

# 1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL SPACE  
FOR LEASE



## BROKER CONTACT

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2,050 – 4,100 SF IN-LINE & 4,400 SF END-CAP



#### AVAILABLE:

2,050 - 4,100 SF In-Line  
4,400 SF End-Cap

#### CO-TENANTS:

Vitamin Shoppe, AT&T, NAPA (Coming Soon), Mattress Firm, Visionworks, and Fitness Showroom

#### NEIGHBORING RETAILERS:

Lowe's, Macy's, Target, Best Buy, Regal Cinemas, ALDI, Ashley Furniture Store & Outlet, Kohl's, Petco, Dollar Tree, Walgreens, Chili's, Panera, ShopRite, Staples, Starbucks, Boot Barn, TD Bank, Burger King, Buffalo Wild Wings, AutoZone, Raymour & Flanigan, Dick's, DSW, Wells Fargo, Key Bank, McDonald's, Taco Bell, Crunch Fitness, Wendy's, Dairy Queen, Planet Fitness, and many more

#### TRAFFIC COUNTS:

42,218 Cars Per Day Along South Road (Route 9)

#### ADDITIONAL INFORMATION:

- 33,400 SF Shopping Center Directly Across from Poughkeepsie Galleria Mall and in the Heart of the Hudson Valley, on the Main Retail Corridor Serving Dutchess County
- Over 500' of Frontage
- Highly Visible Retail Situated at a Signaled Intersection
- Abundant Parking
- Minutes to IBM's 300 Acre Campus with over 3,000 Daytime Employees

#### RENT:

Call for Details

#### CAM/Taxes:

\$9.00/SF

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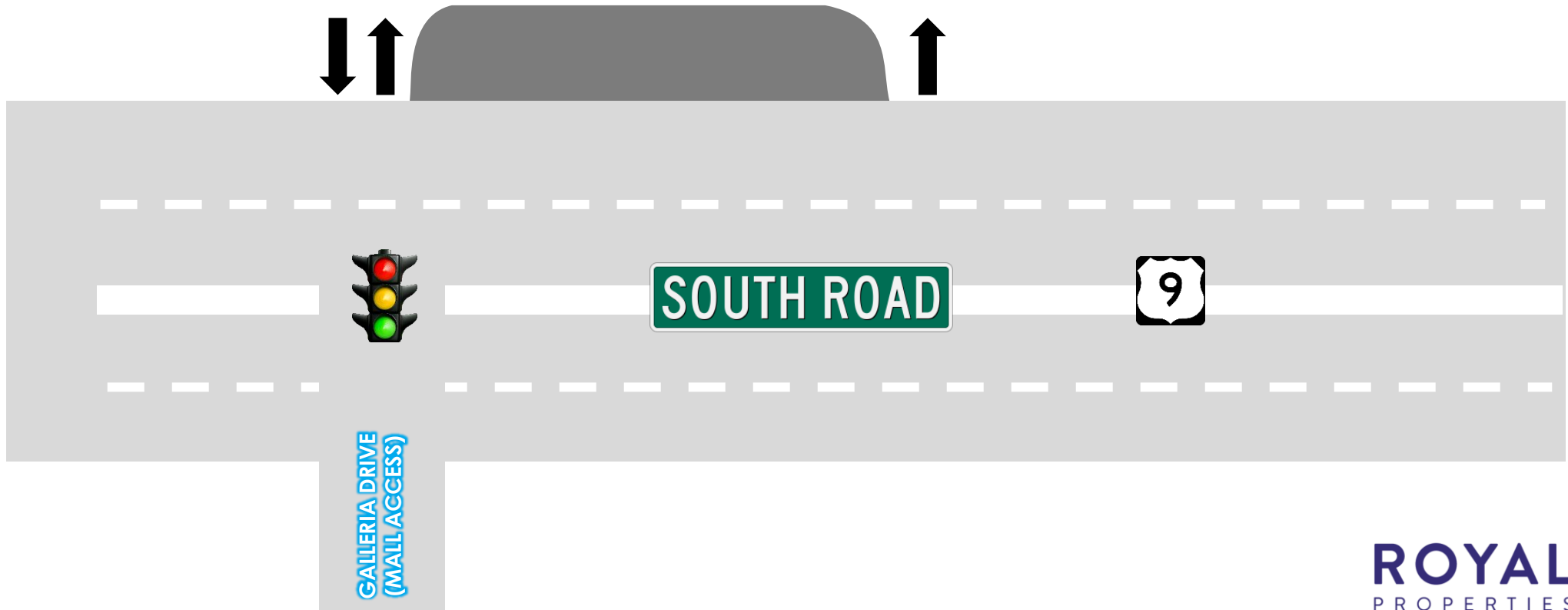
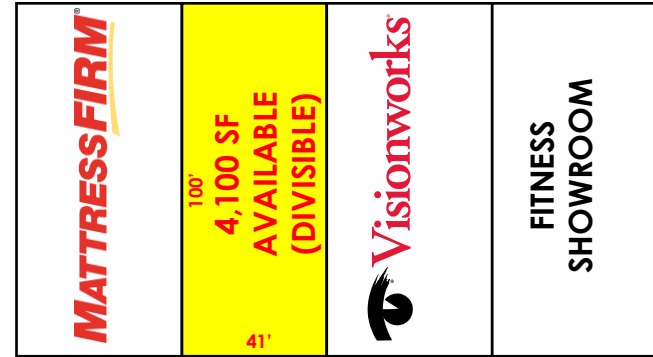
**ROYAL**  
PROPERTIES

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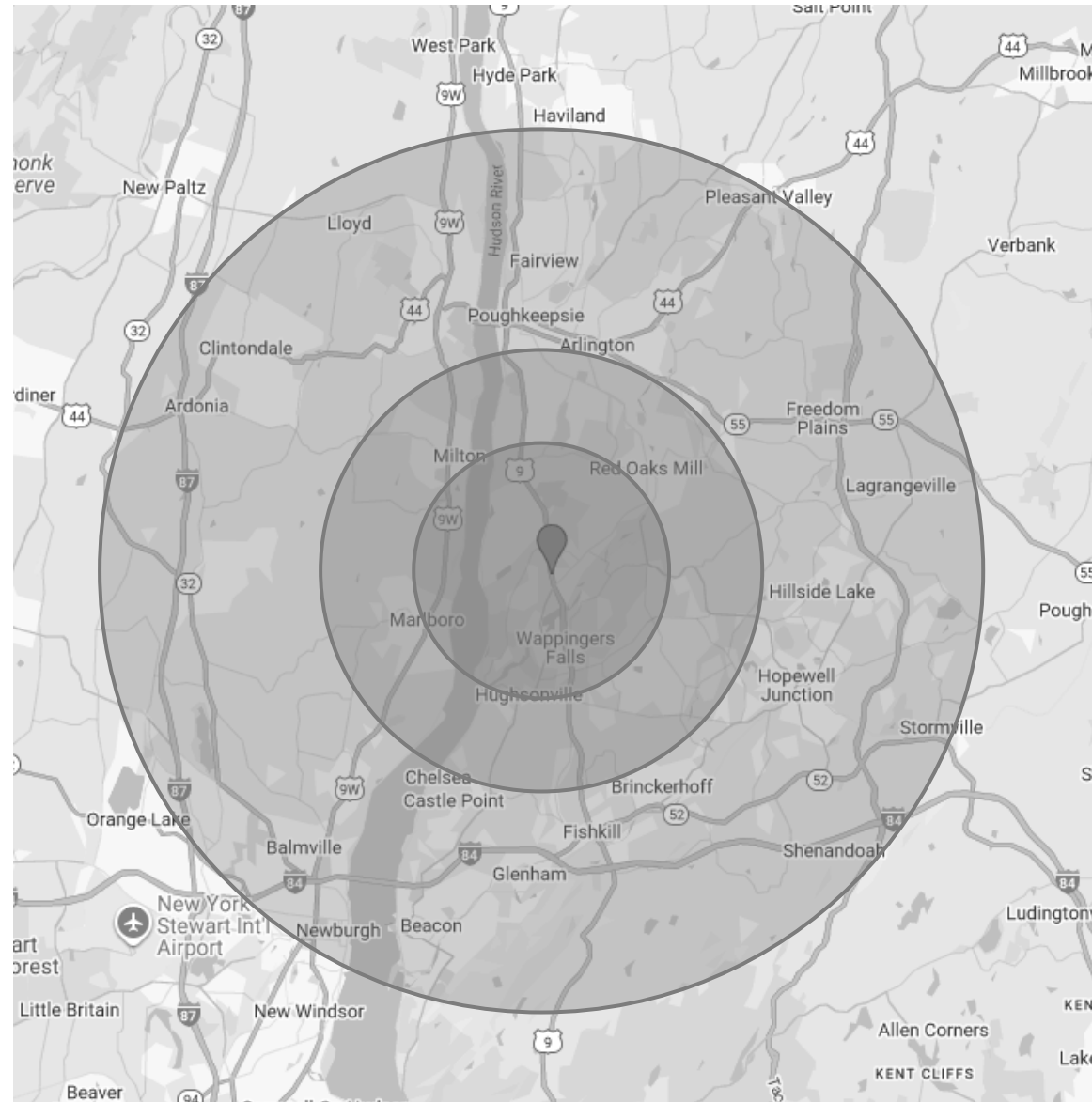
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## 3 Mile Radius

<b>2024 Est. Population</b>	<b>31,564</b>
<b>2024 Est. Avg. HH Income</b>	<b>\$121,514</b>
<b>Households</b>	<b>11,858</b>
<b>Total Employees</b>	<b>15,215</b>

## 5 Mile Radius

<b>2024 Est. Population</b>	<b>72,620</b>
<b>2024 Est. Avg. HH Income</b>	<b>\$123,883</b>
<b>Households</b>	<b>27,705</b>
<b>Total Employees</b>	<b>26,198</b>

## 10 Mile Radius

<b>2024 Est. Population</b>	<b>210,122</b>
<b>2024 Est. Avg. HH Income</b>	<b>\$112,094</b>
<b>Households</b>	<b>97,714</b>
<b>Total Employees</b>	<b>111,257</b>

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