



# COMMERCIAL BUILDING - U.S. ROUTE 9

U.S. ROUTE 9, 1978 SOUTH ROAD, POUGHKEEPSIE, NY 12601



## U.S. ROUTE 9 FRONTAGE & ROAD VISIBILITY

**ADDRESS:** U.S. Route 9  
1978 South Road  
Poughkeepsie, NY 12601

**LOCATION:** Mid-Hudson Bridge – (14 Minutes / 6.6 Miles)  
Metro-North Train Station (Hudson Line) – (14 Minutes / 6.8 Miles)  
Taconic State Parkway – (18 Minutes / 10 Miles)  
Interstate 84 (Exit 46) – (19 Minutes / 8.5 Miles)  
Newburgh Beacon Bridge – (23 Minutes / 10.6 Miles)  
Interstate 87 (Exit 36) – (28 Minutes / 15 Miles)  
Poughkeepsie Amtrak to Penn Station – (1 Hour, 35 Minutes)  
Metro-North to Grand Central – (1 Hour, 50 Minutes)

**BUILDING SIZE:** 1,600 SF

**LOT SIZE:** 0.34 Acres

**ZONING:** B-H, Highway Business

**TRAFFIC COUNT:** U.S. Route 9 - 49,308 AADT

**ASKING PRICE:** \$550,000



### PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale a Commercial Building, on U.S. Route 9 (South Road) Poughkeepsie, NY 12601. The Building is 1,600 SF on 0.34 +/- acre site has one of the highest daily traffic counts of nearly 50,000 and surrounded by all the major shopping centers including Poughkeepsie Galleria, South Hills Mall, and Chestnut Plaza. Nearby Demand Generators are IBM, Culinary Institute of America, Vassar College, Marist College, Walkway Over The Hudson, Samuel F.B. Morse Historic Mansion & More.



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



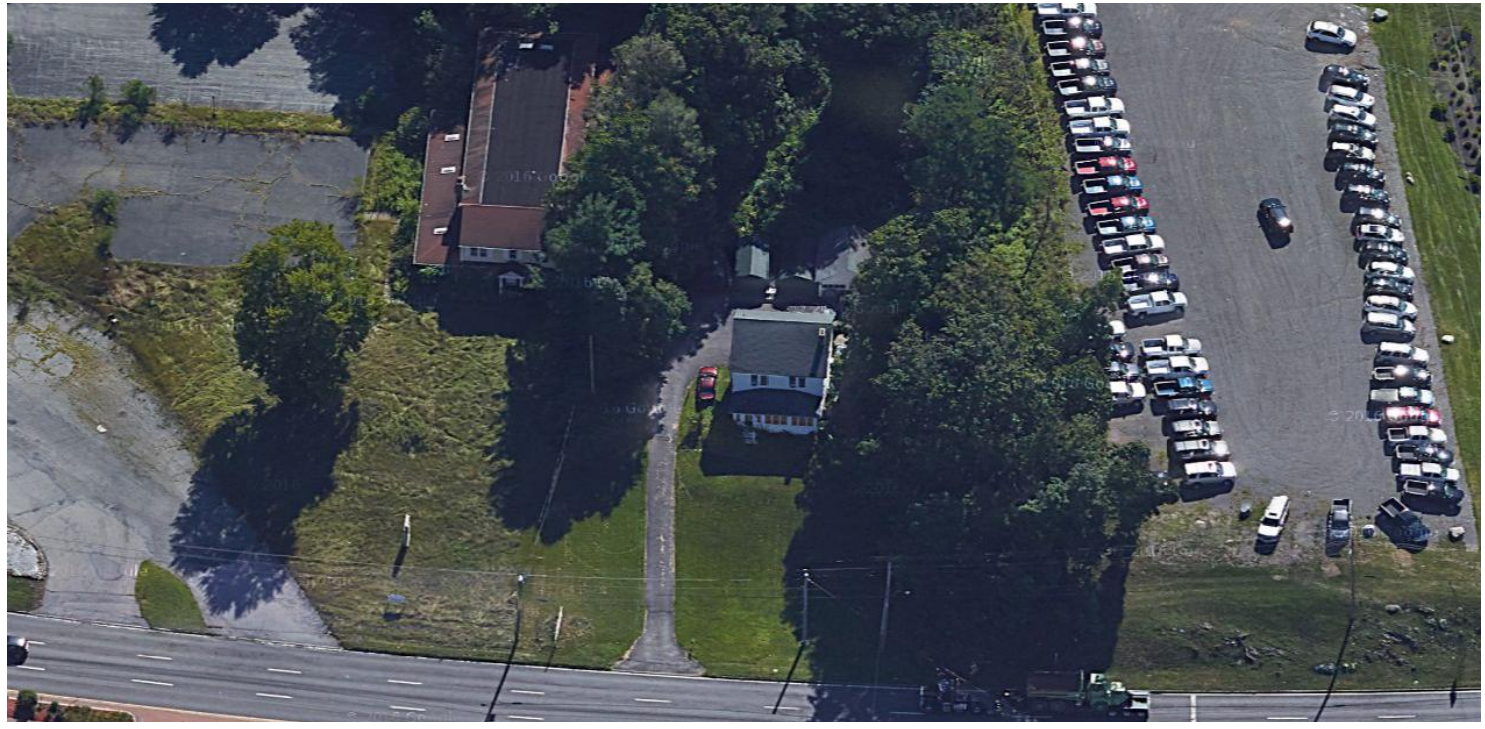
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*For more information:*  
Thomas M. Cervone  
845.485.3100  
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# NATIONAL & REGIONAL RETAILERS POUGHKEEPSIE GALLERIA & SOUTH HILLS MALL

49,000 + TRAFFIC COUNT; NEAR MARIST, VASSAR, & DUTCHESS COMMUNITY COLLEGE



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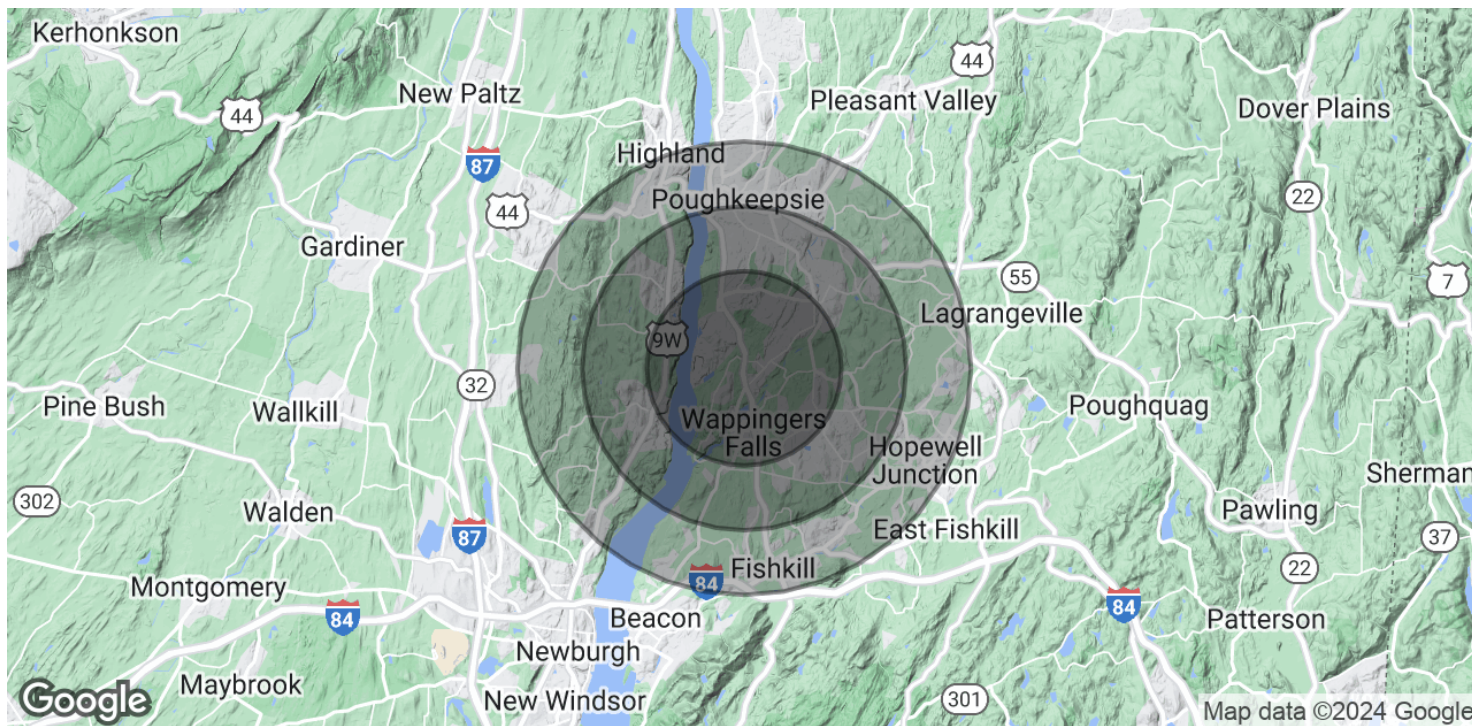




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### DUTCHESS COUNTY & ULSTER COUNTY AREAS



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	32,149	83,842	157,280
Average Age	43	43	42
Average Age (Male)	41	42	41
Average Age (Female)	44	44	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	12,283	32,905	60,756
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$139,768	\$131,141	\$128,801
Average House Value	\$412,815	\$394,589	\$389,817

Demographics data derived from AlphaMap



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