

NEW CONSTRUCTION MIXED USE BUILDING

44 SPRINGSIDE AVE, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	55,285 SF
Available SF:	504 - 2,752 SF
Year Built:	2024
Market:	Hudson Valley
Submarket:	Poughkeepsie

PROPERTY OVERVIEW

Brand new retail space available along Route 44 in the town of Poughkeepsie. This modern and well-designed structure boasts a combination of 20 luxury apartments and 2-3 commercial retail suites. With meticulous attention to detail and a focus on creating a welcoming environment, this building provides an exceptional setting for businesses to thrive. The spacious and well-appointed commercial space offers endless possibilities for entrepreneurs and established brands alike. Situated in the highly coveted Arlington District, with its close proximity to esteemed Vassar College, this area buzzes with energy and intellectual curiosity. Ample parking available, both customers and employees can enjoy easy accessibility.



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	504 - 2,752 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
44 Springside Ave	Available	504 - 2,752 SF	NNN	\$26.00 SF/yr	Space ranges from 504-2,752 SF Possible sizes include: 540, 822, 920, 1,009, 1,387, 2752
44 Springside Ave	Available	920 SF	NNN	\$26.00 SF/yr	-
44 Springside Ave	Available	1,387 SF	NNN	\$26.00 SF/yr	-
44 Springside Ave	Available	1,929 SF	NNN	\$26.00 SF/yr	-

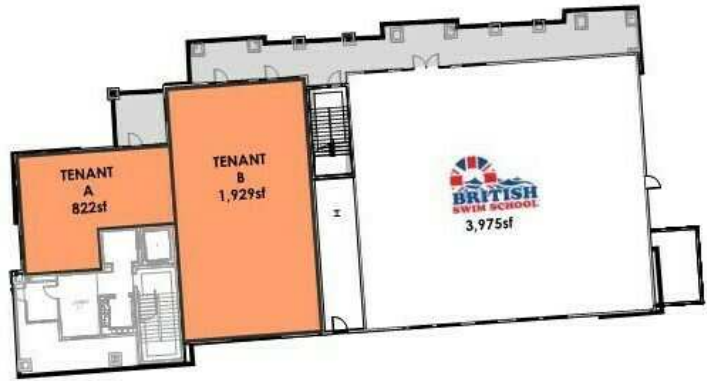
BRIAN MOSSEY
 D. 845.288.4367
 M. 845.288.4367
 bmossey@bhhshudsonvalley.com

DAVID FEINSTEIN
 D. 845.790.6069
 M. 845.325.8085
 dfeinstein@bhhshudsonvalley.com

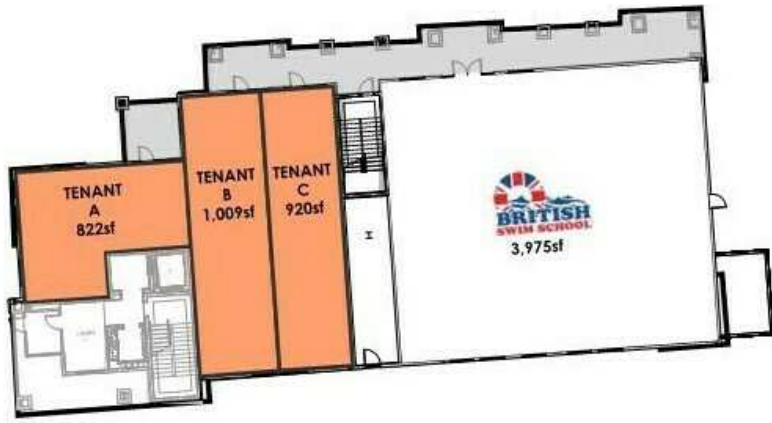
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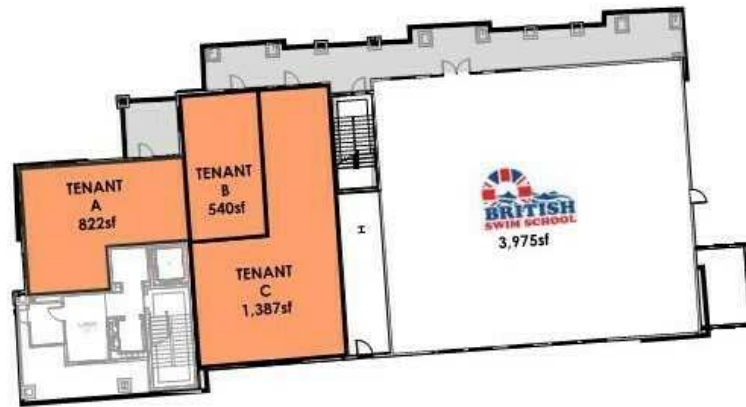
ADDITIONAL PHOTOS



TENANT SPACE OPTION 1



TENANT SPACE OPTION 2



TENANT SPACE OPTION 3

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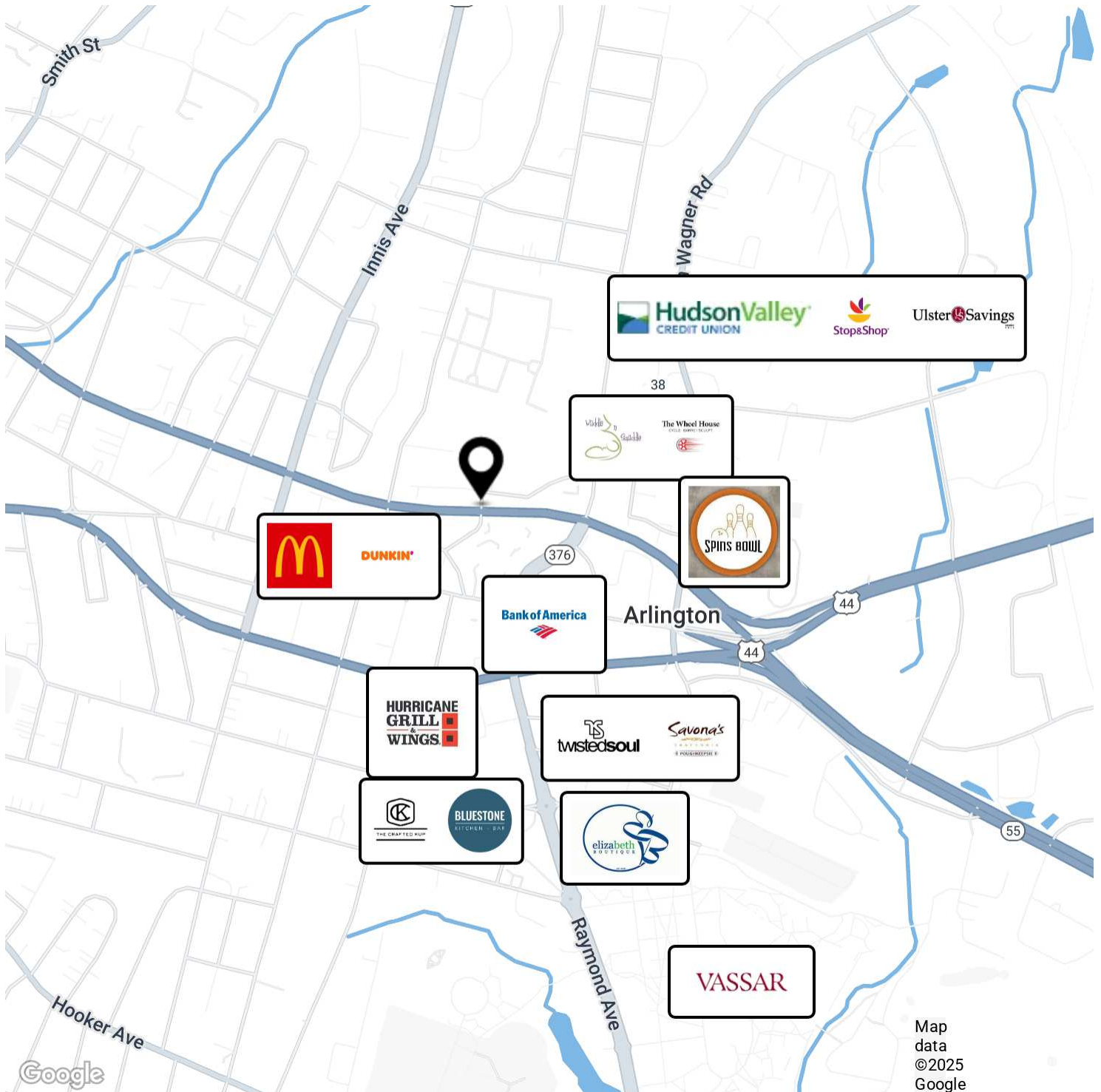
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LOCATION MAP

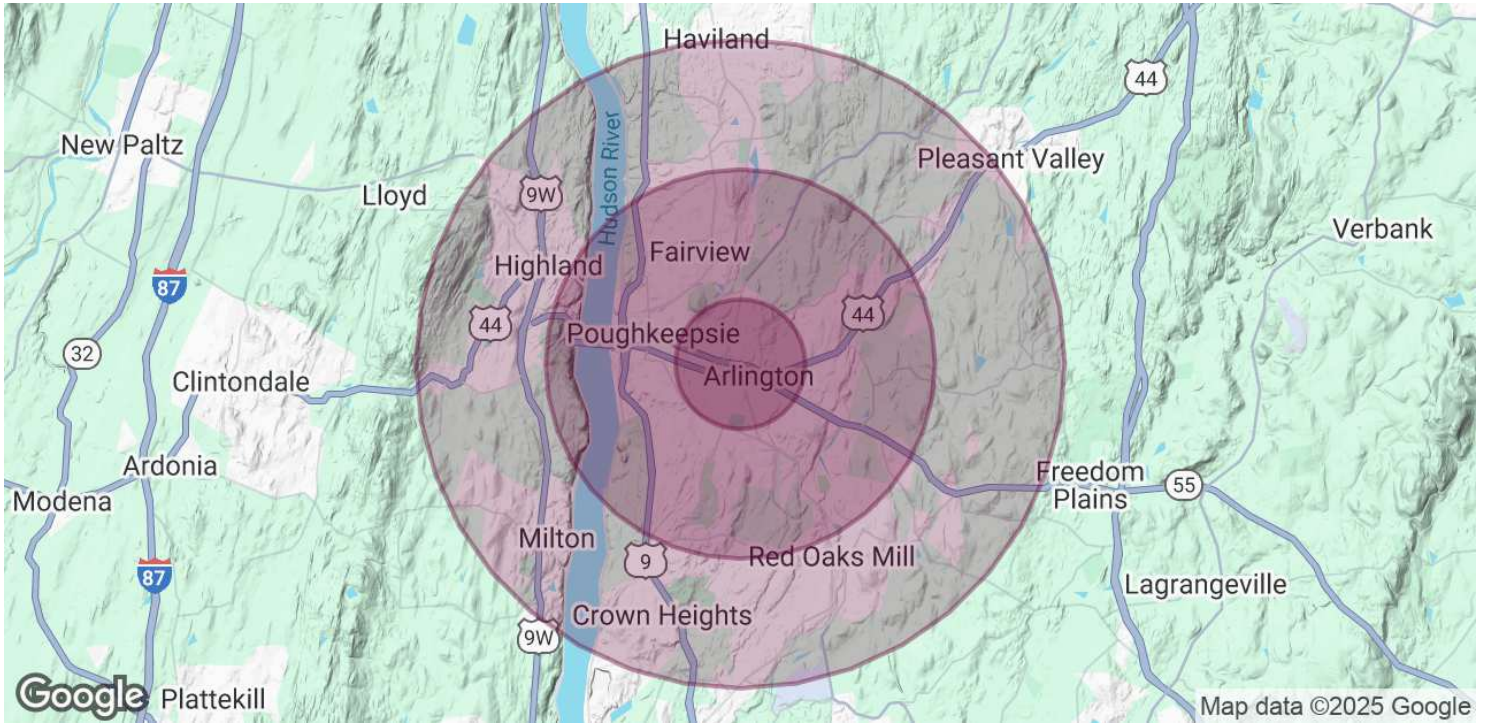




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,387	62,910	105,034
Average Age	37	39	41
Average Age (Male)	35	38	39
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,535	23,803	39,438
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$94,568	\$103,709	\$116,582
Average House Value	\$278,826	\$305,965	\$349,912

Demographics data derived from AlphaMap

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