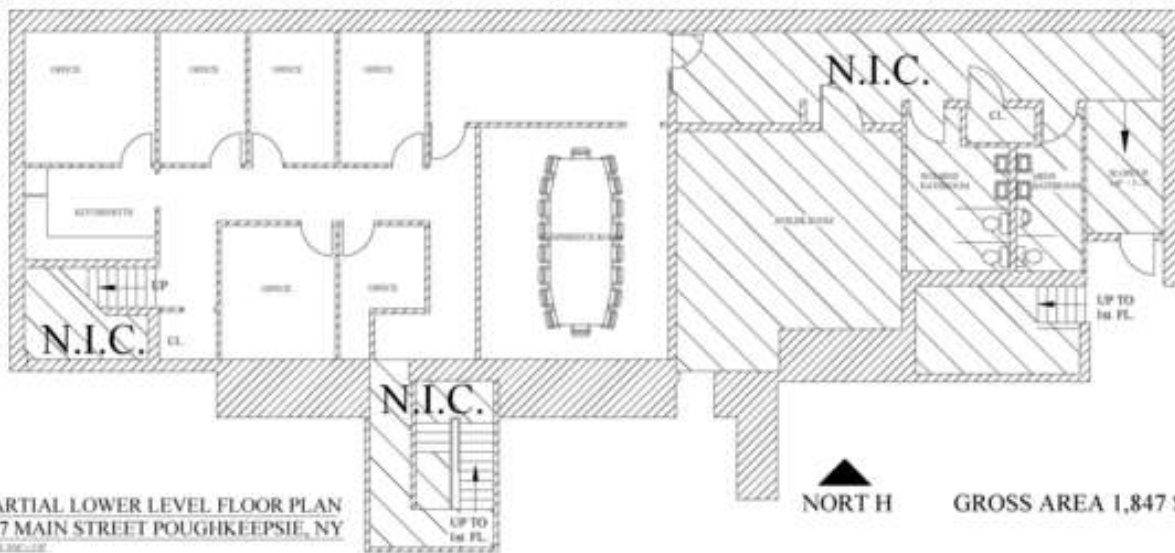
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ADDITIONAL PHOTOS



PARTIAL FIRST FLOOR PLAN
347 MAIN STREET POUGHKEEPSIE, NY
SCALE: 3/32" = 1'-0"

NORTH H TOTAL GROSS AREA 3,405 S.F.



PARTIAL LOWER LEVEL FLOOR PLAN
347 MAIN STREET POUGHKEEPSIE, NY
SCALE: 3/32" = 1'-0"

NORTH H GROSS AREA 1,847 S.F.

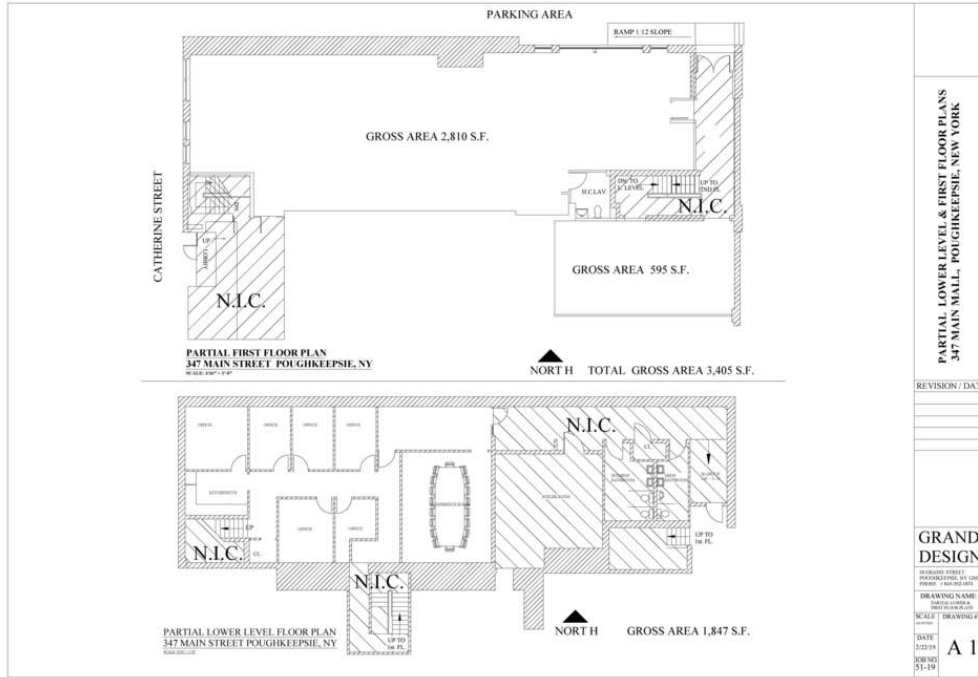


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AVAILABLE SPACES

LEASE TYPE | MG **TOTAL SPACE** | 1,847 - 3,405 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$14.00 - \$22.00 SF/yr



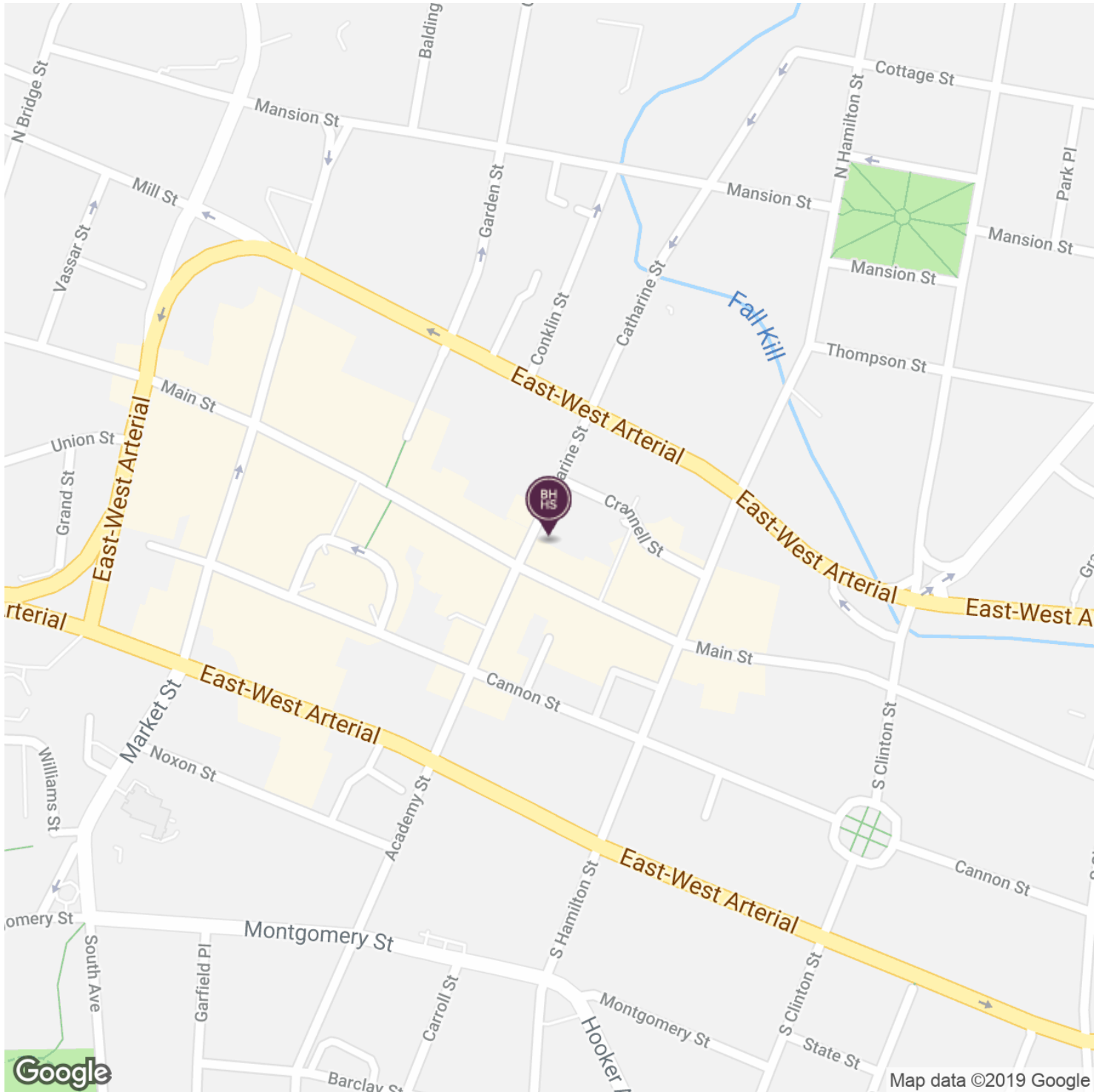
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
347 Main Street	Available	2,810 - 3,405 SF	Modified Gross	\$22.00 SF/yr	Office/retail space available in the beautiful Bankruptcy Court building located at 347 Main Street in Poughkeepsie
347 Main Street	Available	1,847 SF	Modified Gross	\$14.00 SF/yr	Basement level office space in the beautiful Bankruptcy Court build at 347 Main Street. Flexible terms and build o



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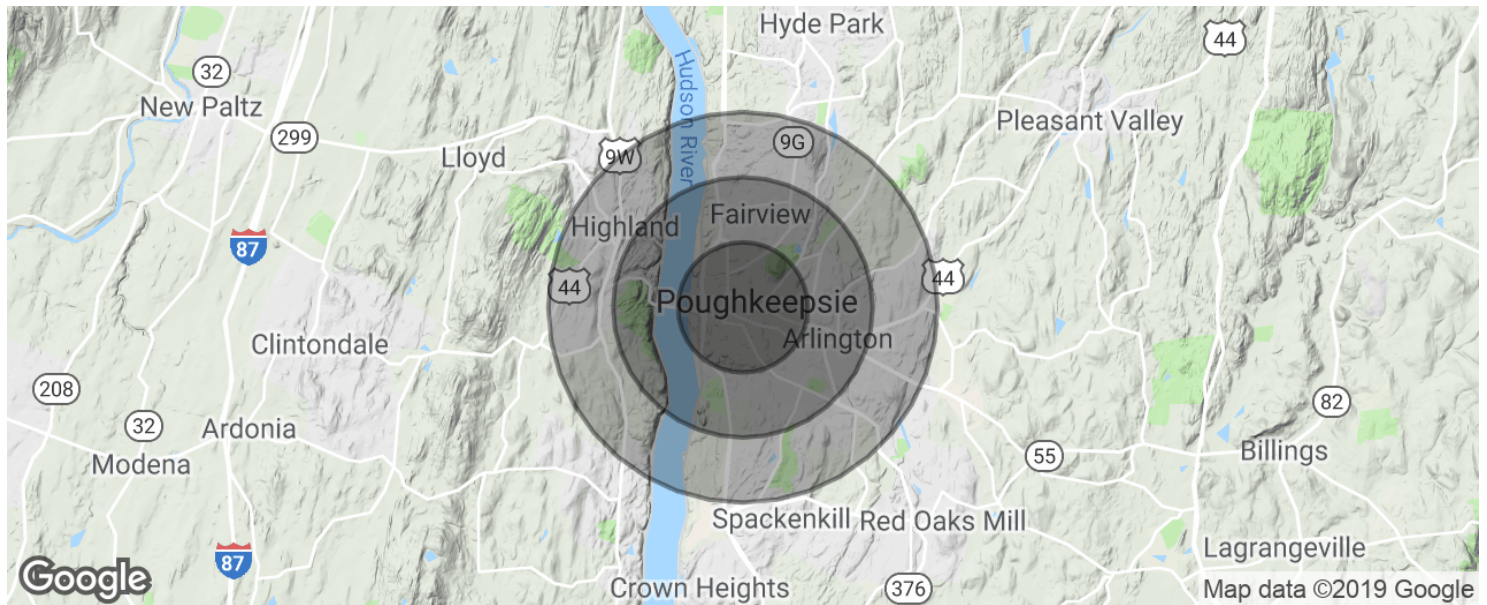
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total population	21,300	51,038	73,281
Median age	33.5	33.6	33.6
Median age (Male)	32.3	32.0	32.3
Median age (Female)	34.2	34.4	34.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,698	20,132	27,675
# of persons per HH	2.4	2.5	2.6
Average HH income	\$47,113	\$53,501	\$60,276
Average house value	\$249,790	\$249,641	\$257,403

* Demographic data derived from 2010 US Census