



INVESTMENT SALE - MEDICAL OFFICE

876 DUTCHESS TURNPIKE, POUGHKEEPSIE, NY 12603



INVESTMENT SALE - MEDICAL OFFICE BUILDING

OFFERING SUMMARY

ADDRESS: U.S. Route 44
876 Dutchess Turnpike
Poughkeepsie, NY 12603

LOCATION: Mid-Hudson Bridge - (12 Minutes / 4.7 Miles)
Taconic State Parkway - (13 Minutes / 6 Miles)
Interstate 84 (Exit 44) - (32 Minutes / 15.8 Miles)
Interstate 87 (Exit 17) - (38 Minutes / 23.7 Miles)

BUILDING SIZE: 3,708 SF
BUILDING INFO: Waiting room, Reception,
8 operatory room, supporting space

LOT SIZE: 0.68 Acre
ASKING PRICE: \$1,175,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer an office building For Sale on 876 Dutchess Turnpike, Poughkeepsie, NY 12603. Suitable for Office, Retail, Service. This building is 12 Minutes from the Mid-Hudson Bridge & 13 Minutes from the Taconic State Parkway. Located nearby Eastdale Village featuring many shops and restaurants.



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



INVESTMENT SALE - MEDICAL OFFICE

876 DUTCHESS TURNPIKE, POUGHKEEPSIE, NY 12603

DENTAL OFFICE, LONG TERM LEASE



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



NEARBY RETAILERS & EASTDALE VILLAGE CREDIT UNIONS, EATERIES, SHOPPING

EASTDALE VILLAGE: [HTTPS://WWW.EASTDALEVILLAGE.COM/](https://www.eastdalevillage.com/)



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

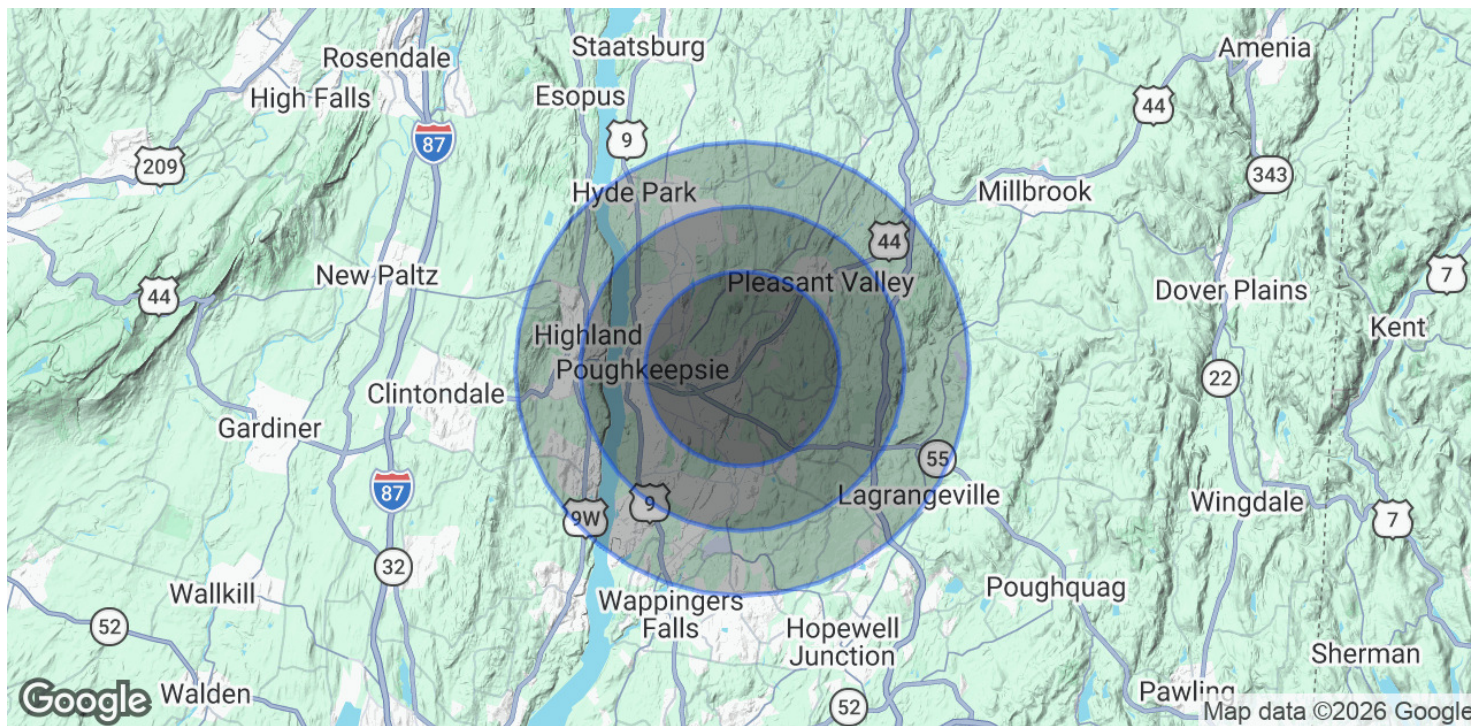
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	46,528	95,011	130,437
Average Age	38.8	39.9	41.3
Average Age (Male)	37.9	38.7	40.1
Average Age (Female)	39.6	40.2	41.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	18,041	36,627	50,482
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$101,968	\$115,150	\$119,326
Average House Value	\$310,574	\$315,112	\$329,319

2023 American Community Survey (ACS)



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