



FOR SALE

2-STORY COMMERCIAL BUILDING

POUGHKEEPSIE, NEW YORK

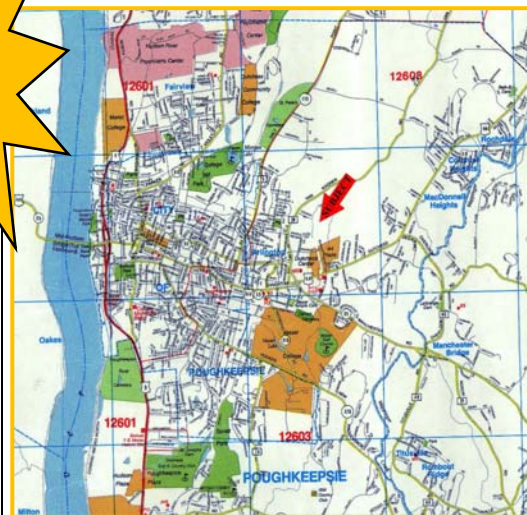


POUGHKEEPSIE TOWN HALL CAMPUS

- **1 Overocker Road**
Poughkeepsie, NY 12603
- **Location:** Easily accessible via U.S. Route 44, NYS Route 55, and Burnett Boulevard
- **Acreage:** 0.60 ± Acres
- **Square Footage:** 1,864 ± SF - *To Be Confirmed*
- **Features:** Stone & Concrete Block Foundation
Vinyl Siding Over Wood Exterior
- **Demand Generators:**
Town of Poughkeepsie Municipal Offices
NYS Department of Transportation Region 8 Headquarters
Dutchess County Public Works
Dutchess County Rail Trail
Hudson Valley Federal Credit Union
Adams Fairacre Farms
Super Stop & Shop
Big Lots
Kmart
- **Zoning:** OR, Office Research



U.S. RT 44
&
NYS RT 55
ARTERIAL
HIGHWAY
PROXIMITY!



Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	18,214	40,024	69,267
Avg. HH Income	\$133,983	\$123,630	\$119,494
# of Household	5,307	12,667	22,710

Area Traffic Count: NYS Rt 55 from End U.S. Rt 44 / NYS Rt 55
Olap Arlington to CR46 Overlook Rd - 24,877 AADT

- **Asking Price:** \$195,000

** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **



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