



# PROFESSIONAL CLASS A OFFICE BUILDING

## 10 BOICE ROAD, HYDE PARK, NY 12538



### PRIVATE LOCATION OFF OF U.S. ROUTE 9 NEAR RHINEBECK

**ADDRESS:** 10 Boice Road  
Hyde Park, NY 12538

**LOCATION:** Mid-Hudson Bridge  
(10 Minutes / 6.4 Miles)  
Poughkeepsie Train Station &  
Amtrak (Hudson Line) -  
(12 Minutes / 6.9 Miles)

**BUILDING SIZE:** 7,560 SF - (Sub-Dividable)

**ACREAGE:** 1.30 Acres

**ZONING:** CC, Crossroads Core

**TRAFFIC COUNT:** CR 40a / St Andrew Road To CR  
41 / E Market Street - 20,163  
AADT

**LEASE RATE:** Available Upon Request

#### PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Lease a Professional Class A Office Building on 10 Boice Road, Hyde Park, NY 12538. Area generators include: Franklin D. Roosevelt Presidential Library & Museum, the Eleanor Roosevelt and Vanderbilt Mansion National Historic Sites, Mills Mansion; Staatsburgh State Historic Site, and the Dutchess County Fairgrounds. Area colleges include the Culinary Institute of America, Marist College, Dutchess Community College, Vassar College, Bard College, and the State University of New York at New Paltz.

#### DEMAND GENERATORS

Franklin D. Roosevelt Presidential Library & Museum  
Eleanor Roosevelt National Historic Site  
Vanderbilt Mansion National Historic Site  
Mills Mansion, Staatsburgh State Historic Site  
Dutchess County Fairgrounds  
Culinary Institute of America  
Marist College  
Vassar College  
Bard College  
State University of New York at New Paltz  
Dutchess Community College



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:

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# OFFICE, RETAIL, SERVICE EXECUTIVE OFFICES

ON-SITE PARKING | COMFORTABLE LOUNGE AREA



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 CR 40A / ST ANDREW ROAD TO CR 41 / E MARKET STREET - 20,163 AADT

NEAR FDR, VANDERBILT ESTATES, DUTCHESS COUNTY FAIRGROUNDS



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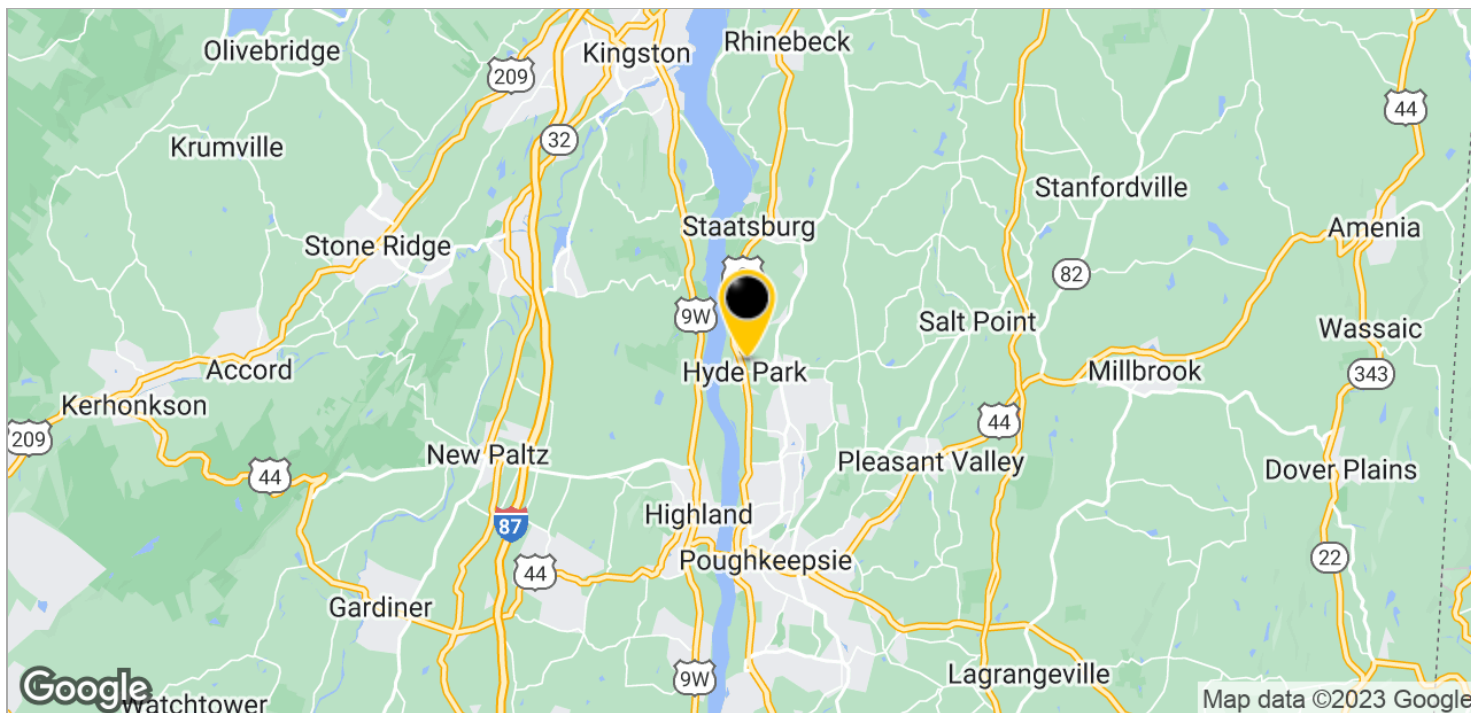
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For more information:

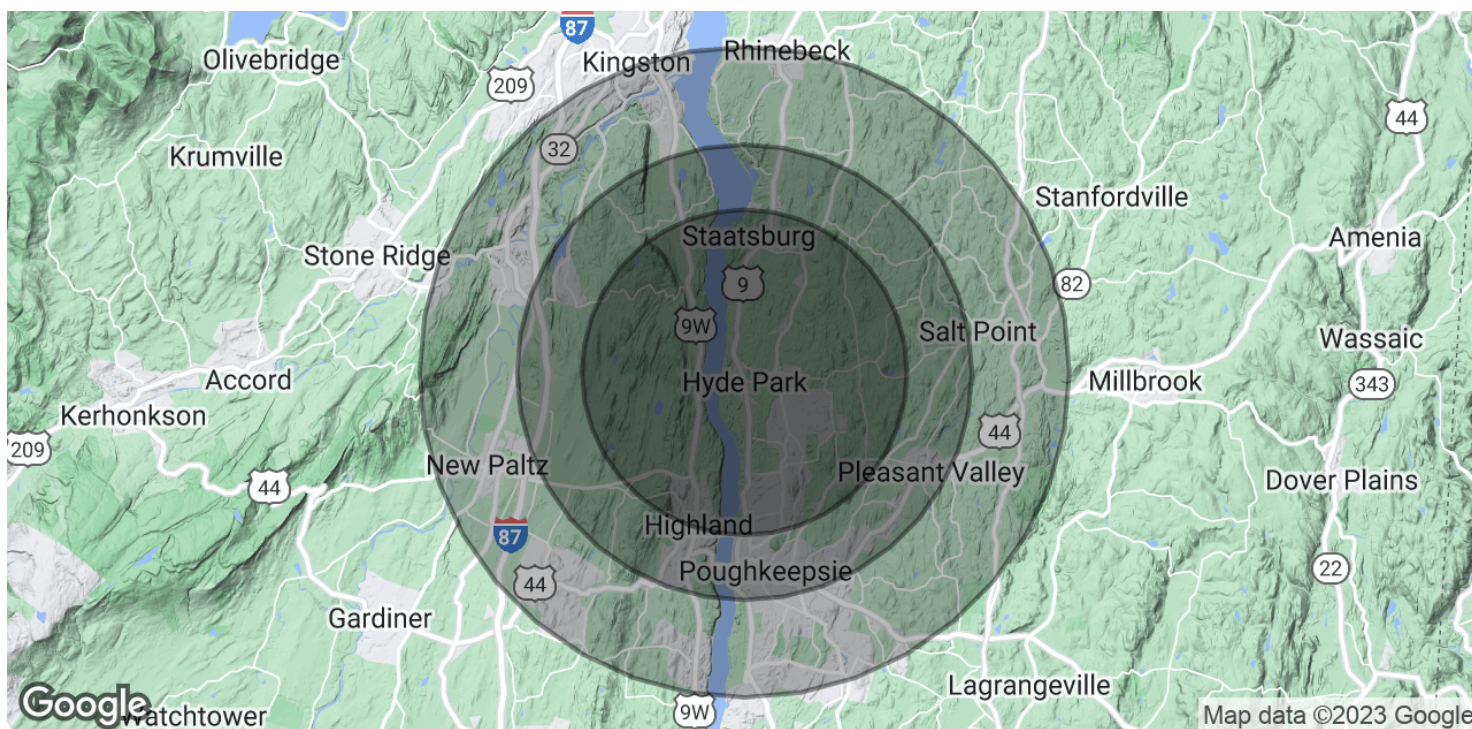
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# DATA & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

INCLUDING DUTCHESS COUNTY & ULSTER COUNTY AREAS



### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	40,143	101,708	174,450
Average Age	35.4	35.8	37.6
Average Age (Male)	34.4	34.5	36.3
Average Age (Female)	35.7	36.5	38.4

### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	13,216	38,145	64,967
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$78,376	\$65,995	\$75,473
Average House Value	\$292,281	\$294,608	\$300,723

\* Demographic data derived from 2020 ACS - US Census



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