



FOR LEASE TOWNSEND PLAZA INTERSTATE 84 AT U.S. ROUTE 9 FISHKILL, NEW YORK



STOREFRONTS * RETAIL * OFFICE

- **U.S. Route 9**
584 Route 9
Fishkill, NY 12524
- **Location:** 1 Minute / 0.3 Miles to Interstate 84
7 Minutes / 5.6 Miles to Newburgh-Beacon Bridge
- **Description:** Townsend Plaza is an Interstate 84 Gateway Site for the Hudson Valley area and Dutchess County. This newly constructed professional retail and office building is now available for lease. The property fronts U.S. Route 9 and is an intercept location to all retailers, restaurants, attractions, and accommodations. The area is surrounded by approximately one thousand hotel rooms and a cluster of medical and office buildings.

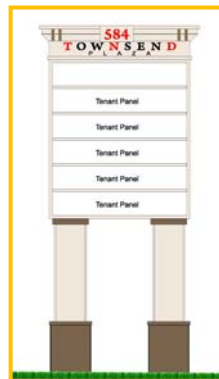


- **Acreage:** 1.54 ± Acres
- **Frontage:** U.S. Route 9 - 184'
- **Total GLA:** 13,310 ± SF
- **1st Floor Retail / Office Storefronts** **2nd Floor Office Space**
 - 2,561 ± SF - Suite 100
 - 1,501 ± SF - Suite 101
 - 1,481 ± SF - Suite 102
 - 2,116 ± SF - Suite 103

Square Footage Subject to Further Confirmation

- **Demand Generators:**

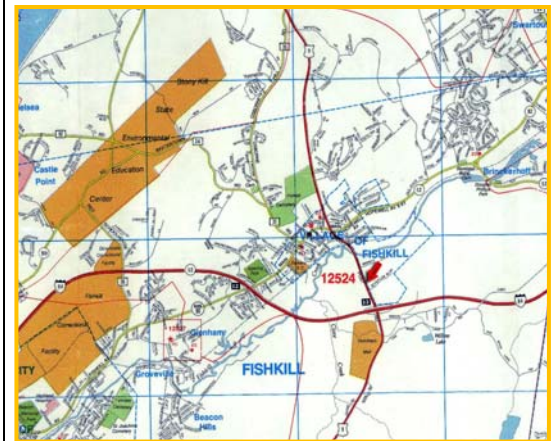
CareMount Medical Group	Gap Distribution Center
Dutchess Mall	Dutchess Marketplace
Fishkill Plaza	Hudson Valley Towne Center
Sam's Club	Walmart
Splashdown Beach	Dutchess Stadium



- **Area Accommodations:**
 - Courtyard by Marriott - 152 Rooms, Including 12 Suites
 - Extended Stay America, Route 9 - 106 Suites
 - Extended Stay America, Westage Center - 103 Rooms
 - Hampton Inn Fishkill - 99 Rooms
 - Hawthorn Suites by Wyndham - 139 Extended Stay Suites
 - Hilton Garden Inn - 111 Rooms
 - Holiday Inn Express - 71 Rooms
 - Hyatt House - 86 Suites & 49 Rooms
 - Magnuson Hotel - 78 Rooms
 - Quality Inn & Suites - 75 Rooms/Suites
 - Ramada Conference Center - 157 Rooms
 - Towne Inn Fishkill - 19 Rooms



Potential combination of northern end cap 1st & 2nd floor space for a total of 6,000 ± SF with private elevator.



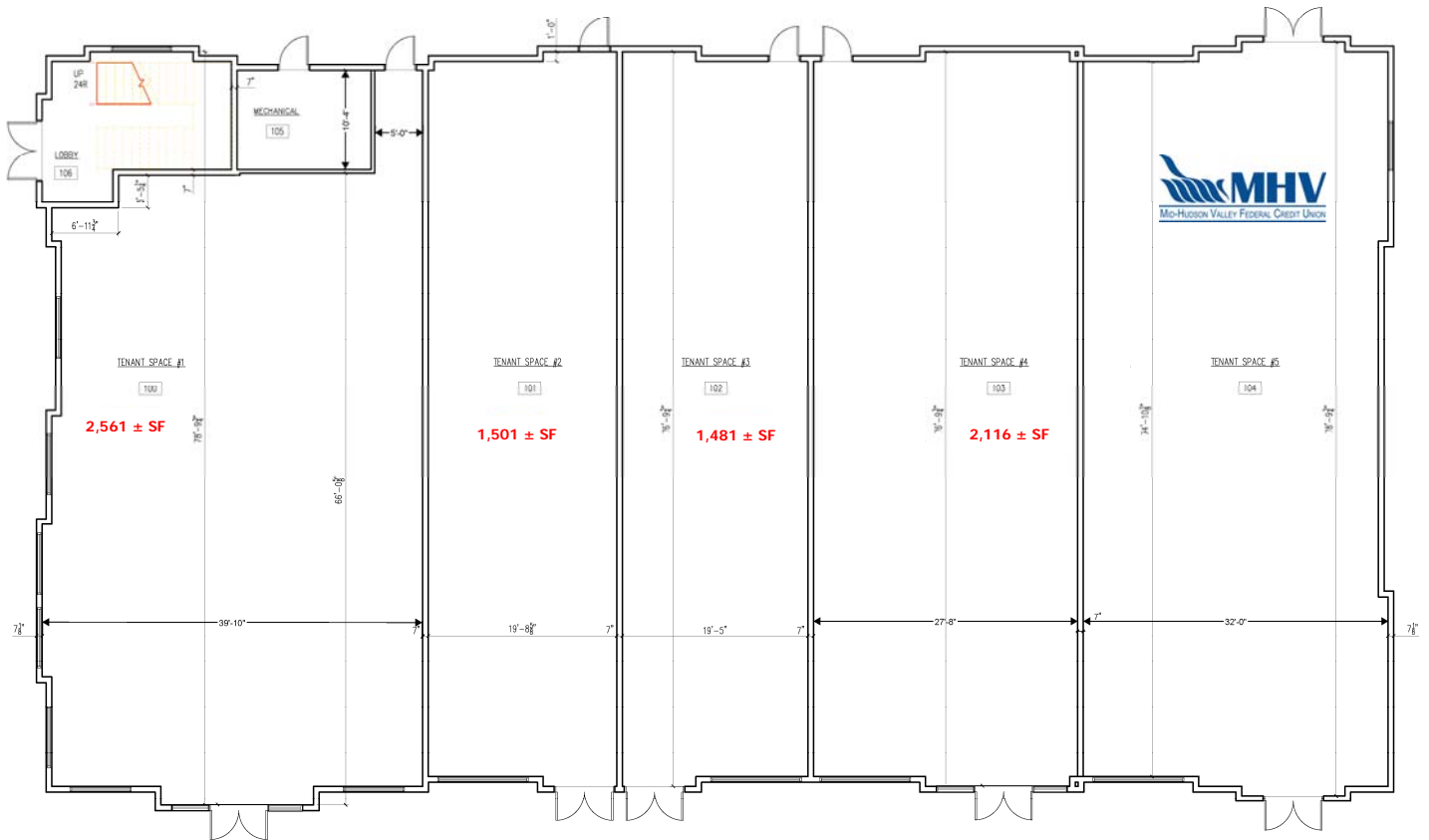
CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601

Thomas M. Cervone
(845)485-3100
tom@crproperties.com
www.crproperties.com

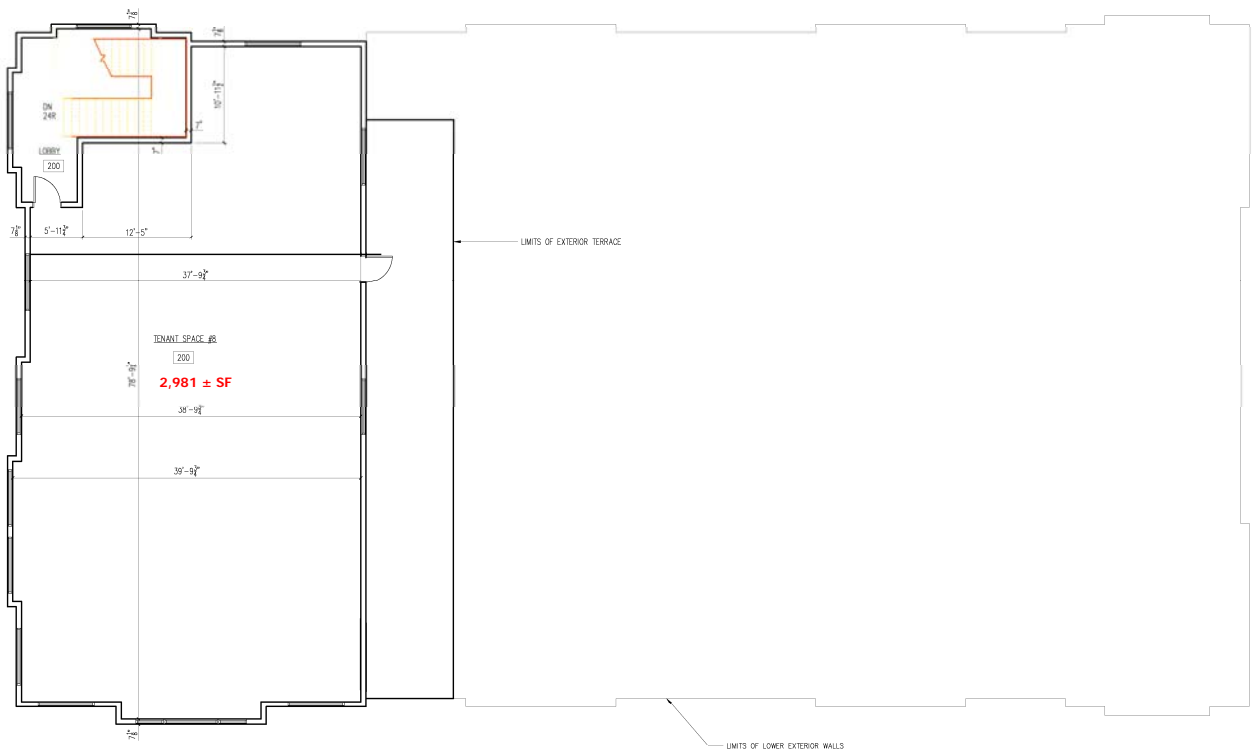


** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **

1st Floor Plan



2nd Floor Plan



Site Plan

