

BOUTIQUE, RETAIL, OFFICE

37 ACADEMY STREET, POUGHKEEPSIE, NY 12601

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Building Size:	22,700 SF
Available SF:	1,000 SF

PROPERTY OVERVIEW

HIGHLY VISIBLE STREET LEVEL SPACE - BOUTIQUE - RETAIL - OFFICE

1,000 SF of commercial space is available in The Academy - a mixed used redevelopment that includes event space, eateries, co-working space, and residential units.

Join some of Poughkeepsie's most recognizable establishments, including Hudson & Packard, Bread & Batter, Good Night Kenny, and the new Barn Fox co-working space, on Academy St with this newly developed commercial space. This highly visible pedestrian and vehicular location is perfect for your business.

BRIAN MOSSEY

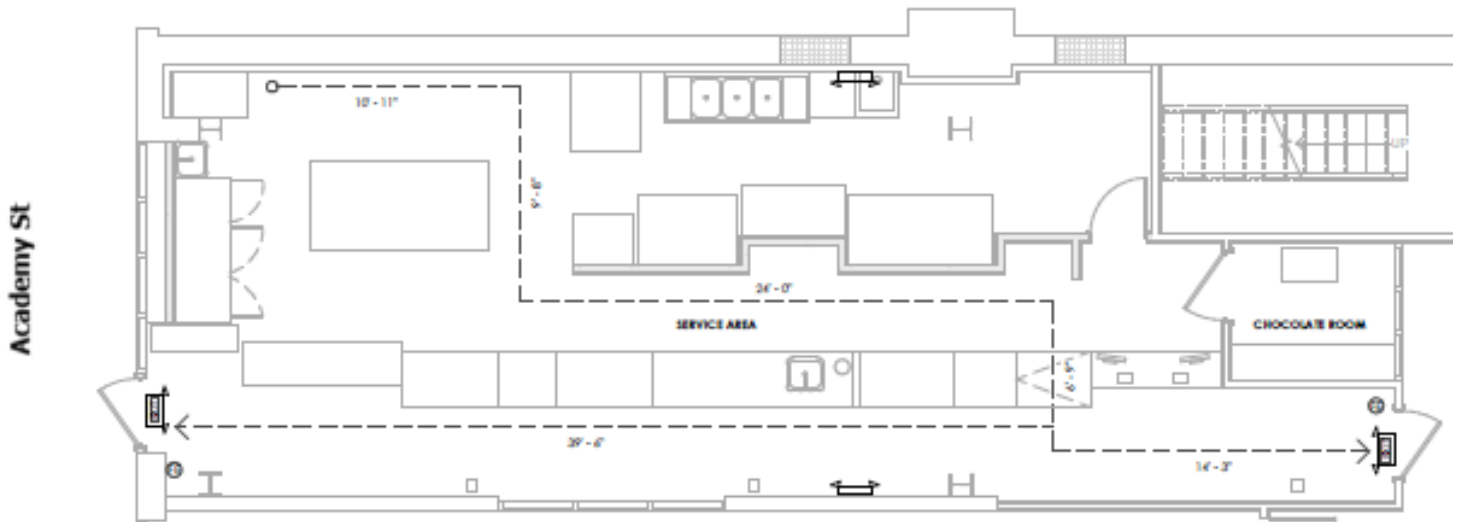
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HIGHLY VISABLE COMMERCIAL SPACE - BOUTIQUE, RETAIL, OFFICE

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ADDITIONAL PHOTOS

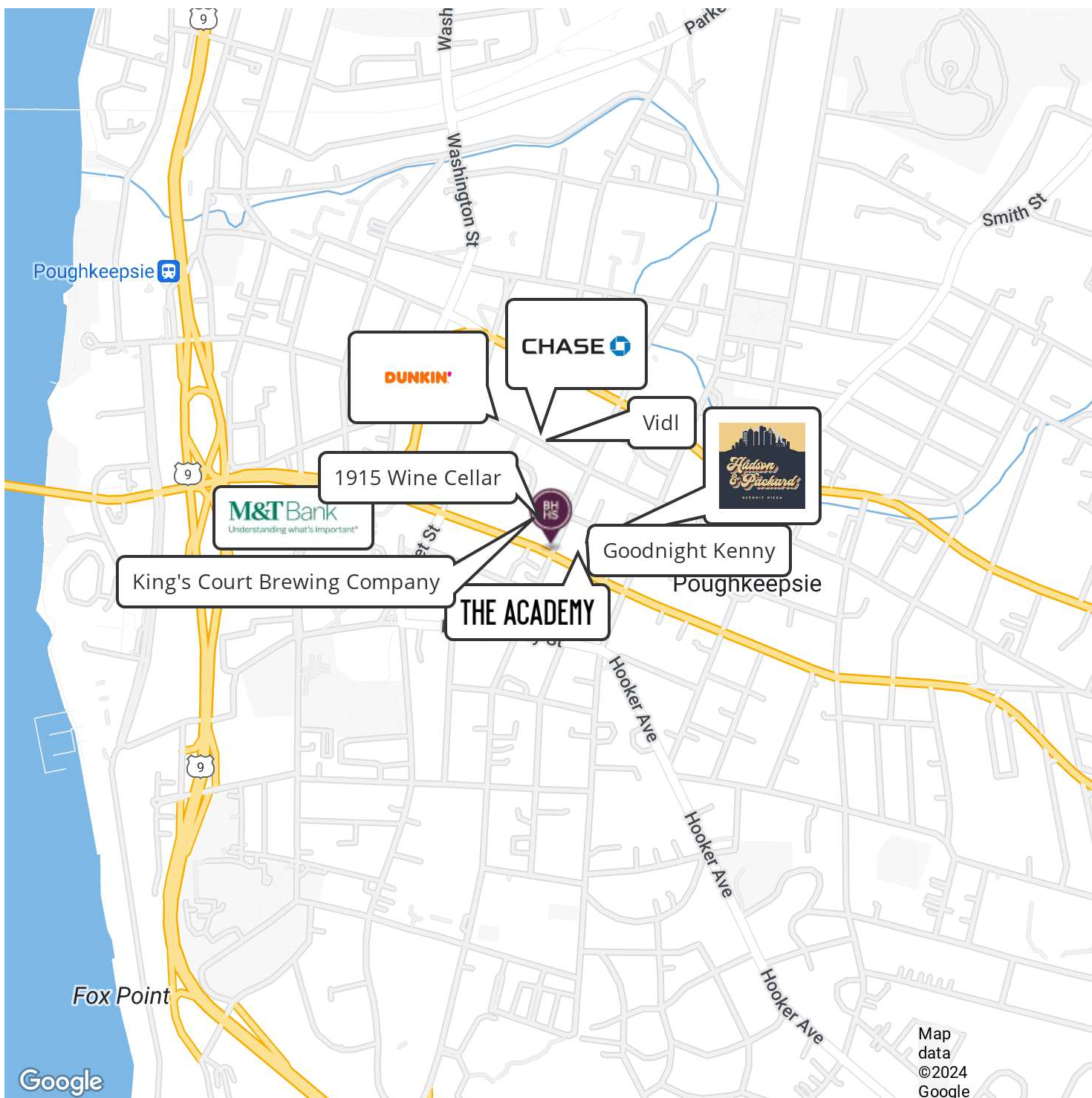




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LOCATION MAP

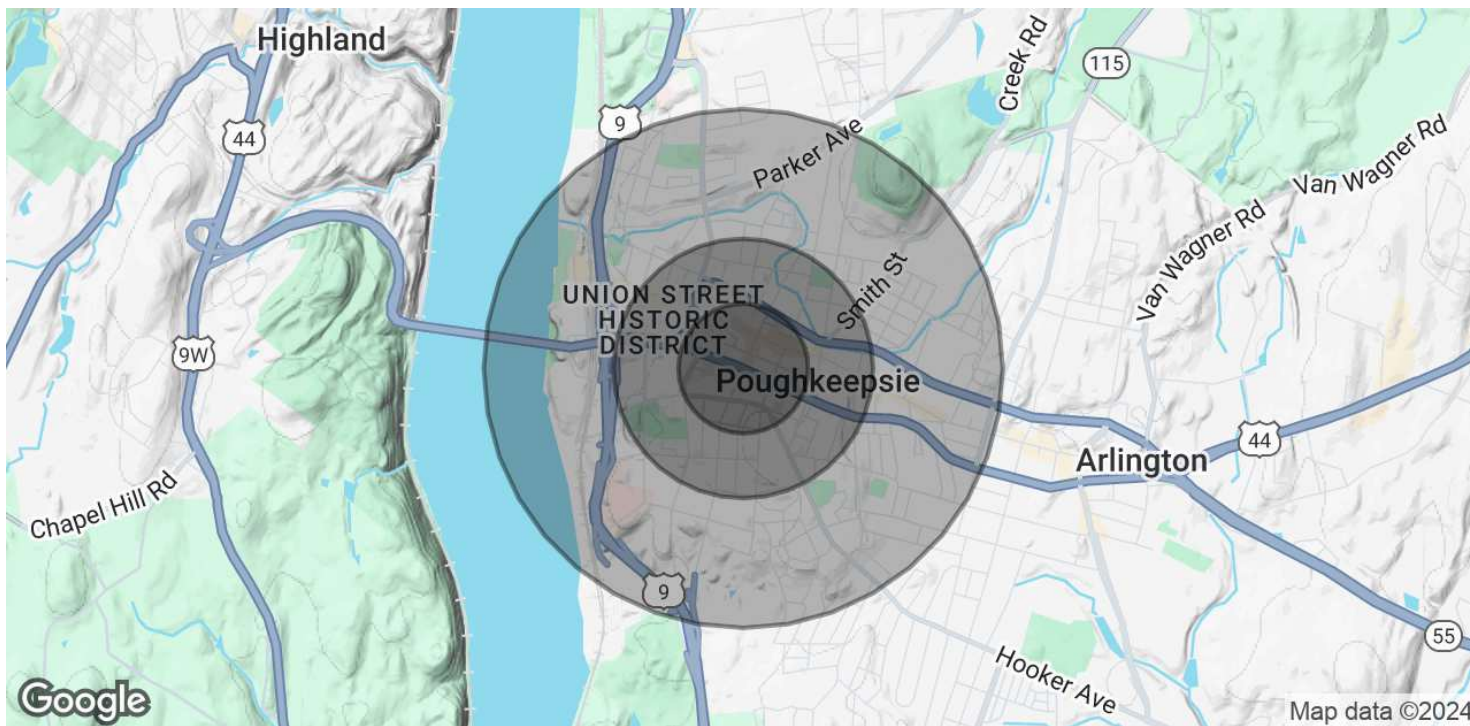




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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,583	7,520	22,169
Average Age	37.9	38.1	36.7
Average Age (Male)	33.3	37.0	36.5
Average Age (Female)	40.4	39.7	37.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	966	3,841	10,387
# of Persons per HH	1.6	2.0	2.1
Average HH Income	\$42,355	\$52,045	\$63,990
Average House Value	\$50,010	\$75,984	\$134,805

2020 American Community Survey (ACS)