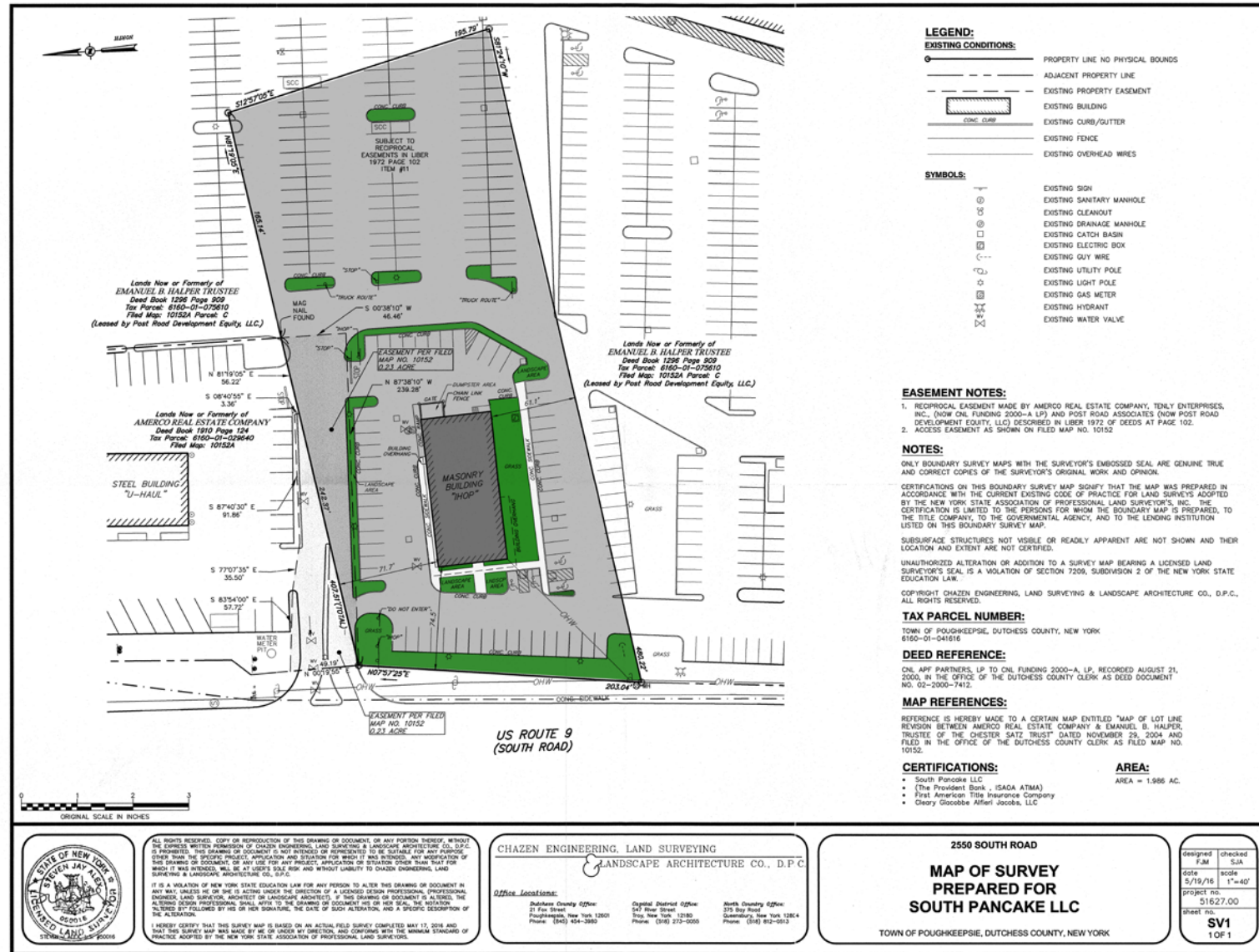


# RESTAURANT FOR LEASE

## 2550 SOUTH ROAD POUGHKEEPSIE, NY 12601

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## 2550 SOUTH ROAD POUGHKEEPSIE, NY 12601



### RESTAURANT FOR LEASE

#### Information

Premise	+/- 4,480 SF
Parcel Size	+/- 1.96 Acres
Parking Spaces	Over 10:1,000
Rent	Call For Details
NNN	Call For Details

#### Key Features

- Located in Dutchess County's main shopping corridor
- 59,074 Annual Average Daily Traffic on South Road
- Minutes away from Poughkeepsie Galleria Mall
- Located across from IBM Poughkeepsie that employs 3,000 people
- Close proximity to Marist and Vassar College with an enrollment close to 10,000 students

#### Demographics

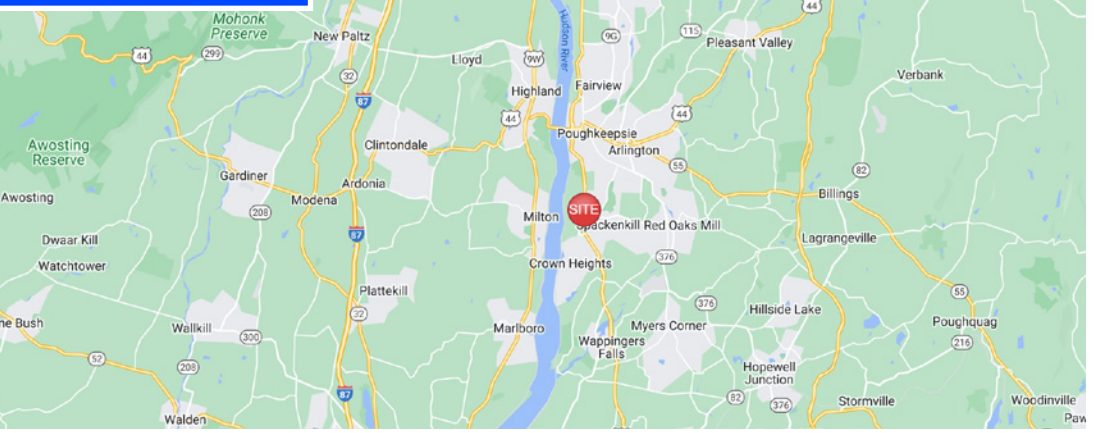
	1 Mile	3 Miles	5 Miles
Population	3,853	49,949	104,627
Households	1,636	19,434	40,219
Average HH Income	\$120,353	\$122,058	\$105,492
Daytime Population	4,288	39,932	91,919
Business Establishments	221	1,930	4,079

#### Area Retailers



The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

#### AREA MAP



#### CONTACT US

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POUGHKEEPSIE PLAZA SHOPPING MALL

- SIERRA
- TJ-maxx
- Marshalls
- CHASE
- Burlington
- FRIDAYS
- MATTRESS FIRM

POST ROAD PLAZA SHOPPING MALL

- STOP & SHOP
- Aaron's
- PET SMART
- ULTA
- HARBOR FREIGHT
- Michaels
- STAPLES
- BARNES & NOBLE
- verizon
- U-HAUL

Proposed Site  
4,480

State Rte 9, South Rd, Friends S

SOUTH ROAD CROSSING

- Jenny Mike's
- Smoothie King
- sleep number
- HOME 2

HUDSON PLAZA SHOPPING MALL

- DOLLAR TREE
- Cosmo Prof
- Rainbow
- MAV'S DISCOUNT TIRE
- Price Chopper

SPAKENKILL PLAZA

- Nothing Bundt Cakes
- Starbucks
- Residence INN BY HARRIOTT

OAKWOOD COMMONS

- Red Robin
- CVS
- HOMEWOOD SUITES BY HILTON
- FIVE GUYS BURGERS and FRIES