

Route 9 Office/Retail Pad Site

2211 Route 9, Poughkeepsie, NY

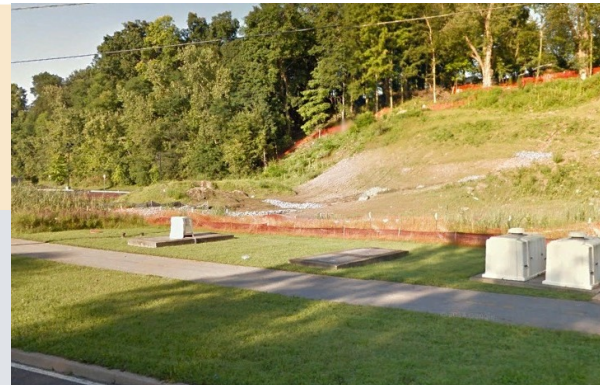
*Offered at \$850,000
with approvals*



Competitively priced 4.3 acre pad site on very busy Rt. 9 in Poughkeepsie, NY. Highly desirable development parcel with great visibility. Don't miss this opportunity!

Highlights:

- Municipal water, sewer and gas.
- To be sold with approvals.
- Zoned highway business
- Flexible zoning and central location makes this site highly desirable.
- Ample parking.
- Very high AADT by NYDOT: 47,000 veh/day.
- Access easement through Bonfish Grill parcel
- Entrance already in place.



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Demographics

Poughkeepsie population: 30,639 Median home value- \$217,900

Dutchess County population: 296,916 Median home value- \$289,400

LOCATION:

Town of Poughkeepsie, Dutchess County, New York - The parcel is located on the West side of Route 9 (aka South Road); 1 mile north of the Poughkeepsie Galleria. The site is centrally located in the vibrant commercial corridor. 5 miles from the Poughkeepsie Train Station and the Mid-Hudson Bridge.

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