



JOIN VERIZON - 1,500 SF FOR LEASE

U.S. ROUTE 44 AT BURNETT BLVD - POUGHKEEPSIE, NY 12603



1,500SF SPACE AVAILABLE - US RT 44 @ BURNETT BLVD

ADDRESS: U.S Route 44 at NWC
Burnett Blvd
Poughkeepsie, NY 12603

BUILDING SF: 1,500 SF
To Be Built

LOT SIZE: .68 Acres

TRAFFIC COUNT: 17,300 AADT

LEASE RATE: \$30.00 per SF plus CAM & Taxes



PROPERTY OVERVIEW

CR Properties Group is pleased to offer space on the North West corner consisting of 1,500 to be built in Poughkeepsie, NY. This Heavy traffic area with has prominent national and regional retailer co-tenancy such as, Adams Fairacre Farms, CVS, Verizon, Starbucks, and more. NYS DOT Region 8 Offices, Town of Poughkeepsie Government Offices.



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

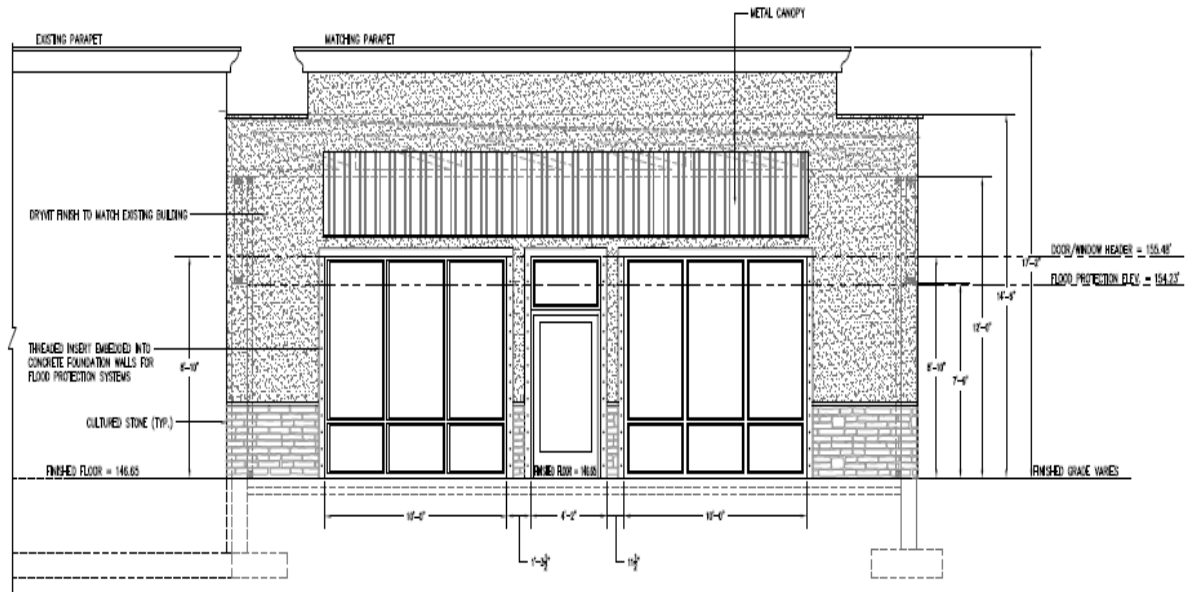
For more information:

Thomas M. Cervone
845.485.3100
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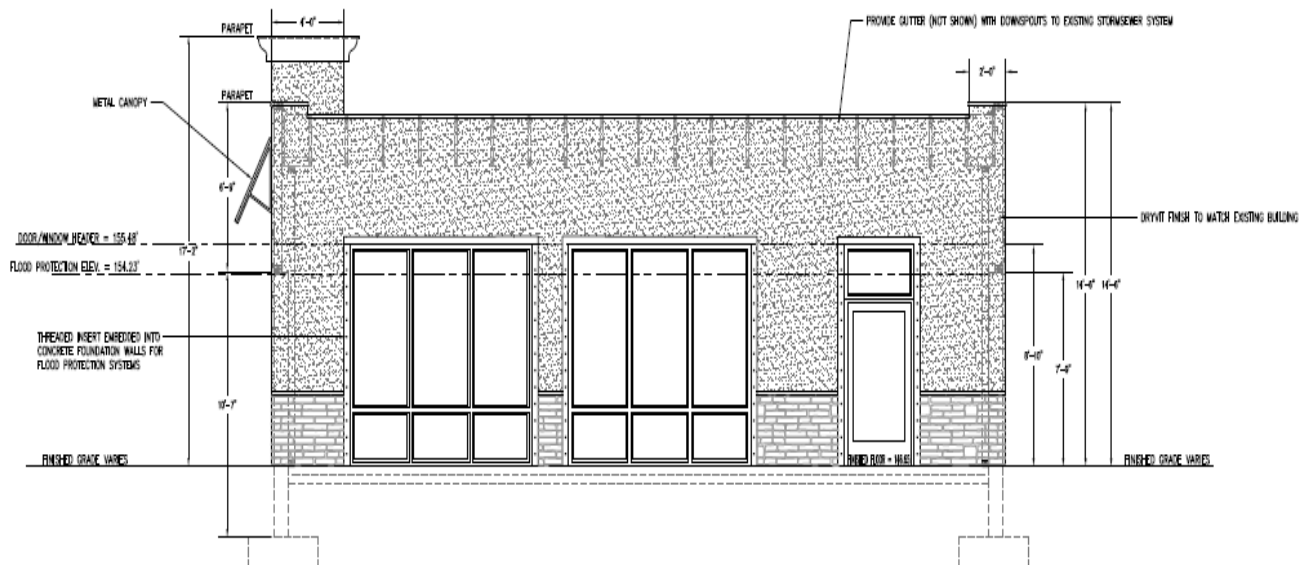


COMMERCIAL - MULTIPURPOSE STOREFRONT PARKING ON SITE - FRONTAGE ON ROUTE 44

NEAR ADAMS FAIRACRE FARMS



0.1 EAST ELEVATION
ADD / SCALE: 3/8" = 1'-0"



0.2 NORTH ELEVATION
ADD / SCALE: 3/8" = 1'-0"



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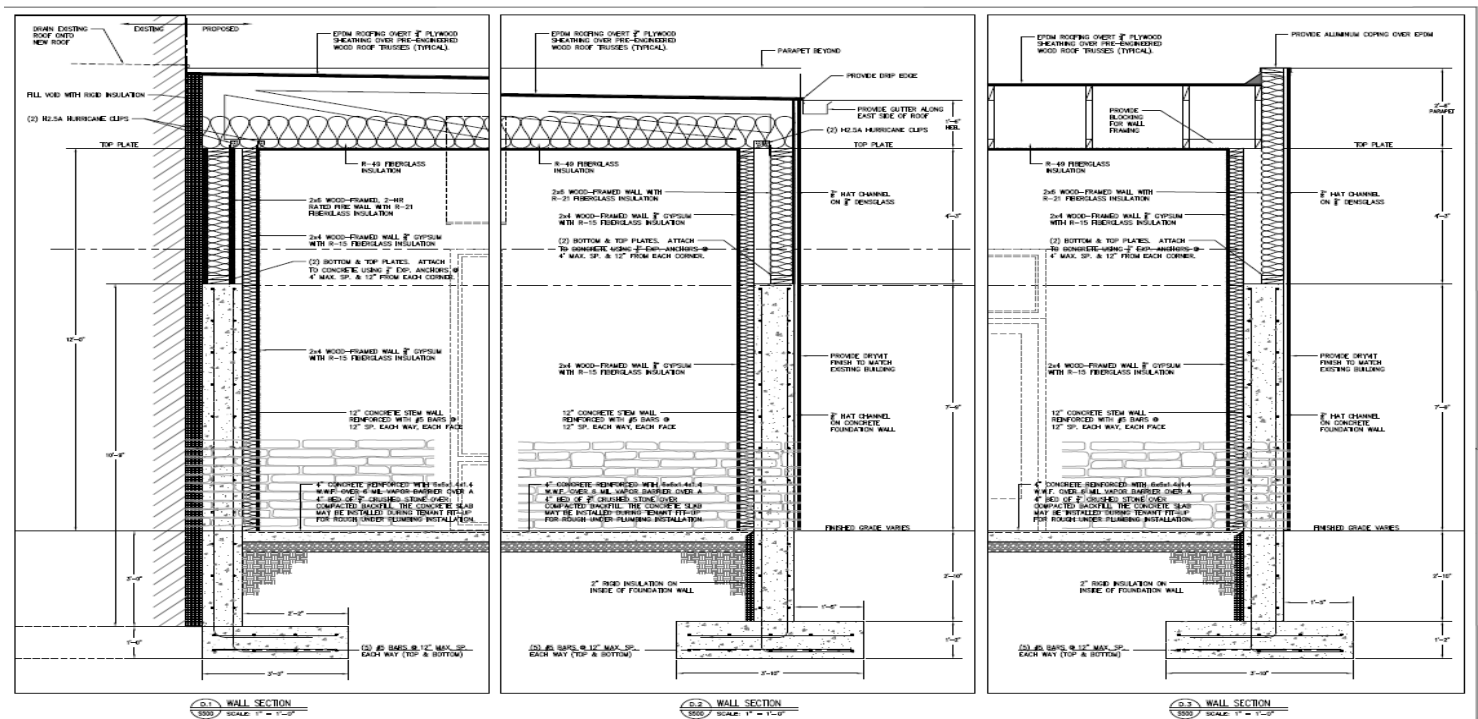
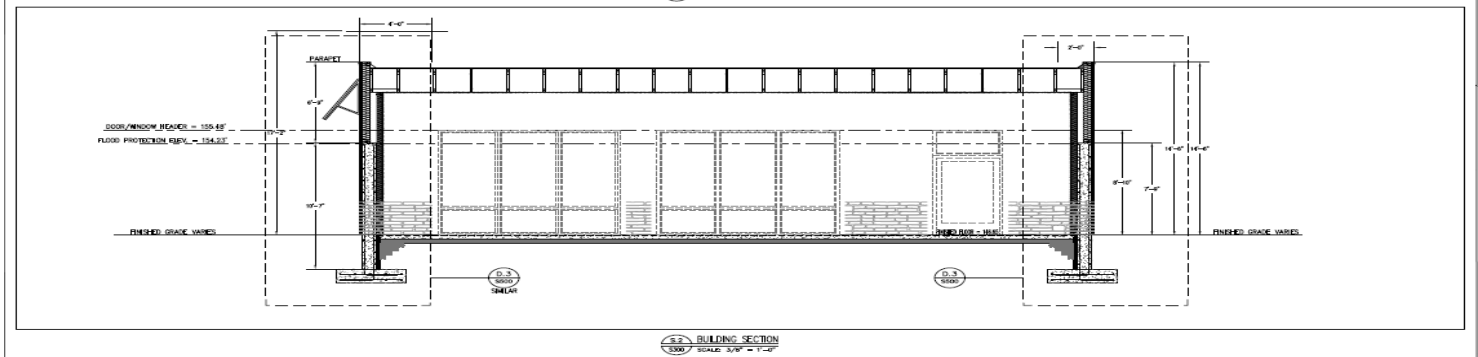
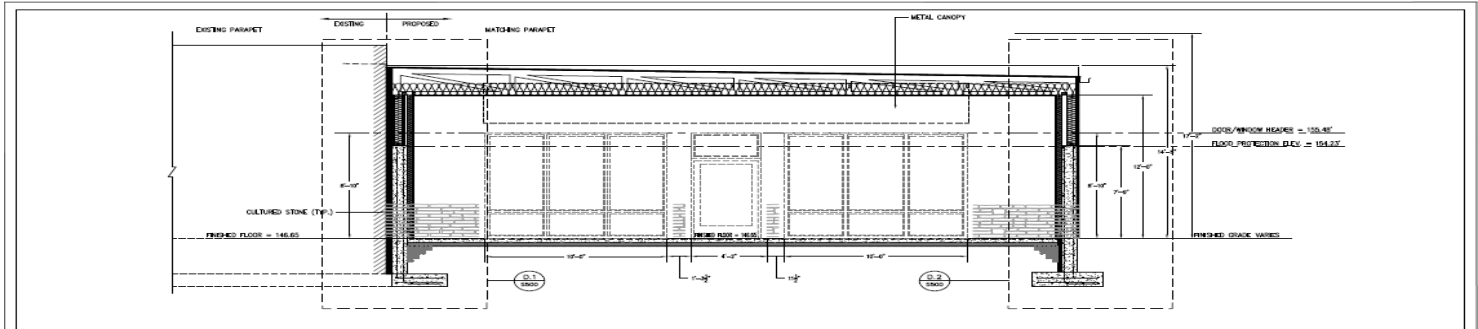
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JOIN VERIZON - 1500SF TO BE BUILT

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FULL PLANS AVAILABLE UPON REQUEST



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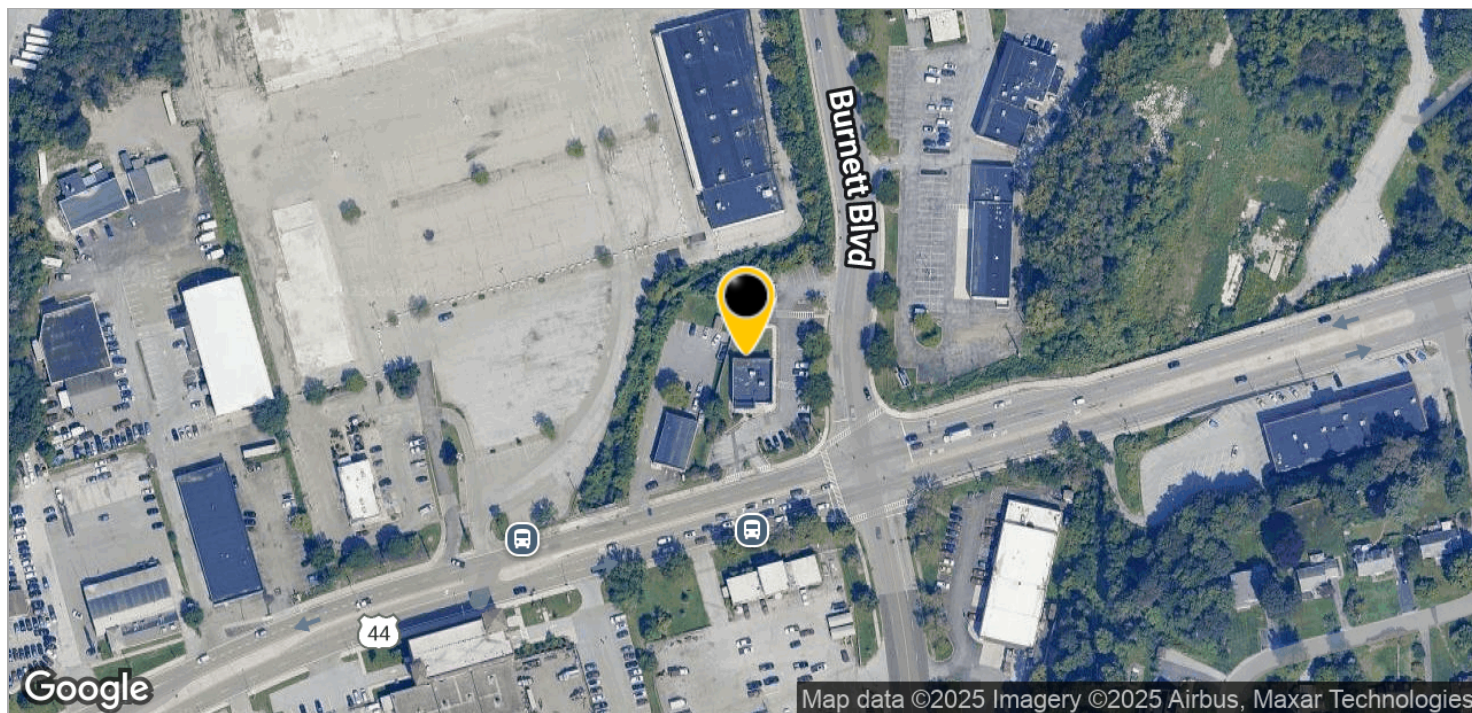
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DUTCHESS TURNPIKE TO ARTERIAL HIGHWAY MULTIPLE USE ONE STORY STRUCTURE

PARKING ON SITE - DOUBLE ENTRY ACCESS



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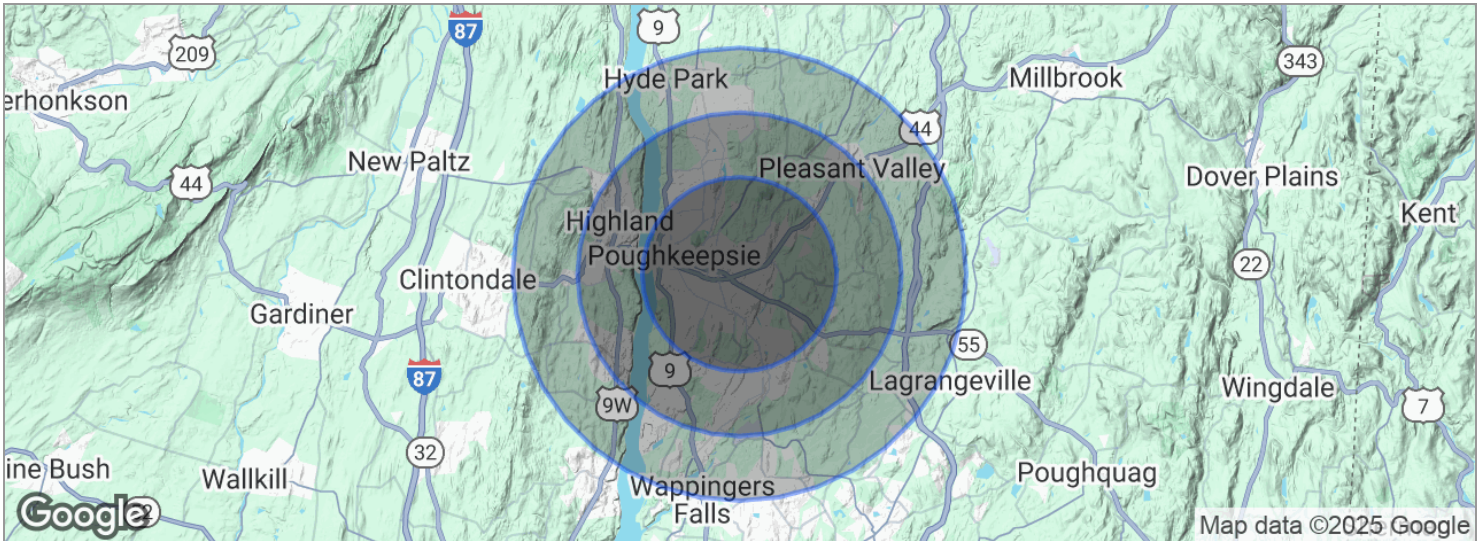
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ARLINGTON SCHOOL DISTRICT

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NEIGHBORING NATIONAL & REGIONAL RETAILERS



POPULATION	3 MILES	5 MILES	7 MILES
Total population	69,787	116,443	160,834
Median age	35.0	35.6	36.9
Median age (male)	33.3	34.2	35.5
Median age (Female)	36.0	36.3	37.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	25,542	42,644	59,370
# of persons per HH	2.7	2.7	2.7
Average HH income	\$67,643	\$72,476	\$75,263
Average house value	\$273,048	\$284,943	\$298,127

* Demographic data derived from 2020 ACS - US Census



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