



DEVELOPMENT LAND AVAILABLE

504, 506, 510, 512, 514 MAIN STREET, POUGHKEEPSIE, NY 12601



PERMITTED USE, RESIDENTIAL, MULTI-FAMILY, COMMERCIAL

ADDRESS: 504, 506, 510, 512, 514 Main St
Poughkeepsie, NY 12601

LOCATION: Central Business District
Opportunity Zone
Mid-Hudson Bridge - 5 Minutes
Poughkeepsie Metro-North Train
Station (Hudson Line) & Amtrak
Services - 1.7 Miles
Poughkeepsie Metro North to
Grand Central Terminal:
1 Hour & 48 Minutes.

ZONING: Mixed Use 5 (MU5)

LOT SIZE: 0.52 Acres

ASKING PRICE: New Asking Price: \$499,000

Previously Asking: \$695,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer For Sale a Five Parcel Commercial Vacant Land on 504, 506, 510, 512, 514 Main Street, Poughkeepsie, NY 12601. 5 Minutes from the Mid-Hudson Bridge & 1.7 Miles from the Poughkeepsie Metro North (Hudson Line) & Amtrak Services. The total lot size of these properties combined is 0.52 Acre. Poughkeepsie Metro North to Grand Central Terminal is 1 Hour & 48 Minutes.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



DUTCHESS COUNTY'S CENTRAL BUSINESS DISTRICT



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For more information:

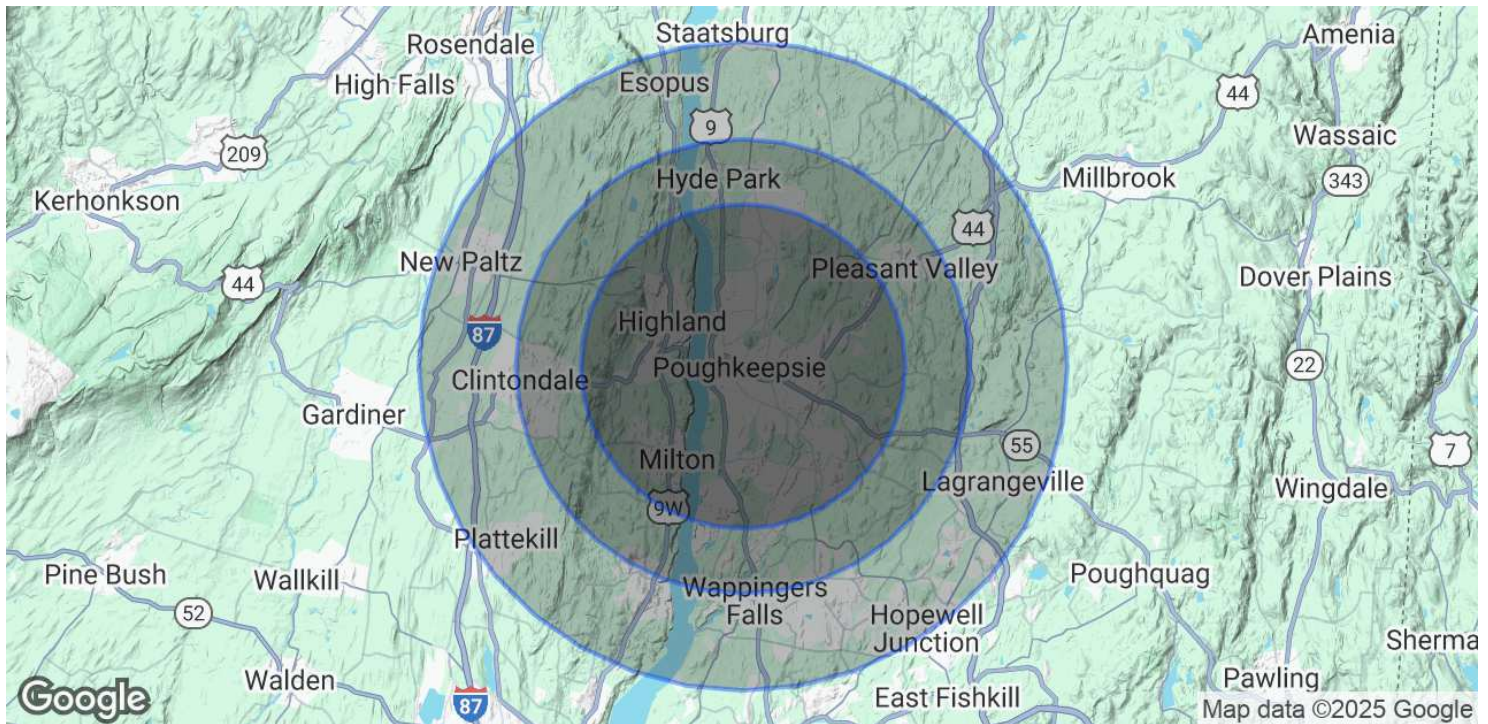
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	100,472	127,933	205,959
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	37,600	48,666	78,038
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$116,166	\$118,957	\$123,209
Average House Value	\$346,349	\$356,843	\$385,870

Demographics data derived from AlphaMap



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