



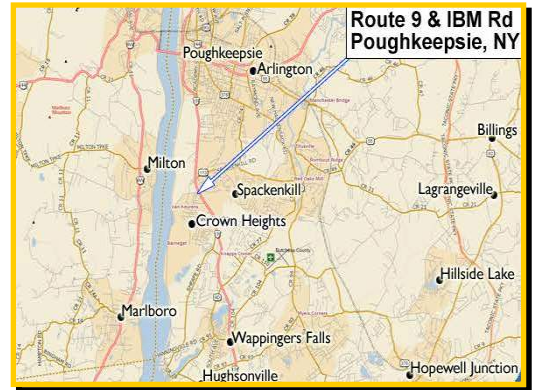
# U.S. ROUTE 9 & IBM ROAD POUGHKEEPSIE, NY



- GROUND LEASE
- PURCHASE
- BUILD TO SUIT

## FOR SALE OR LEASE

- **U.S. Route 9  
South Road  
Poughkeepsie, NY 12601**
- **Location:** U.S. Route 9 - Adjacent to Hampton Inn & Suites
- **Acres:** 0.36 +/- Acres
- **Square Feet:** 2,500 - 3,000 +/- SF
- **Demand Generators:** IBM Poughkeepsie  
Casperkill Golf Club  
Poughkeepsie Galleria Mall  
Dutchess County Airport
- **IBM Road Curb Cut**



Demographics:	3 Miles	5 Miles	7 Miles
Population	30,785	99,092	143,924
Avg. HH Income	\$93,951	\$74,569	\$77,937
# of Households	12,165	36,676	52,499

**Area Traffic Count:** U.S. Route 9 - 46,228 AADT

- **Asking Price:** Sale: \$750,000  
Lease: \$75,000 Triple Net
- **Now Asking:** Sale: \$450,000  
Lease: \$40,000 Per Year, Triple Net

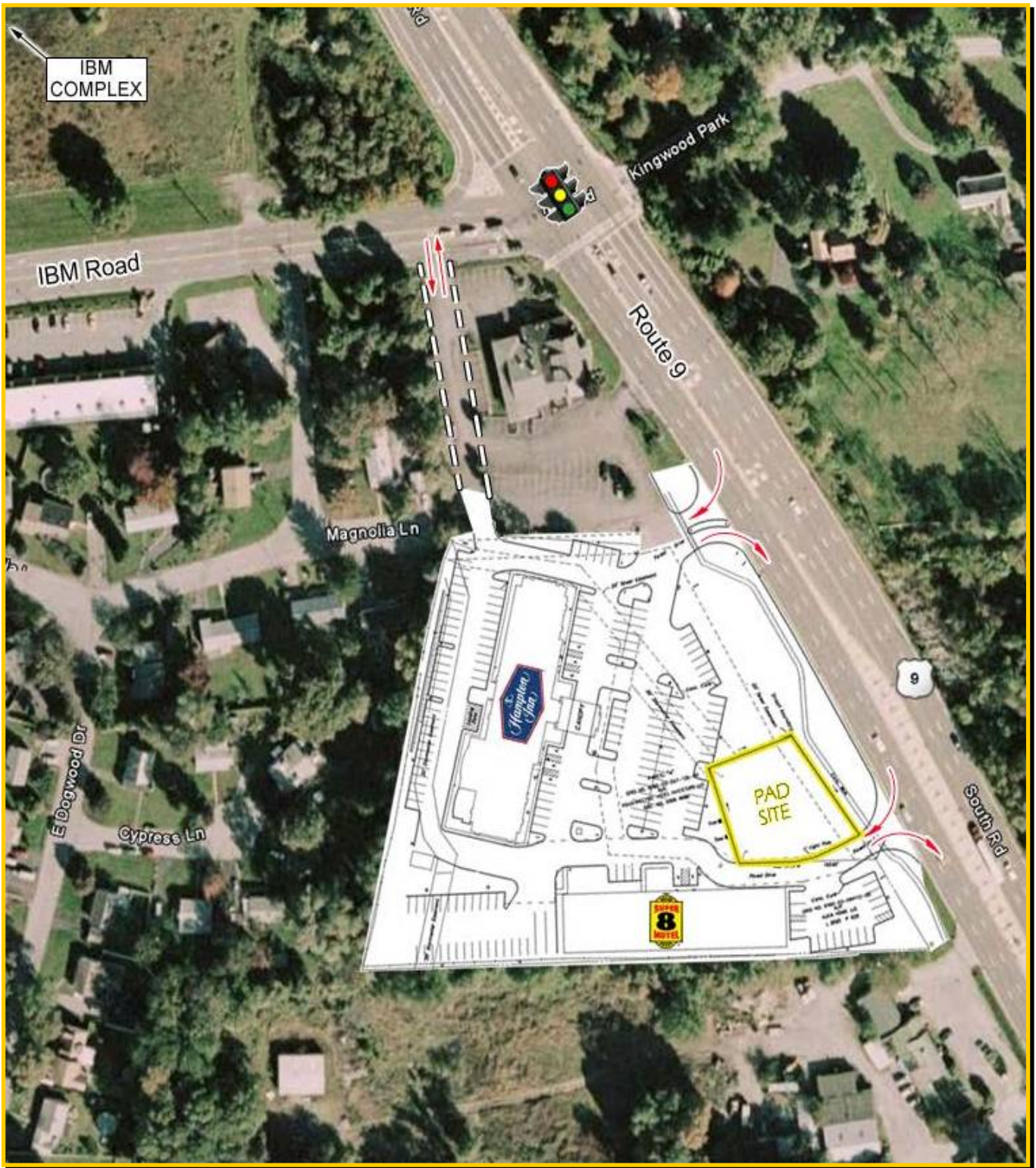
\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*\*



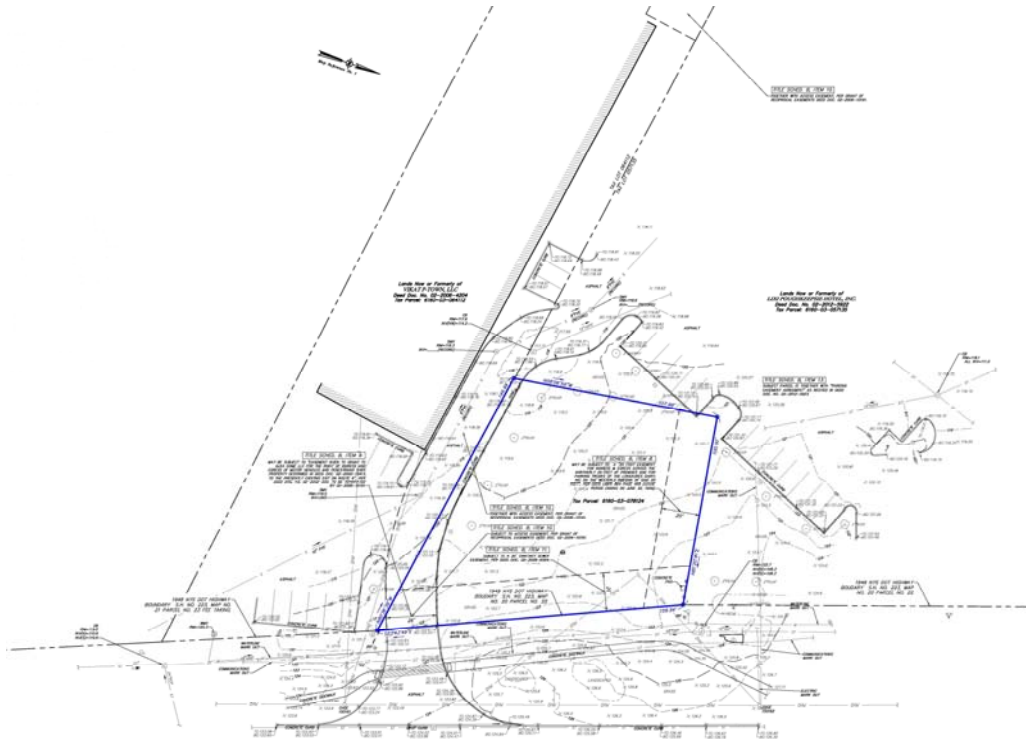
**Properties Group, LLC**  
295 Main St.  
Poughkeepsie, NY

**Thomas M. Cervone**  
(845)485-3100  
Tom@crproperties.com  
www.crproperties.com

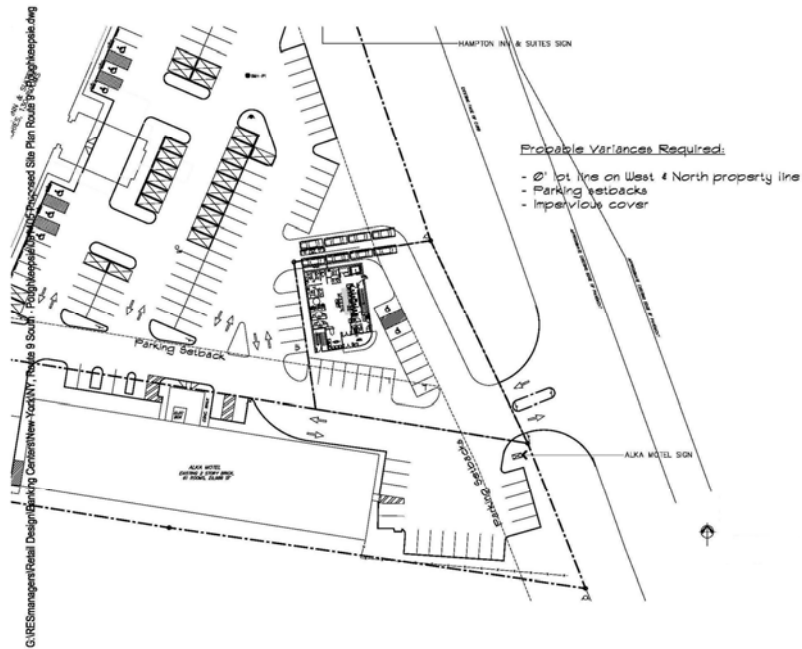




# Concept Plans



S.H. NO. 223 - US ROUTE 9 (SOUTH BOUND) - A.K.A. ALBANY POST ROAD







SITE

IBM

Home Depot  
FASHION B.C.G.

Poughkeepsie Galleria  
Sears

Lowry's  
Lowe's

PETCO

Lowry's  
Lowe's

Lowry's  
Lowe's

CVS

Michaels

Michaels

CVS

Home Depot

Home Depot

Home Depot

Home Depot

Home Depot

Home Depot