

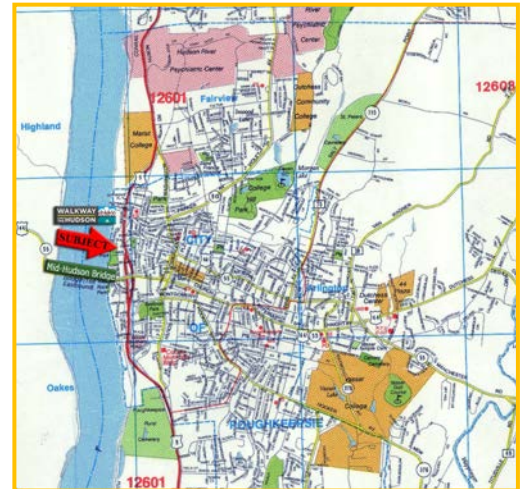
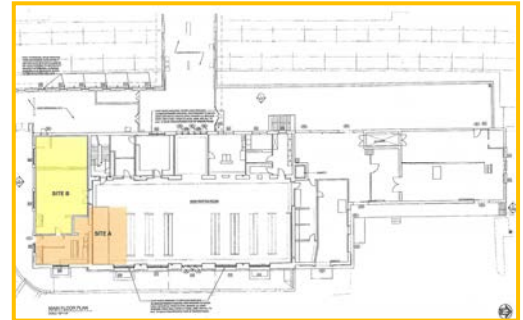


FOR LEASE CAFÉ / CONCESSION / RESTAURANT POUGHKEEPSIE TRAIN STATION POUGHKEEPSIE, NEW YORK



METRO-NORTH HUDSON LINE POUGHKEEPSIE TRAIN STATION TO GRAND CENTRAL TERMINAL

- **41 Main Street**
Poughkeepsie, NY 12601
- **Location:** Mid-Hudson Bridge - 1 Minute / 0.5 Miles
U.S. Route 9 / Main Street Poughkeepsie Exit
73.5 Miles to Grand Central Station
- **Highlights:** Station Serves MTA and Amtrak
Local and Regional Bus Services
Existing & New Retail Space Available
- **Passengers:** 12,500+ Monday-Friday
3,350+ Saturday-Sunday
- **Available Square Footage:**
Site A: 1,120 ± SF, Existing Café
Site B: 1,200 ± SF, Adjacent Space
2,320 ± SF, Total
Subject to Further Confirmation



- **Demand Generators:**
 - Walkway Over the Hudson, Estimated 750,000 Visitors Annually
 - Dutchess County's Central Business District
 - MidHudson Regional Hospital
 - Marist College
 - Dutchess Community College
 - Vassar Brothers Hospital
- **Parking:** On-Site, *Lessee will have designated parking*

Demographics:	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	61,009	88,533	124,848
Avg. HH Income	\$66,618	\$76,569	\$82,615
# of Households	21,977	32,139	46,082

- **Asking Price:** Available Upon Request

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



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