



JOIN VERIZON - 1500SF TO BE BUILT

U.S. ROUTE 44 AT BURNETT BLVD - POUGHKEEPSIE, NY 12603



1,500SF SPACE AVAILABLE - US RT 44 @ BURNETT BLVD

ADDRESS: U.S Route 44 at NWC
Burnett Blvd
Poughkeepsie, NY 12603

BUILDING SF: 1,500 SF
To Be Built

LOT SIZE: .68 Acres

TRAFFIC COUNT: 17,300 AADT

LEASE RATE: \$30.00 per SF plus CAM & Taxes



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a multiple purpose shop space on the North West corner consisting of 1,500 to be built in Poughkeepsie, NY. This Heavy traffic area with has prominent national and regional retailer co-tenancy such as, Adams Fairacre Farms, CVS, Verizon, Starbucks, and more. NYS DOT Region 8 Offices, Town of Poughkeepsie Government Offices.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

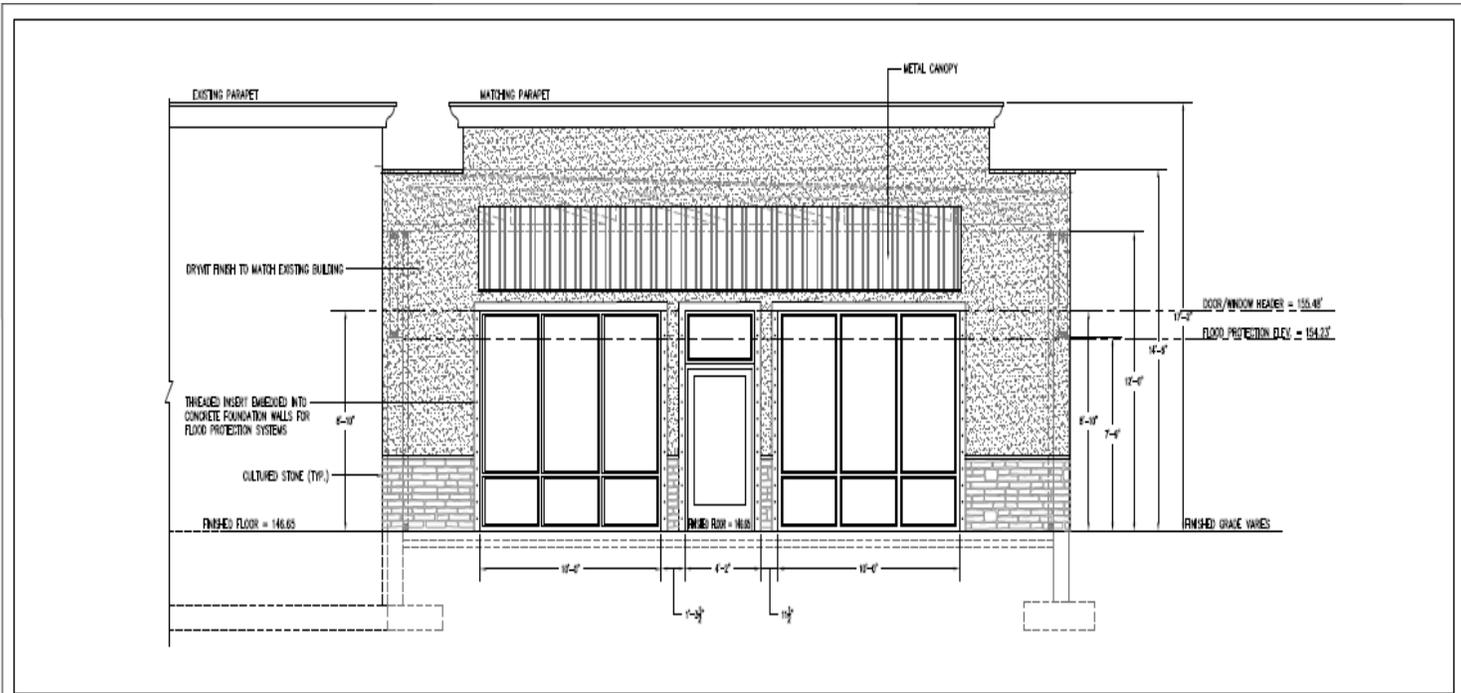
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com

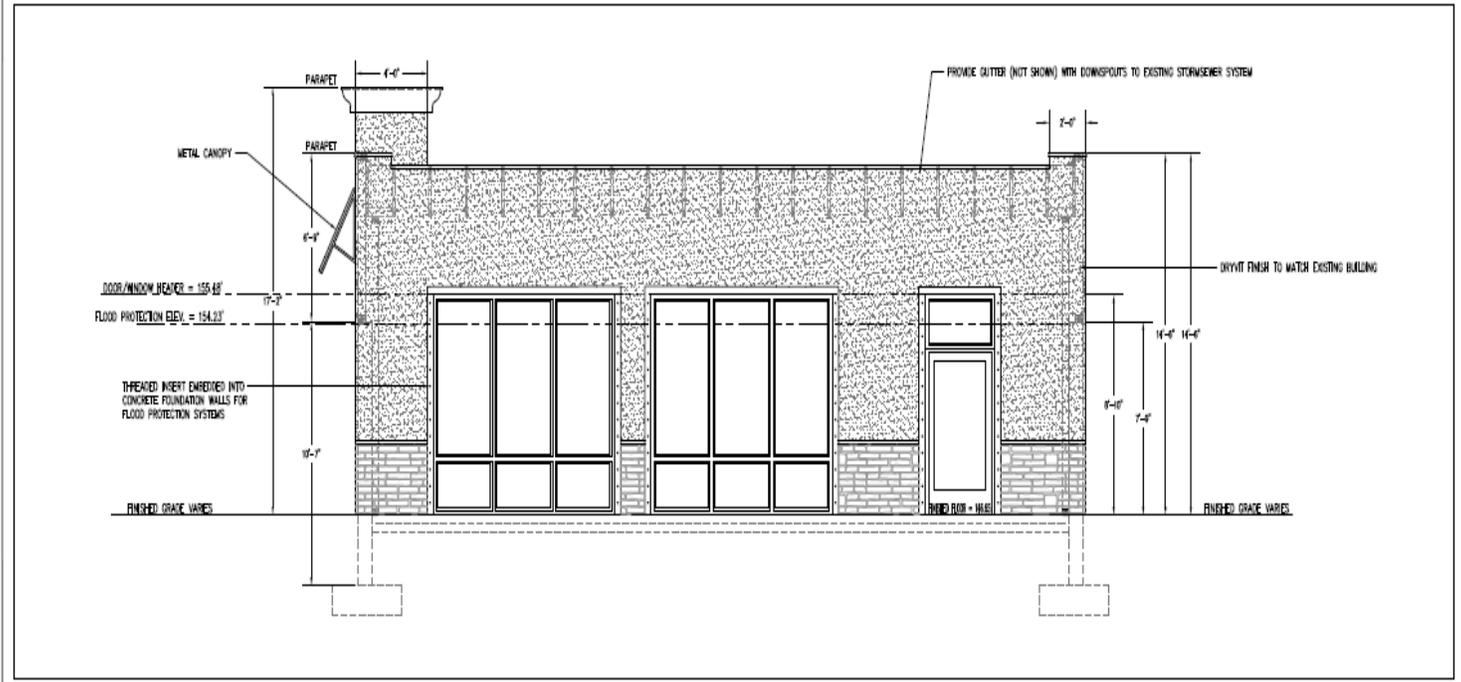


COMMERCIAL - MULTIPURPOSE STOREFRONT PARKING ON SITE - FRONTAGE ON ROUTE 44

NEAR ADAMS FAIRACRE FARMS



0.1 EAST ELEVATION
SCALE: 3/8" = 1'-0"



0.2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



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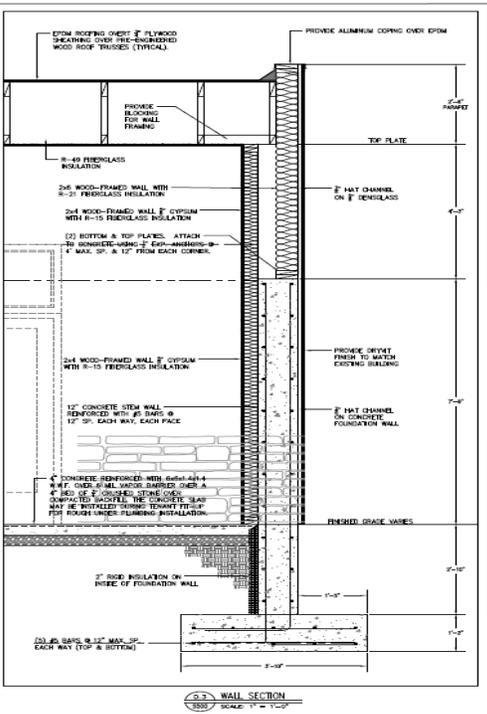
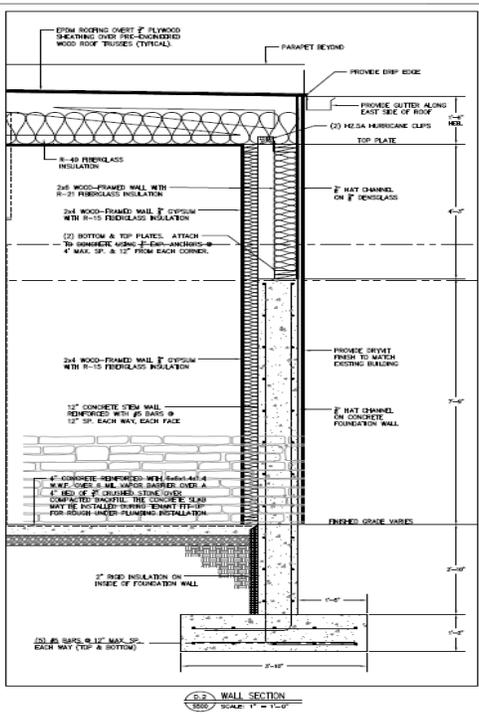
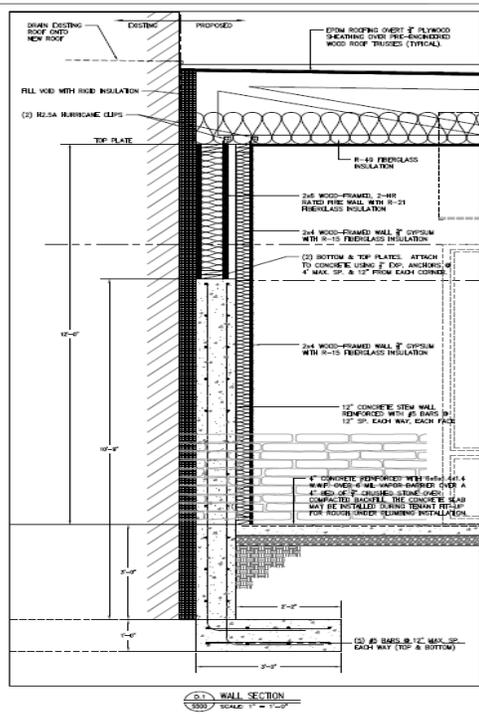
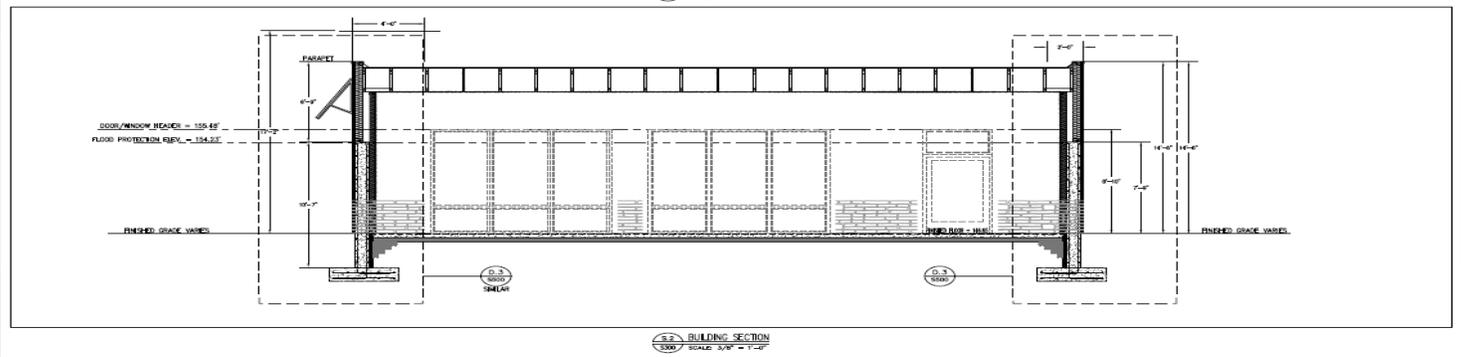
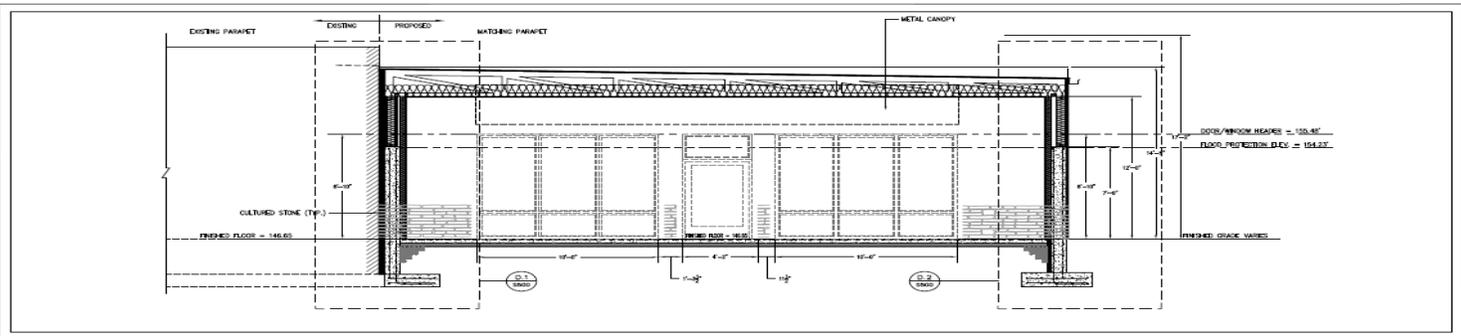
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FULL PLANS AVAILABLE UPON REQUEST



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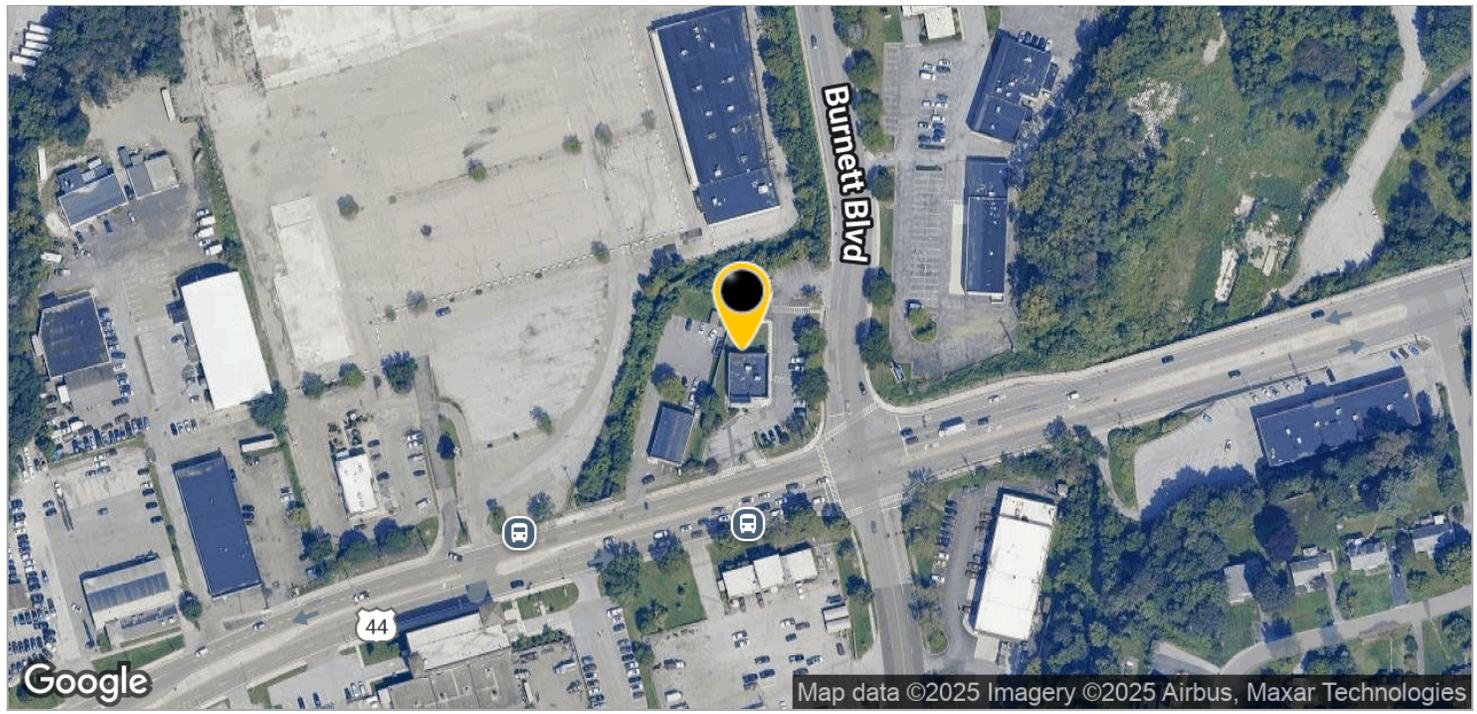
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DUTCHESS TURNPIKE TO ARTERIAL HIGHWAY MULTIPLE USE ONE STORY STRUCTURE

PARKING ON SITE - DOUBLE ENTRY ACCESS



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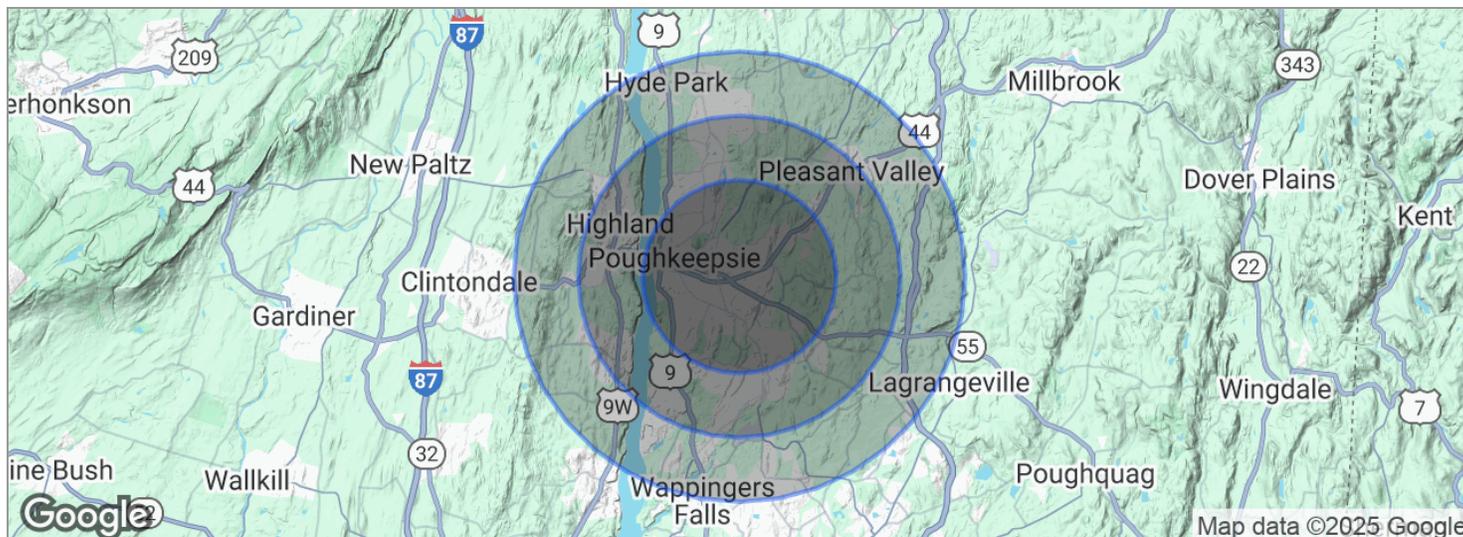
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ARLINGTON SCHOOL DISTRICT

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NEIGHBORING NATIONAL & REGIONAL RETAILERS



POPULATION	3 MILES	5 MILES	7 MILES
Total population	69,787	116,443	160,834
Median age	35.0	35.6	36.9
Median age (male)	33.3	34.2	35.5
Median age (Female)	36.0	36.3	37.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	25,542	42,644	59,370
# of persons per HH	2.7	2.7	2.7
Average HH income	\$67,643	\$72,476	\$75,263
Average house value	\$273,048	\$284,943	\$298,127

* Demographic data derived from 2020 ACS - US Census



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