



NOW LEASING - MID HUDSON CENTER

3440 NORTH ROAD, POUGHKEEPSIE, NY 12601



RETAIL | RESTAURANT | OFFICE | SERVICE | ENTERTAINMENT

PROPERTY HIGHLIGHTS

LOCATION: U.S. Route 9 / North Road
Signalized Intersection

TRAFFIC COUNT: U.S. Route 9 - 21,603 AADT
Fulton Street - 9,400 AADT

CO-TENANTS: Starbucks
Supercuts
Smokes 4 Less
Giacomo's Pizzeria & Restaurant

AVAILABLE SQ. FT.: 1,362 ± SF - Former Quiznos
23,941 ± SF - Former Staples
Subject to Further Confirmation

LEASE PRICE: Quizno's - \$35.00 Per SF
Plus \$8.50 Per SF for
CAM/Water/Taxes
Staples - \$15.00 Per SF, NNN

- Anchored By Home Depot & Ocean State Job Lot
- Join Applebee's, McDonald's, and Mobil
- Signalized Access
- Excellent Visibility & Frontage
- Prominent National & Regional Retailer Co-Tenancy
- Densely Populated Area
- Directly Across From Marist College
- Near The Culinary Institute of America
- Metro-North Hudson Line, Poughkeepsie Station - 1.5 ± Miles

	3 MILES	5 MILES	7 MILES
Population	65,227	107,201	143,680
Number of Households	24,366	39,960	53,237
Average Household Income	\$55,003	\$66,229	\$73,280



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:
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U.S. ROUTE 9 - MAJOR RETAIL CORRIDOR

3440 NORTH ROAD, POUGHKEEPSIE, NY 12601

PROMINENT NATIONAL AND REGIONAL RETAILER CO-TENANCY



PROPERTY OVERVIEW:

CR Properties Group is pleased to offer prime retail space in the Mid Hudson Center located on U.S. Route 9 in Poughkeepsie across from Marist College. Located at two signalized intersections, the center offers excellent visibility and frontage. The power center is anchored by Home Depot and Ocean State Job Lot and includes prominent national and regional retailers such as Starbucks, McDonald's, Applebee's, and Mobil.

LOCATION OVERVIEW:

Mid Hudson Center is located on heavily traveled U.S. Route 9 across from Marist College. Nearby you will find the Culinary Institute of America in addition to well-known area generators such as the Franklin D. Roosevelt Presidential Library and Museum, Eleanor Roosevelt and Vanderbilt Mansion National Historic Sites, and Mills Mansion; Staatsburgh State Historic Site. Area colleges include Dutchess Community College, Vassar College, Bard College, and the State University of New York at New Paltz. The Poughkeepsie Train Station, Metro-North Hudson Line to Grand Central Terminal is approximately 1.5 ± miles from the shopping center.

SUITABLE FOR:

- Retail
- Restaurant
- Office
- Service
- Entertainment



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For more information:

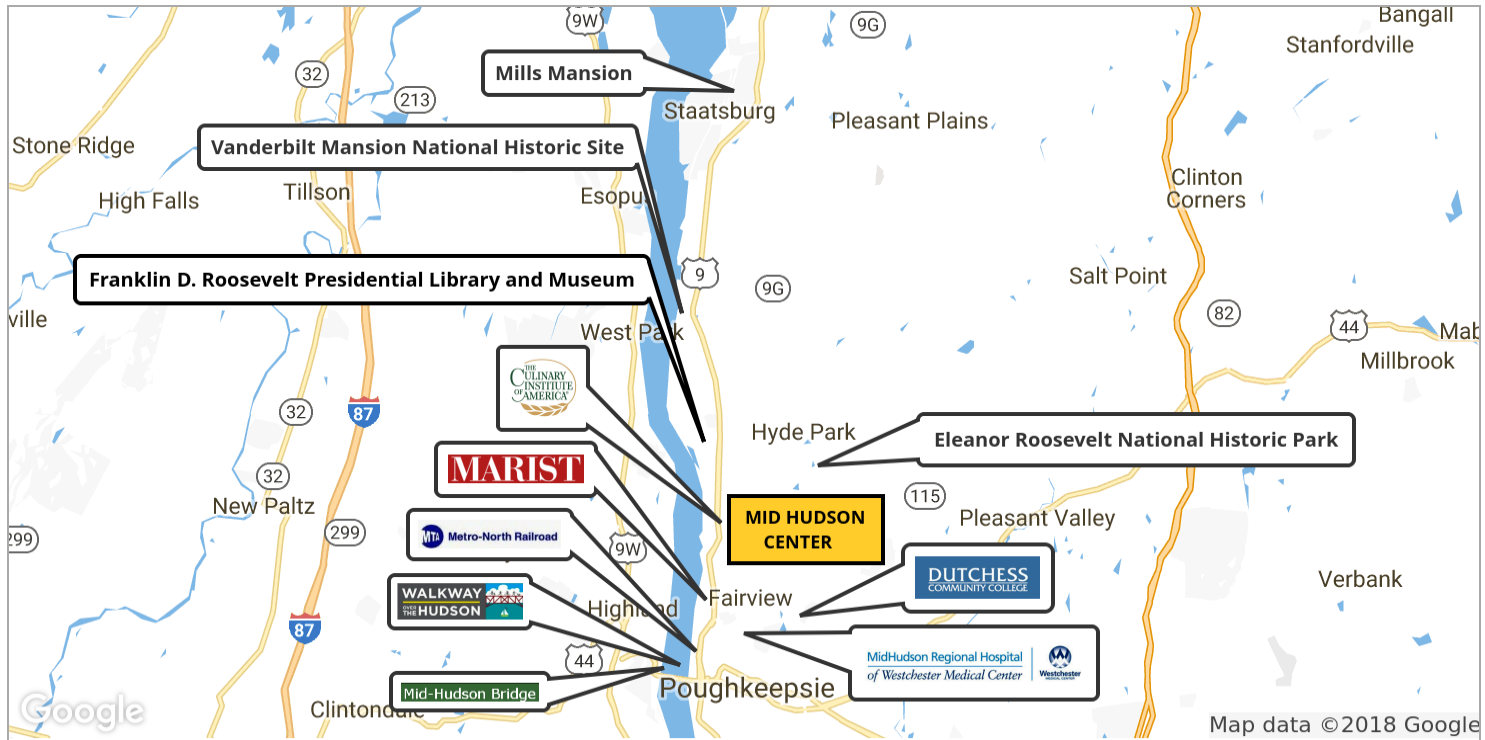
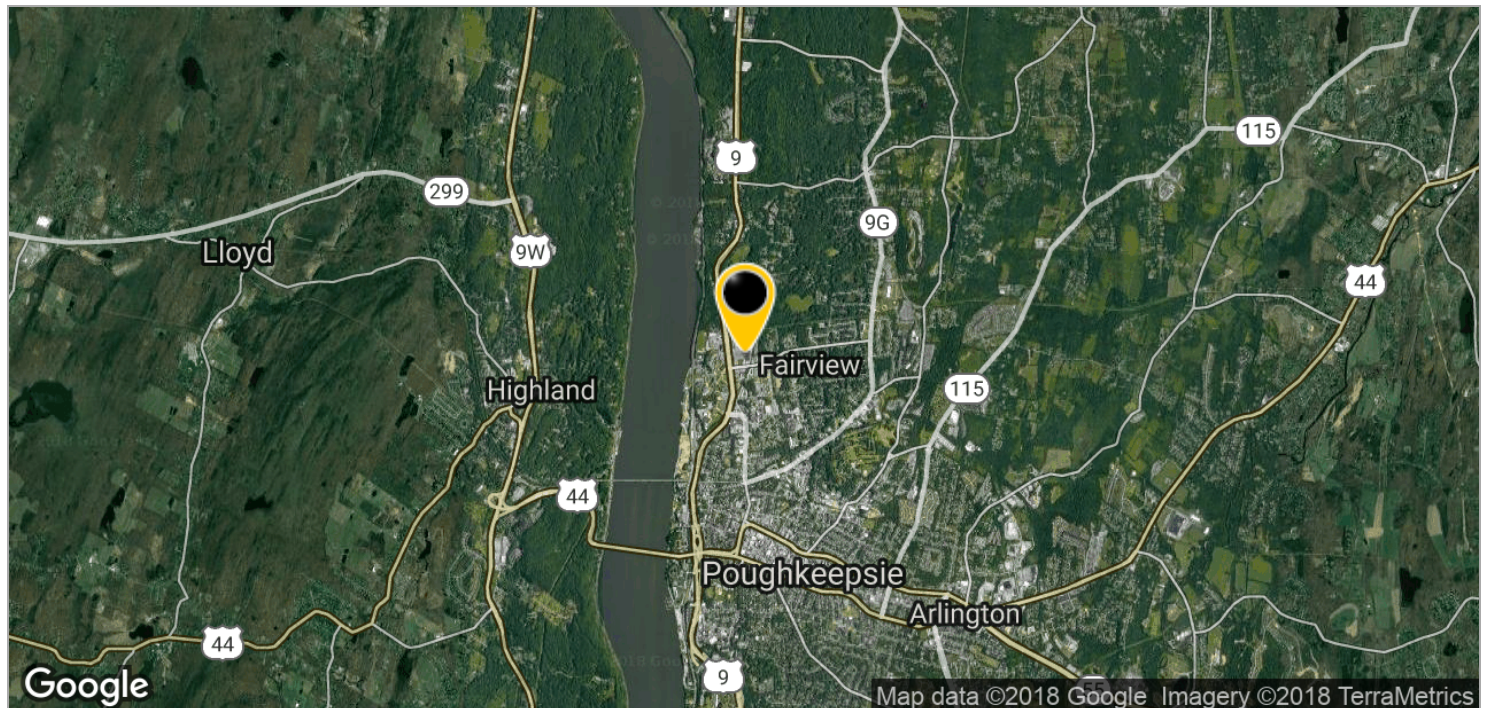
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U.S. ROUTE 9 - ACROSS FROM MARIST COLLEGE 3440 NORTH ROAD, POUGHKEEPSIE, NY 12601

HEAVILY TRAVELED U.S. ROUTE 9 @ FULTON STREET



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