



PROFESSIONAL CLASS A OFFICE SUITE

U.S. ROUTE 9, 234 NORTH ROAD, POUGHKEEPSIE, NY 12601



MARIST COLLEGE, HUDSON HERITAGE, MIDHUDSON REGIONAL HOSPITAL

ADDRESS: U.S. Route 9
234 North Road
Poughkeepsie, NY 12601

LOCATION: **Mid-Hudson Bridge**
(4 Minutes / 2 Miles)
Poughkeepsie Metro-North
(5 Minutes / 1.2 Miles)

CO-TENANTS: Mike Arteaga's Health & Fitness Centers
Rutberg Breslow Personal Injury Law
Prime Wealth Management
Dennis Kenny Law

AVAILABLE SPACE: 1,553 SF

TRAFFIC COUNT: 39,870 AADT @ US Route 9

LEASE PRICE: \$3,819 Per Month



PROPERTY OVERVIEW

CR Properties Group is pleased to offer Professional Office Space For Lease on U.S. Route 9, 234 North Road, Poughkeepsie, NY 12601. This space offers two offices, conference room, U.S. Route 9 signage and visibility, and within a building with strong co-tenants. The Mid-Hudson Bridge is 4 minutes away from this location & Metro-North Poughkeepsie (Hudson line) and Amtrak is 5 minutes away. Penn Station to Poughkeepsie Amtrak (Hudson Line) 1 hour and 35 minutes. Grand Central Terminal Metro-North (Hudson Line) is 1 hour and 50 minutes.

Matterport 3D Virtual Tour: <https://my.matterport.com/show/?m=VVH6fWwq9fs>
Photography: <https://crproperties.com/search-property-listings/?propertyId=ArteagaSU>



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



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For more information:

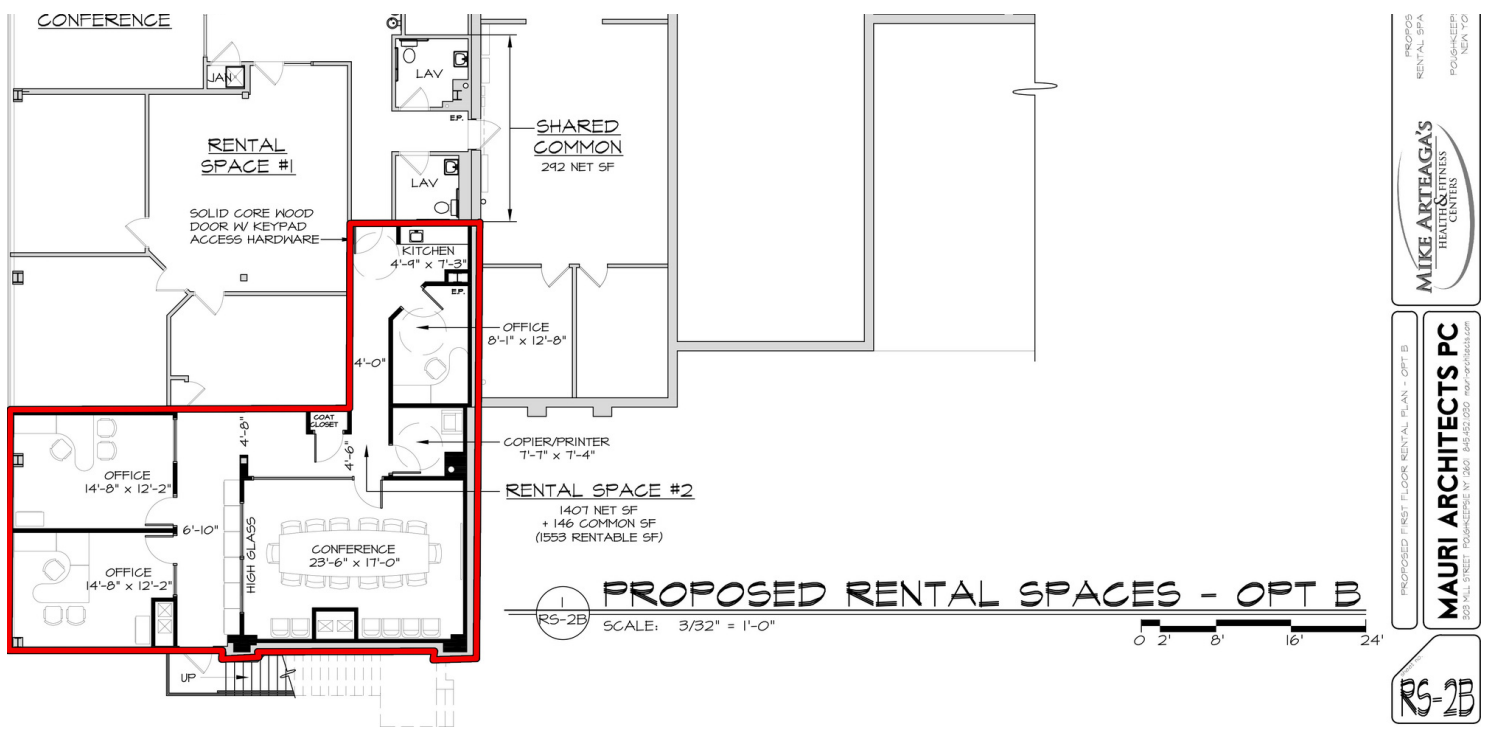
Thomas M. Cervone
845.485.3100
tom@crproperties.com



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TWO PROFESSIONAL OFFICES & CONFERENCE ROOM



PROPOS
RENTAL SPA
POUGHKEEPSIE
NOV 17-0

MIKE ARTEAGA'S
HEALTH & FITNESS
CENTERS

PROPOSED FIRST FLOOR RENTAL PLAN - OPT B

MAURI ARCHITECTS PC
385 HALL STREET POUGHKEEPSIE, NY 12601 845-827-0200 mauriarchitects.com

RS-2B



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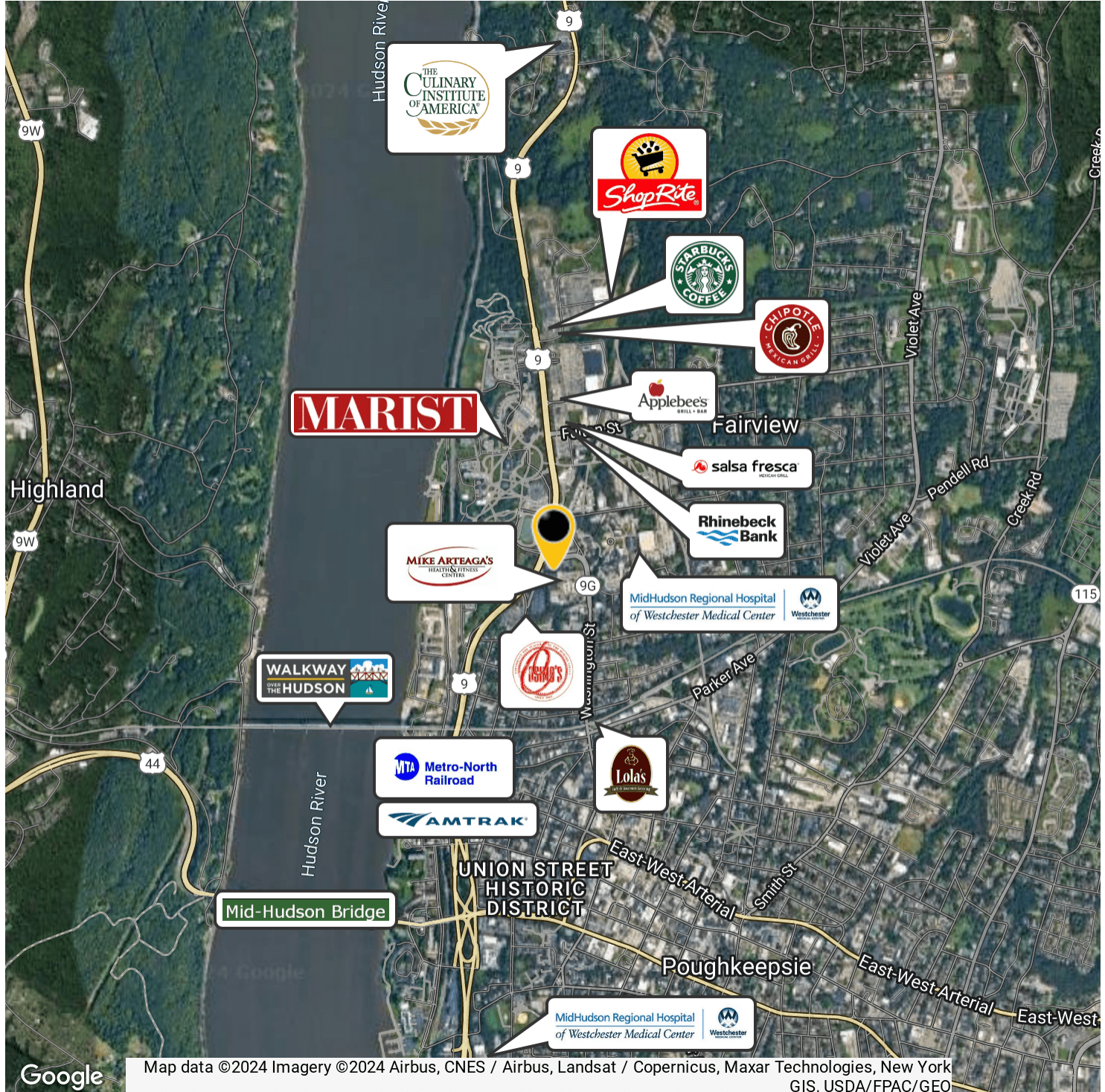
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AREA RETAILERS & DEMAND GENERATORS MARIST COLLEGE, CULINARY INSTITUTE OF AMERICA

METRO NORTH HUDSON LINE & AMTRAK SERVICES



Google

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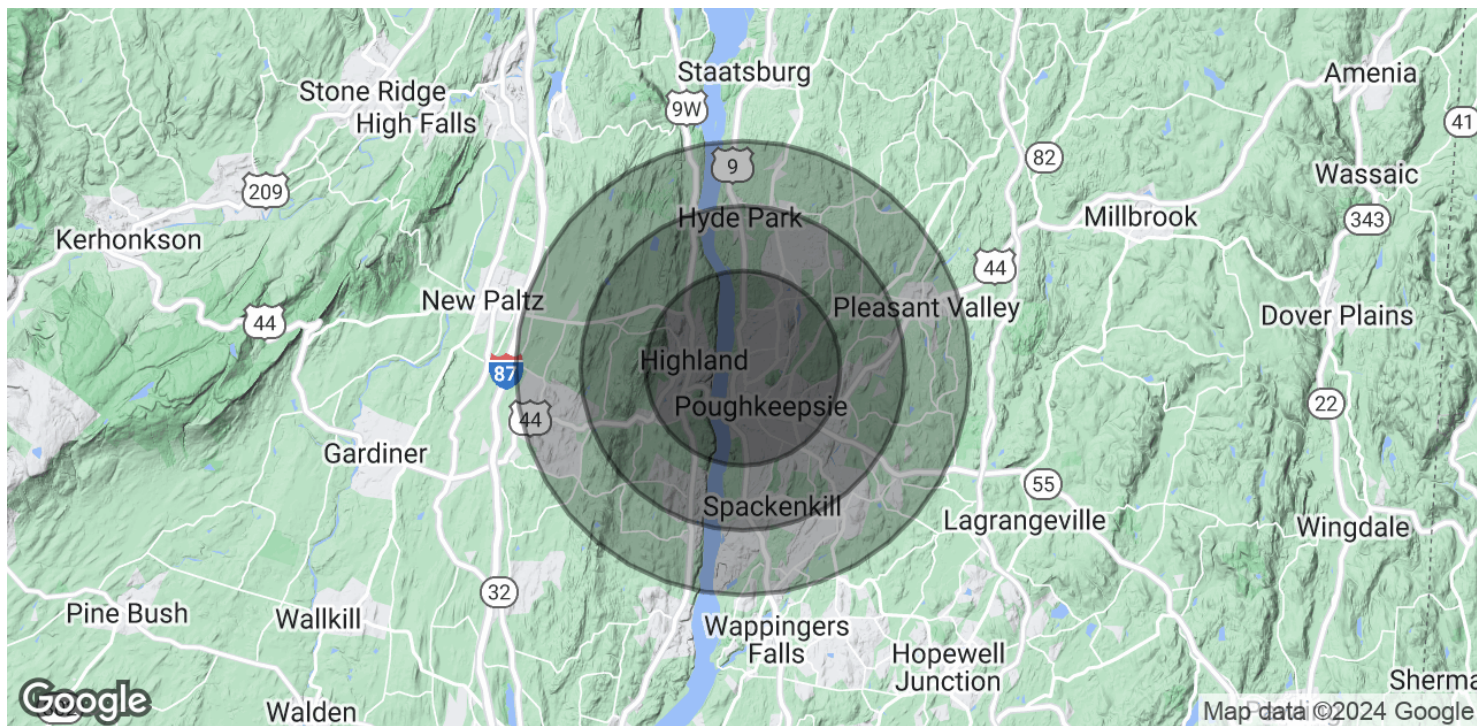
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	57,132	87,137	119,445
Average Age	36.9	39.8	41.2
Average Age (Male)	36.4	38.5	40.1
Average Age (Female)	37.9	40.8	42.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	24,266	36,622	49,812
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,717	\$86,829	\$90,810
Average House Value	\$177,421	\$205,939	\$232,034

* Demographic data derived from 2020 ACS - US Census



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