

FOR LEASE



2550 SOUTH RD. POUGHKEEPSIE, NY 12601



2550 SOUTH RD.

HIGHLIGHTS

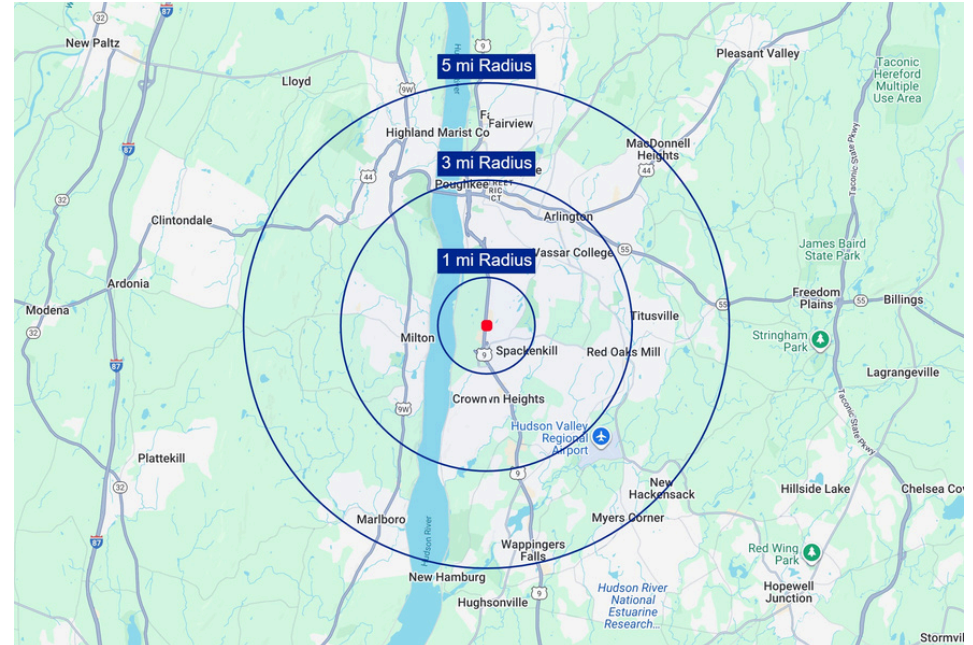
- Located in Dutchess County's main shopping corridor
- 48,325 Annual Average Daily Traffic on South Road
- Minutes away from Poughkeepsie Galleria Mall
- Located across from IBM Poughkeepsie that employs 3,000 people
- Close proximity to Marist and Vassar College with an enrollment close to 10,000 students

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



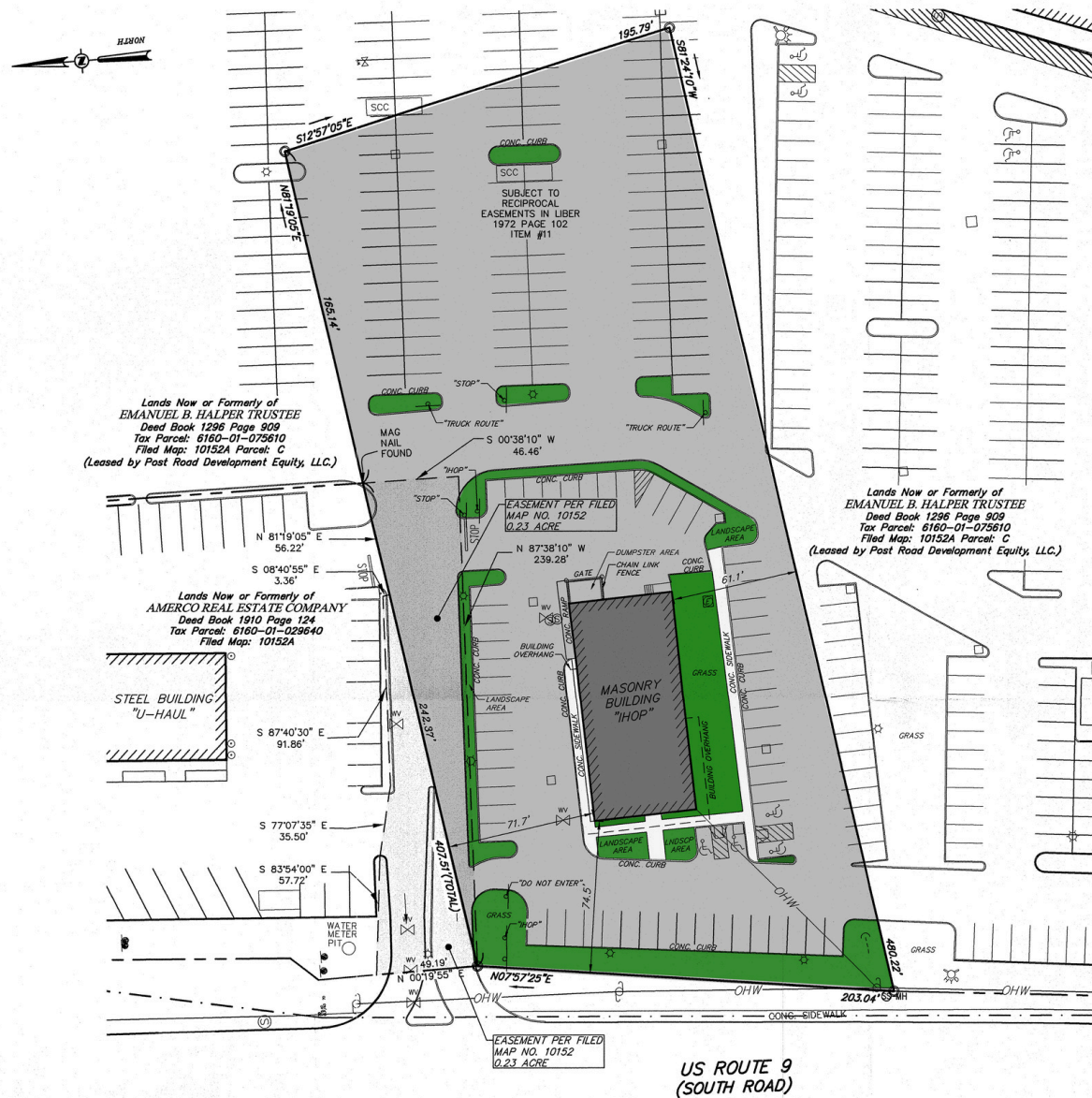
Area Retailers:



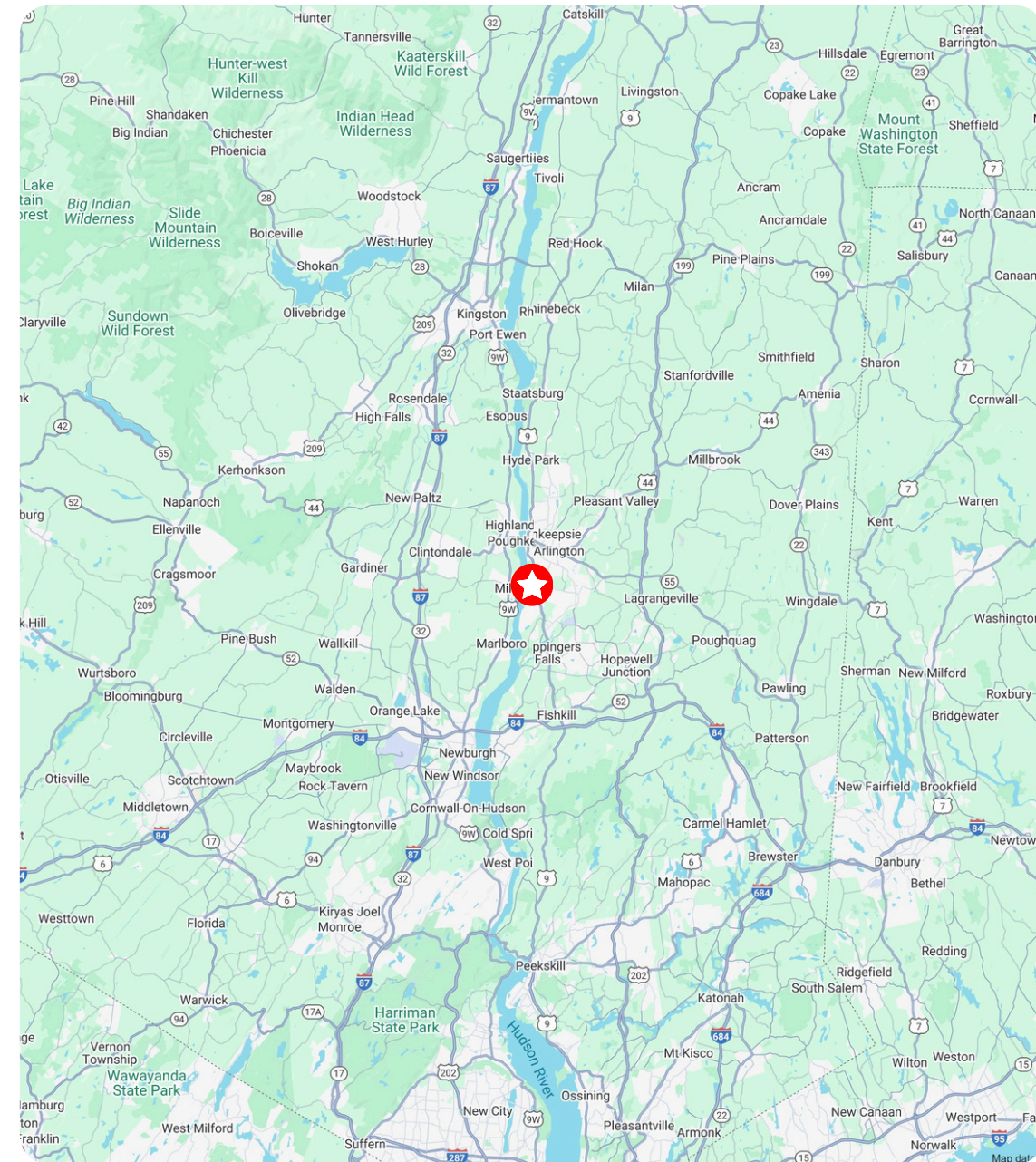
MARKET AERIAL



SITE PLAN



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For all real estate inquiries please
contact exclusive brokers:

Andrew Peckage

518.859.5005

apeckage@trgcos.com



Trinity Realty Group
18 Computer Drive East, Ste 201
Albany, NY 12205
518.458.7203
trgcos.com

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