

Join Stop & Shop and Ross Dress for Less at Plaza 44

With over 1.8 Million visitors to the shopping center, yearly!



RETAIL, MEDICAL, FITNESS SPACE AVAILABLE

POUGHKEEPSIE, NY

PLAZA 44

43 Burnett Boulevard @ Love Road

SIZE

Space 12 Inline - 1,500 SF
Space 18 Inline - 630 SF
Space 19B Anchor - ±9,550 SF

ASKING RENT

Upon Request

NNN

CAM - \$2.35
RE Tax - \$5.13
Total = \$7.48 PSF

PARKING

Ample Parking - 700+ Spaces

CO-TENANTS

Stop & Shop, Ross Dress for Less (coming soon), Key Bank, H&R Block, Dollar Tree, Sally Beauty, Stop & Shop Gas Station, T-Mobile, Plaza Wine & Spirits, Ulster Savings, Mid Hudson Valley Credit Union, Dimorian Pizza & Grill, Smoke Shop 21, Madison Nails, Joe's Cutting Zone, Laundromat (coming soon)

NEIGHBORS

Adams Fairacre Farms, Valvoline Instant Oil Change, Mavis Discount Tire, Darkside Records, NY State Department of Transportation, Determine Fitness, Arlington Fire District, Poughkeepsie Town Clerk, Town of Poughkeepsie Justice Court, Sears Appliance Repair

COMMENTS

- Highly performing Stop & Shop - newly renovated
- Plaza 44 is the 2nd most visited Shopping Center within it's 5-mile market
- Ross Dress for Less, 22,000 SF Anchor coming soon
- Ceiling heights - 22' to the underside of the steel beams
23' to the deck
- Storage Area Available
- 4 docks in rear
- Residential Units:
 - 511 units under construction
 - 1,353 units recently completed
- Located at major intersection of Burnett Blvd & Dutchess Turnpike
- Immediate proximity to key transit options including a city bus stop adjacent to the property and the Poughkeepsie Main St Station ±3.0 miles away
- Strategic location ensures that Plaza 44 remains a highly accessible destination for daily commuters, residents, and visitors, enhancing it's attractiveness as a premier shopping hub in the region
- Nearby high education
 - Vassar: 2,799 faculty + students
 - Marist: 7,027 faculty + students
 - Culinary Inst. of America: 3,413 faculty + students
- Pylon Signage Available

CONTACT EXCLUSIVE AGENTS

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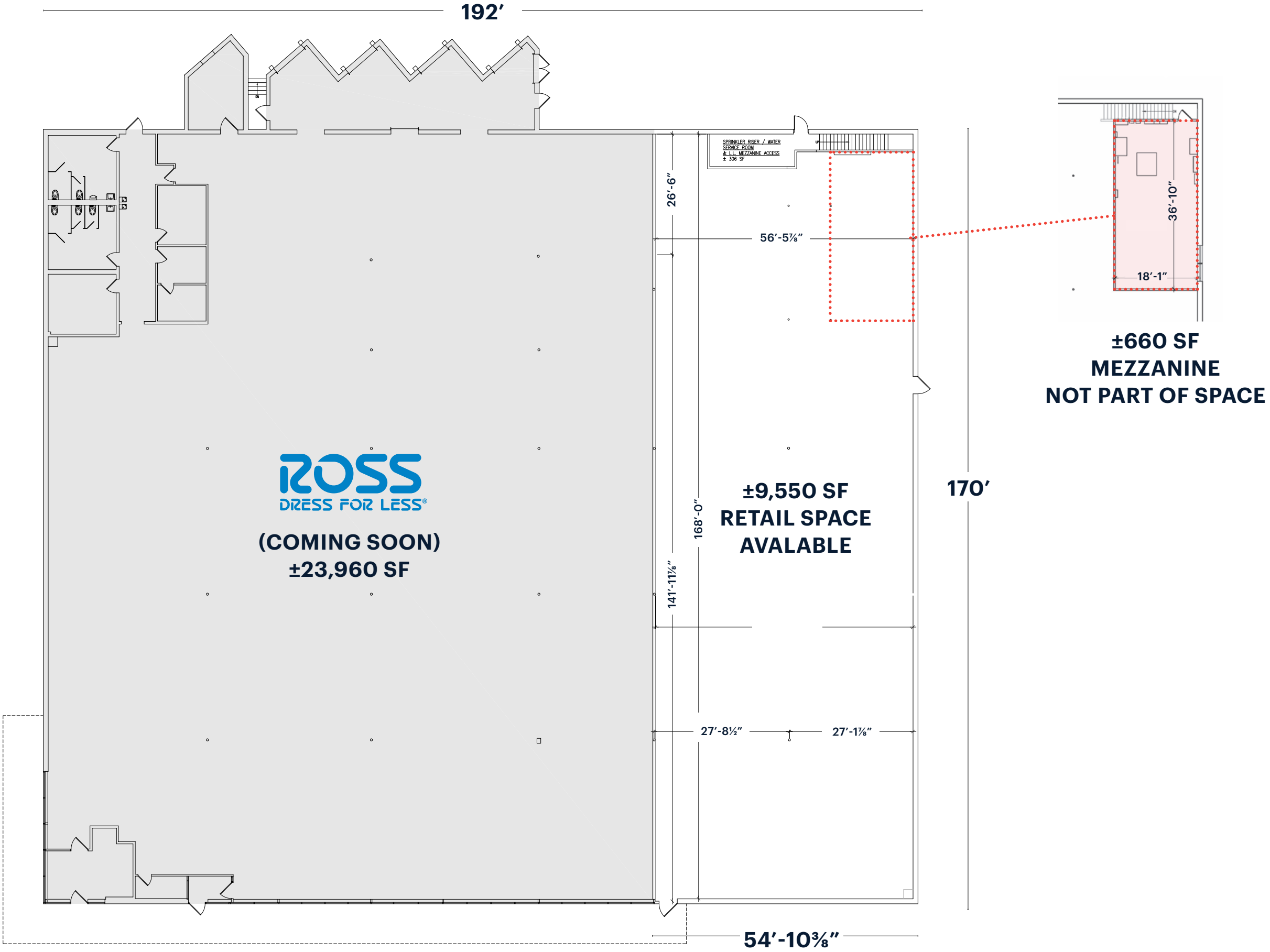
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN

TENANT	SPACE	SF
STOP & SHOP SUPERMARKET	1	69,449
MOMO GARDEN	2	2,880
T-MOBILE	3	2,880
H&R BLOCK	4	2,880
PIZZA RESTAURANT	5	2,880
LAUNDROMAT (COMING SOON)	6	1,500
L&T LIQUORS	7	4,200
DANCE STUDIO	8	4,154
ESTRELLA EVENTS	9	1,446
NO.1 CHINESE RESTAURANT	10	900
SMOKE SHOP 21	11	1,500
VACANT	12	1,500
DOLLAR TREE	13	11,100
MADISON NAILS	14	825
MY OWN BOSS HAIR SALON	15	787
SALLY BEAUTY SUPPLY	16	1,475
MAKEOVER PLANET	17	573
AVAILABLE	18	630
ROSS FOR LESS (COMING SOON)	19 A	23,960
ANCHOR AVAILABLE	19 B	9,550
RF MANY INSURANCE	20	1,500
MID HUDSON VALLEY FCU	21	5,284
CENTRAL BARK	22 & 23	8,300
ULSTER SAVINGS BANK	24	3,000
KEYBANK	25	2,838
STOP & SHOP GAS STATION	26	1,935
TOTAL SF		167,926



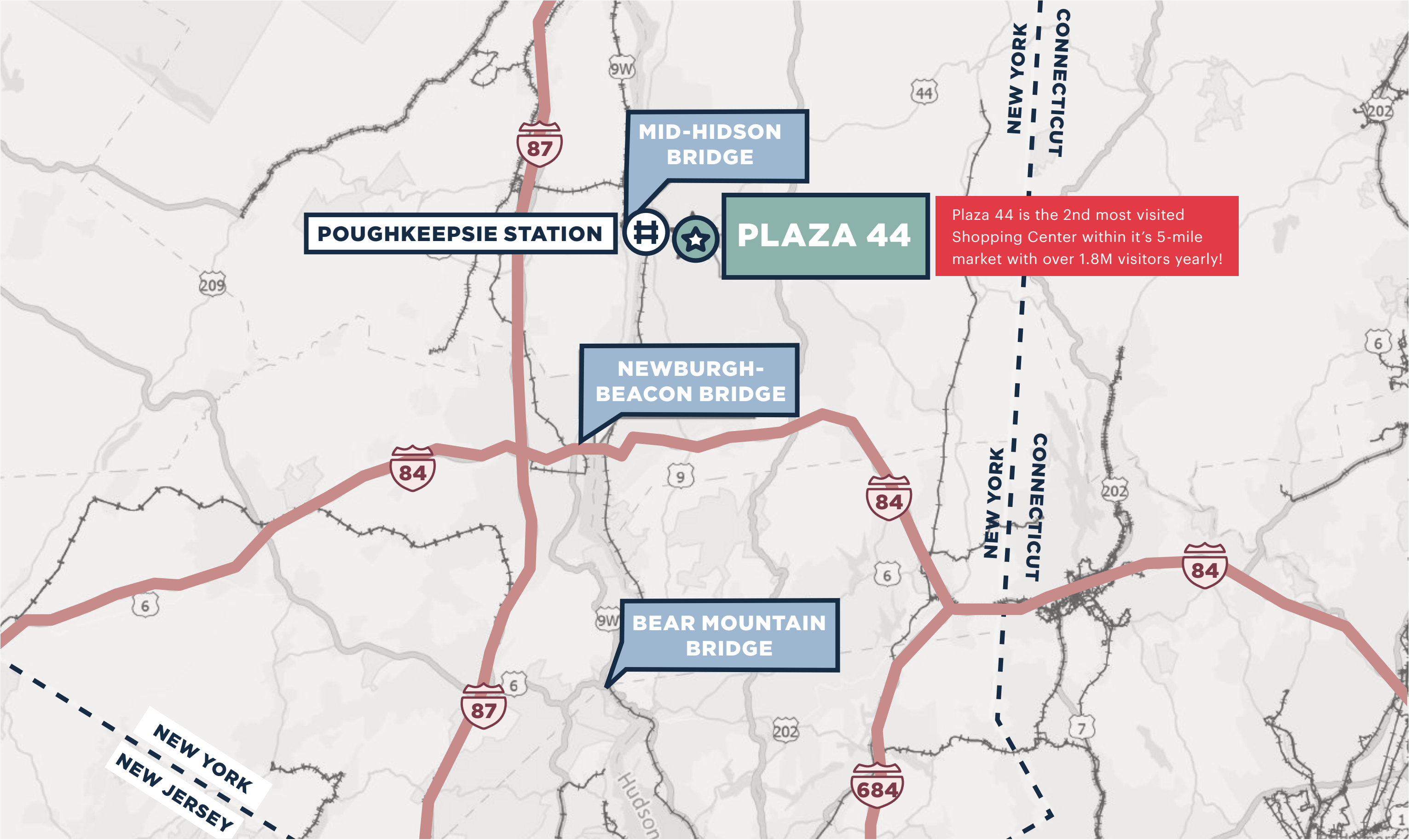
FLOOR PLAN - ±9,550 SF



MARKET AERIAL



STRATEGICALLY LOCATED



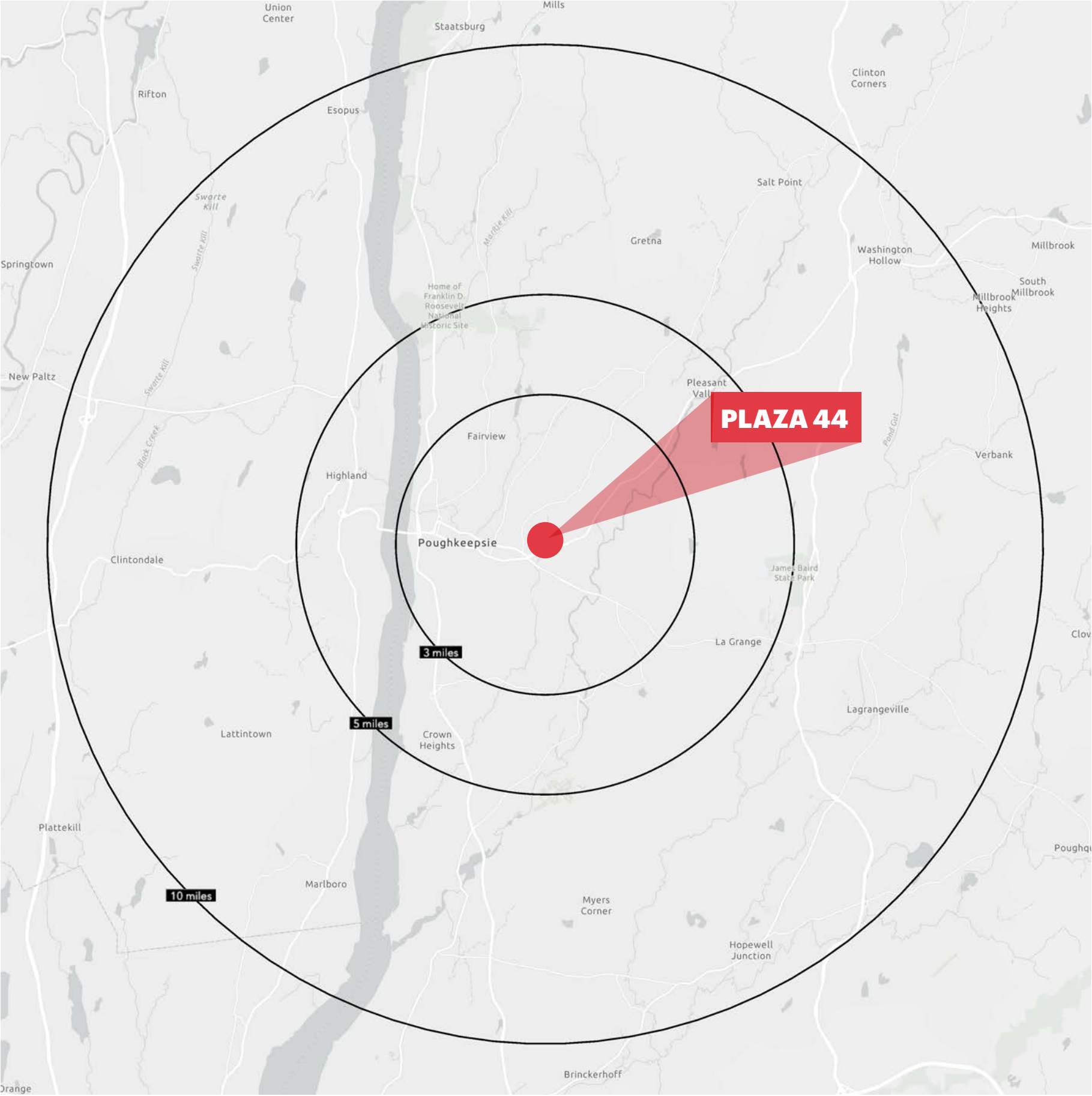
RESIDENTIAL DEVELOPMENTS

UNDER CONSTRUCTION & PROPOSED				
PROPERTY NAME	PROPERTY ADDRESS	CITY	STATE	# UNITS
1 Wallace campus	Main Street	Poughkeepsie	NY	187
2 South Avenue	South Avenue	Poughkeepsie	NY	87
3 One Dutchess - Phase 2	1 Dutchess Avenue	Poughkeepsie	NY	84
4 Highview II	Milton Street	Poughkeepsie	NY	64
5 Pelton Mount Carmel	36 N Clover Street	Poughkeepsie	NY	47
6 15 N Cherry St	15 N Cherry Street	Poughkeepsie	NY	42
511 Total				

RECENTLY COMPLETED				
PROPERTY NAME	PROPERTY ADDRESS	CITY	STATE	# UNITS
1 Eastdale Village	10 Otto Way	Poughkeepsie	NY	390
2 One Dutchess	1 Dutchess Avenue	Poughkeepsie	NY	384
3 LaGrange Farms	165 Overlook Road	Poughkeepsie	NY	107
4 Violet Estates	35 Violet Avenue	Poughkeepsie	NY	90
5 Rose Street Fallkill Commons	17-18 Rose Street	Poughkeepsie	NY	77
6 Crannell Square	35 Catharine Street	Poughkeepsie	NY	75
7 Queen City Lofts Apartments	180 Main Street	Poughkeepsie	NY	70
8 Fulton Landing	10 Campus View Court	Poughkeepsie	NY	69
9 The Arlington	21 Raymond Avenue	Poughkeepsie	NY	63
10 The Academy	35 Academy Street	Poughkeepsie	NY	28
1,353 Total				



DEMOGRAPHICS



3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
64,325	2,731
HOUSEHOLDS	TOTAL EMPLOYEES
24,927	35,521
MEDIAN AGE	TOTAL DAYTIME POPULATION
37.0	69,945
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
15,877 - 38%	\$98,463

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
104,762	4,082
HOUSEHOLDS	TOTAL EMPLOYEES
39,960	50,913
MEDIAN AGE	TOTAL DAYTIME POPULATION
38.5	105,494
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
28,057 - 40%	\$110,489

10 MILE RADIUS

POPULATION	TOTAL BUSINESSES
199,440	7,242
HOUSEHOLDS	TOTAL EMPLOYEES
76,547	81,442
MEDIAN AGE	TOTAL DAYTIME POPULATION
41.3	182,907
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
54,632 - 39%	\$122,942

*2024 estimates