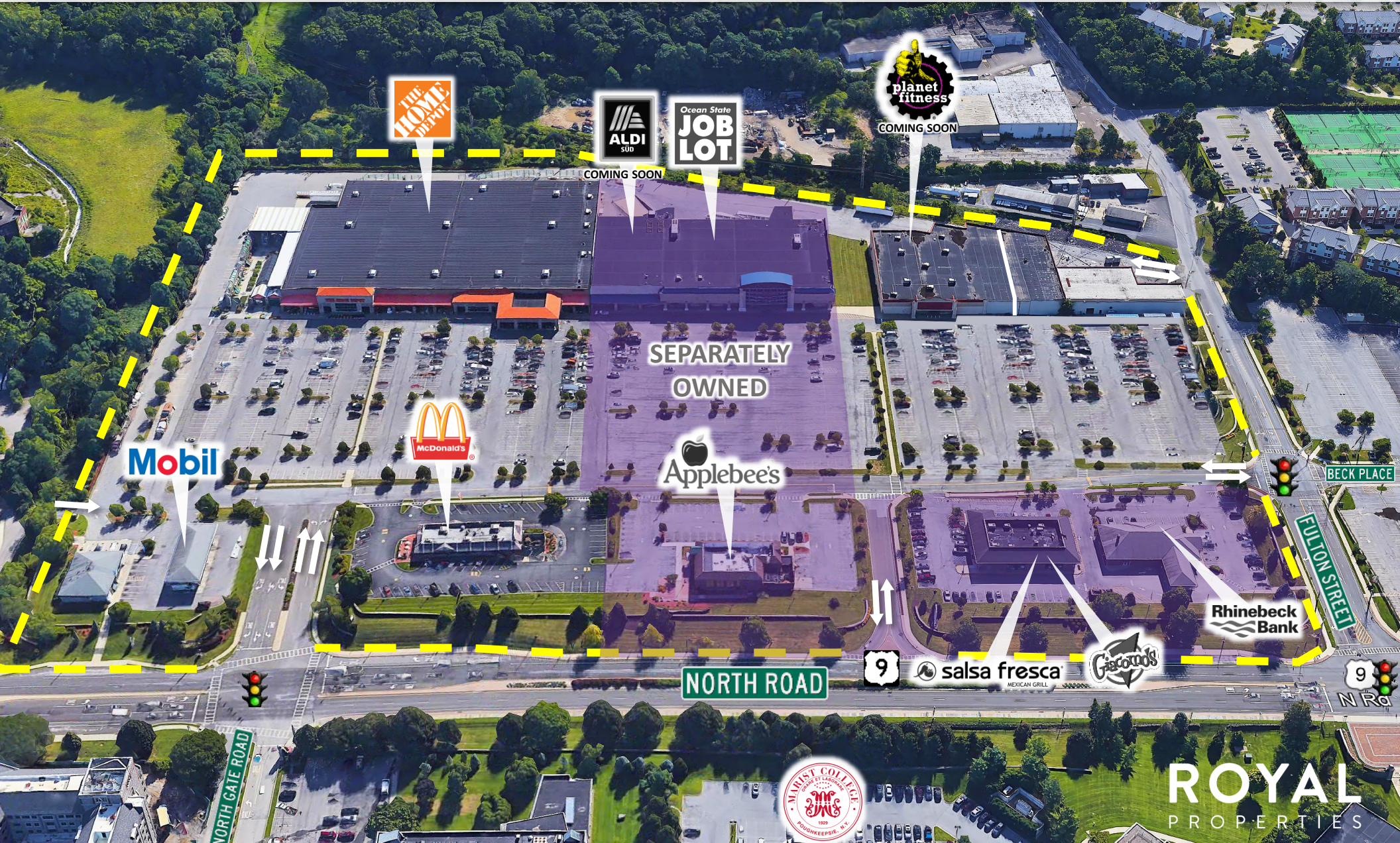


MID HUDSON PLAZA

3440 North Road (Route 9) | Poughkeepsie, New York | Dutchess County

RETAIL SPACE
FOR LEASE

6,400 - 31,138 SF AVAILABLE



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AVAILABLE:

31,138 SF Retail (Divisible to 6,400 SF)

JOIN CO-TENANTS:

Home Depot, Ocean State Job Lot, Aldi (Coming Soon), McDonald's, Applebee's, Planet Fitness (Coming Soon), Salsa Fresca, Rhinebeck Bank, Giacomo's, 1450 Mokha Coffee, Smokes 4 Less, Barber Shop, and Mobil

NEIGHBORING RETAILERS:

ShopRite, Starbucks, CVS, Stop & Shop, Smoothie King, Mavis Discount Tire, Chipotle, WingStop, AT&T, Dollar Tree, Burger King, Verizon, Adam Fairacre Farms, Domino's, TD Bank, Dollar General, Advance Auto Parts, and many more

TRAFFIC COUNTS:

31,490 Cars per Day Along North Road (Route 9)

ADDITIONAL INFORMATION:

- Situated Directly Across from Marist College and Within Close Proximity to The Culinary Institute of America, Vassar Brothers Medical Center, and Mid-Hudson Regional Hospital
- 235,599 SF Shopping Center
- Ample Parking
- Two Signalized Entrances

RENT:

Call For Details

CAM/TAXES:

\$8.50/SF

BROKER CONTACT

SCOTT MESHIL

914-237-3400, Ext. 106 | Scott@RoyalPropertiesInc.com

ROYAL
PROPERTIES

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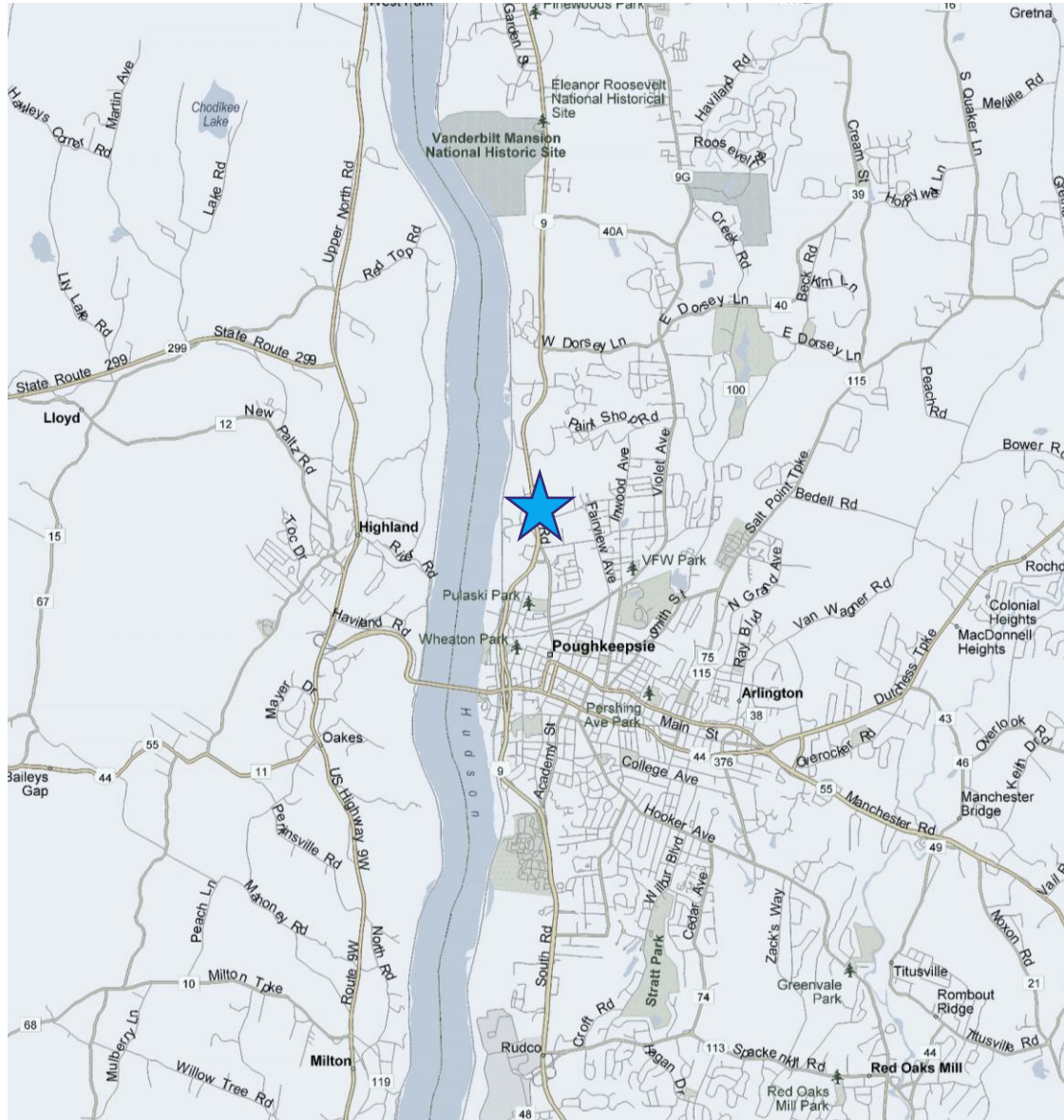


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3 Mile Radius

2024 Est. Population	57,054
2024 Est. Avg. HH Income	\$79,818
Households	21,780
Total Employees	34,109

5 Mile Radius

2024 Est. Population	91,548
2024 Est. Avg. HH Income	\$92,962
Households	34,965
Total Employees	46,951

10 Mile Radius

2024 Est. Population	186,772
2024 Est. Avg. HH Income	\$107,348
Households	70,109
Total Employees	79,235

ROYAL
PROPERTIES