

# FOR LEASE



2550 SOUTH RD. POUGHKEEPSIE, NY 12601

# 2550 SOUTH RD.

## HIGHLIGHTS

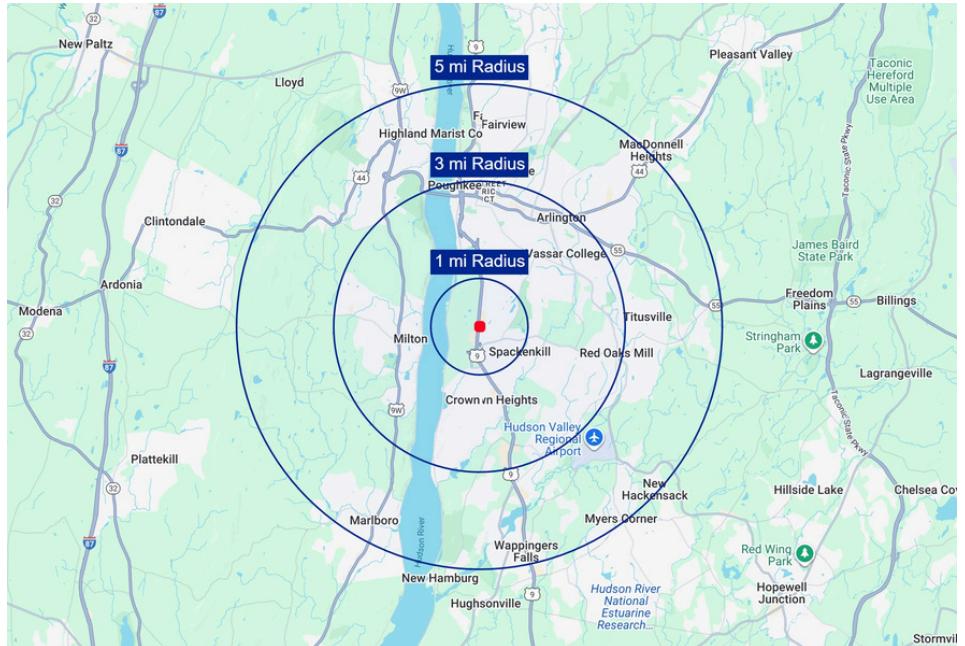
- Located in Dutchess County's main shopping corridor
- 48,325 Annual Average Daily Traffic on South Road
- Minutes away from Poughkeepsie Galleria Mall
- Located across from IBM Poughkeepsie that employs 3,000 people
- Close proximity to Marist and Vassar College with an enrollment close to 10,000 students

## OFFERING INFO

|                  |                  |
|------------------|------------------|
| Parcel Size:     | 1.96 Acres       |
| Available Space: | 4,480 SF         |
| Parking:         | 10:1,000         |
| Rent:            | Call for details |
| Nets:            | Call for details |

## DEMOGRAPHICS

|                         | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| POPULATION:             | 3,664     | 50,560    | 105,961   |
| HOUSEHOLDS              | 1,626     | 19,949    | 41,110    |
| AVERAGE HH INCOME       | \$136,952 | \$127,983 | \$121,788 |
| DAYTIME POPULATION      | 4,410     | 38,171    | 85,857    |
| BUSINESS ESTABLISHMENTS | 246       | 1,988     | 4,146     |



## Area Retailers:



Marshalls



CVS

T.J.maxx

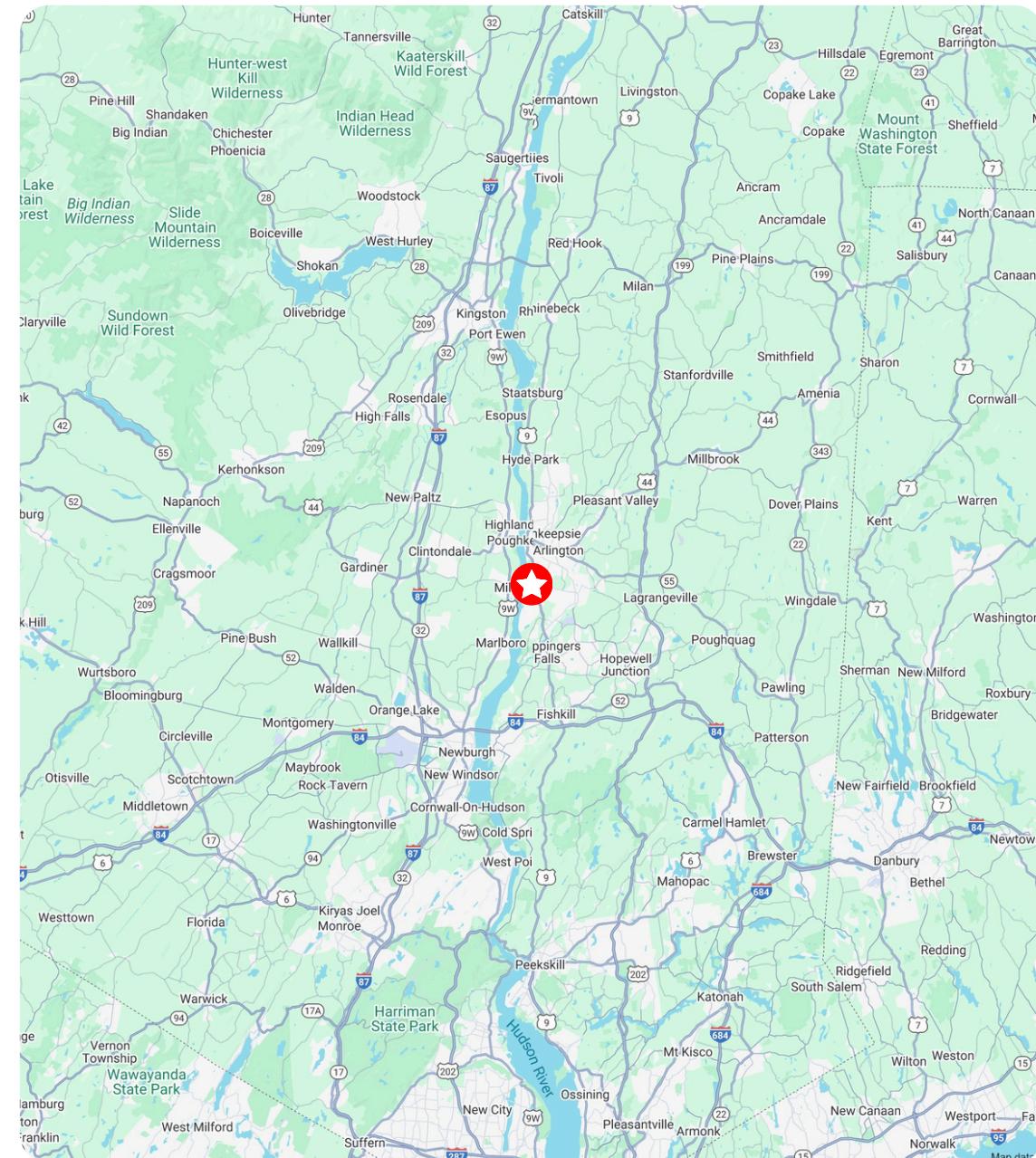
Burlington

# MARKET AERIAL



# SITE PLAN





For all real estate inquiries please  
contact exclusive brokers:

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