

FOR LEASE



2550 SOUTH RD.
POUGHKEEPSIE, NY

TRG

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

2550 SOUTH RD.

HIGHLIGHTS

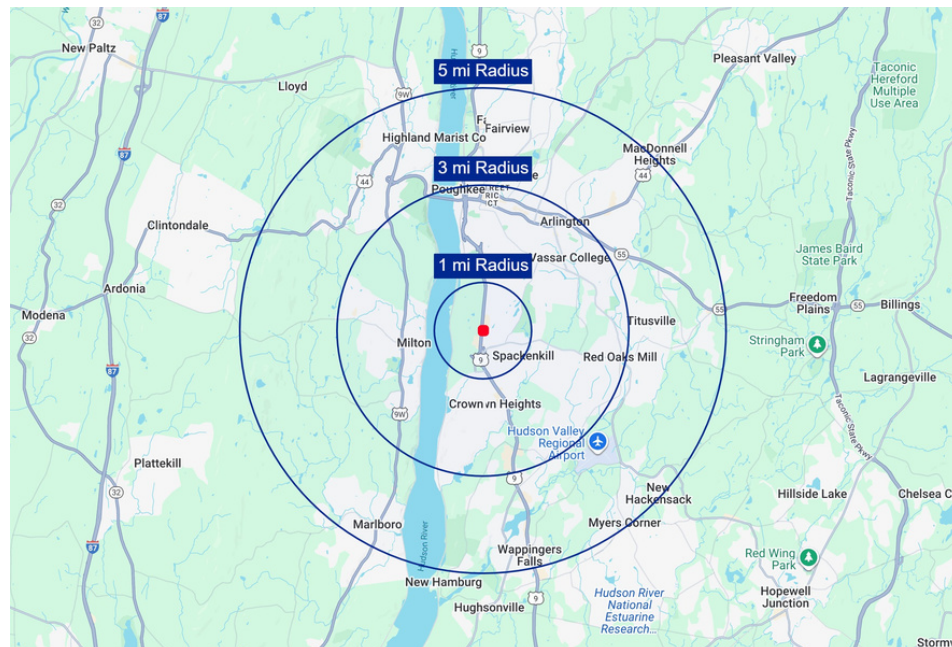
- Located in Dutchess County's main shopping corridor
- 48,325 Annual Average Daily Traffic on South Road
- Minutes away from Poughkeepsie Galleria Mall
- Located across from IBM Poughkeepsie that employs 3,000 people
- Close proximity to Marist and Vassar College with an enrollment close to 10,000 students

OFFERING INFO

Parcel Size:	1.96 Acres
Available Space:	5,000 SF
Parking:	10:1,000
Rent:	\$50.00 PSF
Nets:	\$25.00 PSF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	3,664	50,560	105,961
HOUSEHOLDS	1,626	19,949	41,110
AVERAGE HH INCOME	\$136,952	\$127,983	\$121,788
DAYTIME POPULATION	4,410	38,171	85,857
BUSINESS ESTABLISHMENTS	246	1,988	4,146



AREA RETAILERS:



MARKET AERIAL

POUGHKEEPSIE PLAZA SHOPPING MALL

SIERRA TJ-maxx HomeGoods Marshalls
CHASE Burlington MATTRESSFIRM

POST ROAD PLAZA SHOPPING MALL

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

48,325 AADT

48,325 AADT

HUDSON PLAZA SHOPPING MALL

DOLLAR TREE Price Chopper McDonald's
Rainbow Cosmo Prof

SPAKENKILL PLAZA

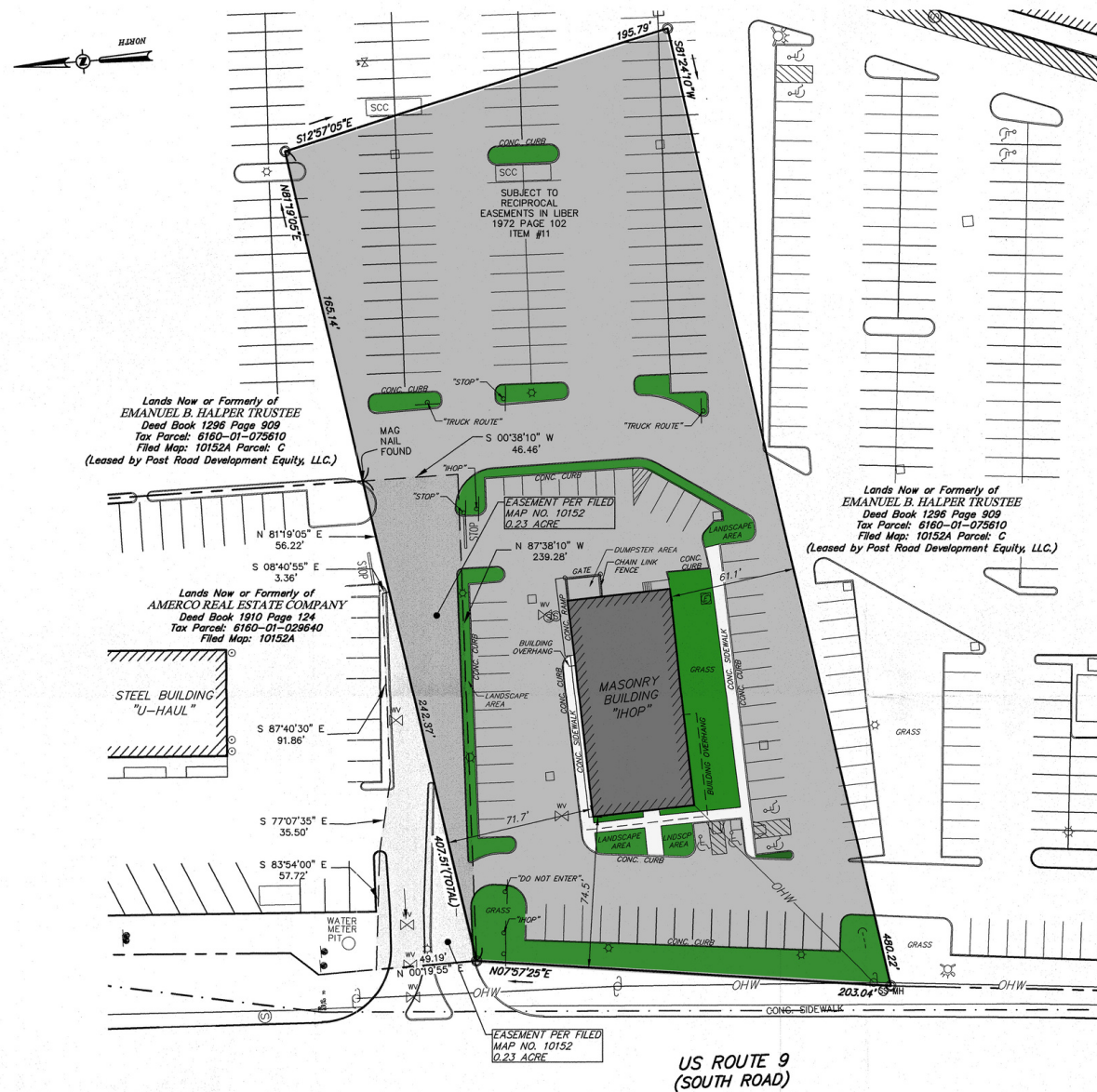
NOTHING BUT CAKES Starbucks
Residence INN BY HAWAIIAN ISLANDS
HOTWORX O'Reilly AUTO PARTS

OAKWOOD COMMONS

Red Robin CVS
HOMWOOD SUITES FIVE GUYS
BURGERS and FRIES

IBM CAMPUS
3,000 EMPLOYEES

SITE PLAN



2550 SOUTH RD.

POUGHKEEPSIE, NY

For all real estate inquiries please
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