



# AVAILABLE FOR LEASE - 3,000 SF

## 295 MAIN STREET, POUGHKEEPSIE, NY 12601



### COMMERCIAL LOFT / WORKSPACE

**ADDRESS:** The Cast Iron Building  
295 Main Street  
Poughkeepsie, NY 12601

**TRAIN TRANSPORTATION:**  
Metro-North Hudson Line to Grand Central Terminal is 1 hour and 50 minutes. Amtrak to Penn Station is 1 hour and 25 minutes.

**ARTS, THEATER & RECREATION**

The Chance Theater - [www.thechancetheater.com](http://www.thechancetheater.com)  
Mid-Hudson Civic Center - [www.midhudsonciviccenter.org](http://www.midhudsonciviccenter.org)  
Middle Main - [www.middlemain.com](http://www.middlemain.com)  
Walkway Over the Hudson - [www.walkway.org](http://www.walkway.org)  
Bardavon - <https://www.bardavon.org/>

**AREA RESTAURANTS:**

King's Court Brewing Company - [www.kingscourtbrewingcompany.com](http://www.kingscourtbrewingcompany.com)  
Brasserie 292 - [www.brasserie292.com](http://www.brasserie292.com)  
Mill House Brewing Company - [www.millhousebrewing.com](http://www.millhousebrewing.com)  
Zeus Brewery - <https://www.zeusbrewingco.com/>  
Milanese Italian Restaurant - <http://www.milaneserestaurant.com/>  
Emiliano's Pizza - <https://www.emilianospizza.com/>  
Revel 32 - <https://www.revel32.com/>  
1915 Wine Cellar - <https://1915.wine/>

**MONTHLY RENT:** Available Upon Request



**PROPERTY OVERVIEW**

Located in the historic district and heart of Downtown Poughkeepsie the Cast Iron Building was built in 1872. The historic building's central location is perfect for any new or existing business. The third story is a modern creative space for artisans, sole proprietors, freelancers, entrepreneurs, and more. This is nearby the Poughkeepsie Train Station & Amtrak Services, Area Colleges such as, Marist, DCC, Vassar, Culinary Institute of America, and SUNY New Paltz.

**AMENITIES:**

Fast Internet, Modern Desks, Lounge Area, Charging Stations & Renovated Bathroom



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*

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# THE CAST IRON BUILDING

295 MAIN STREET, POUGHKEEPSIE, NY 12601

FREELANCERS, ENTREPRENEURS, SOLE PROPRIETOR, ARTISANS



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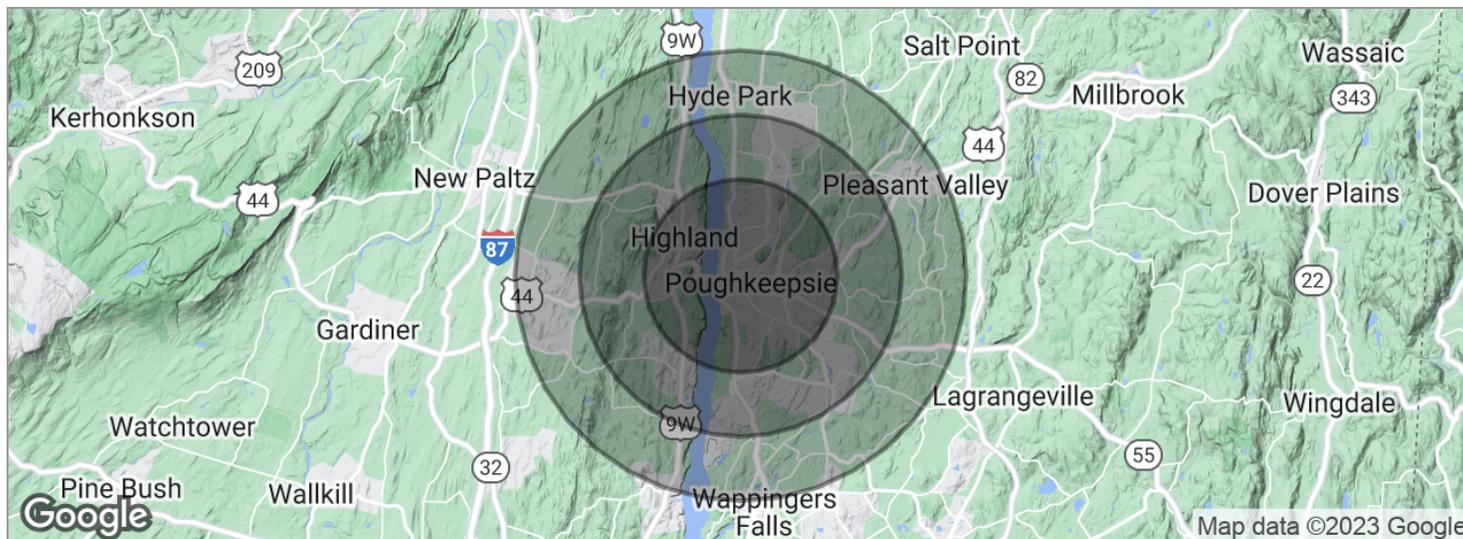
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total population	72,493	113,767	151,904
Median age	33.6	35.3	36.8
Median age (male)	32.2	33.9	35.5
Median age (Female)	34.2	36.0	37.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total households	27,391	42,015	56,360
# of persons per HH	2.6	2.7	2.7
Average HH income	\$59,929	\$69,162	\$73,669
Average house value	\$257,280	\$276,065	\$294,433

\* Demographic data derived from 2020 ACS - US Census



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