



OFFICE / MAKER SPACE - FOR LEASE

40 CANNON STREET, POUGHKEEPSIE, NY 12601



POUGHKEEPSIE CENTRAL BUSINESS DISTRICT

ADDRESS: 40 Cannon Street
Poughkeepsie, NY 12601

BUILDING SIZE: 62,016

SPACE AVAILABLE: 818 SF

ZONING: C-2

ASKING PRICE: \$1,350 Per Month
(Heat Included)

TRAIN TRANSPORTATION:
Metro-North Hudson Line to Grand Central Terminal is 1 hour and 50 minutes. Poughkeepsie Amtrak to Penn Station is 1 hour and 25 minutes.

ARTS, THEATER & RECREATION
The Chance Theater - www.thechancetheater.com
MJN Center - www.midhudsonciviccenter.org
Middle Main - www.middlemain.com
Walkway Over the Hudson - www.walkway.org
Bardavon - <https://www.bardavon.org/>



PROPERTY OVERVIEW

40 Cannon Street, located in Dutchess County's Central Business District, is a few block away to and from the Metro-North Hudson Line, Poughkeepsie Train Station to Grand Central Terminal. The station serves MTA and Amtrak as well as local and regional bus services.

AREA RESTAURANTS:
King's Court Brewing Company - www.kingscourtbrewingcompany.com
Brasserie 292 - www.brasserie292.com
Mill House Brewing Company - www.millhousebrewing.com
Zeus Brewery - <https://www.zeusbrewingco.com/>
Milanese Italian Restaurant - <http://www.milaneserestaurant.com/>
Emiliano's Pizza - <https://www.emilianospizza.com/>



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

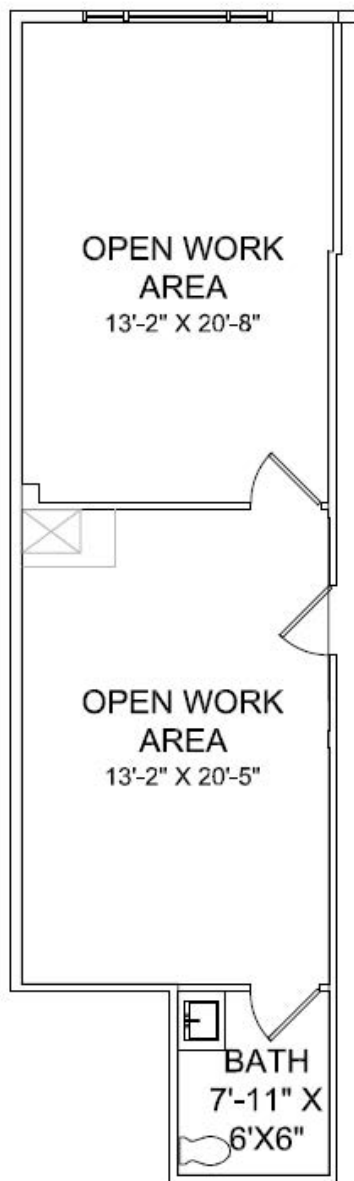
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



OFFICE SPACE FOR LEASE

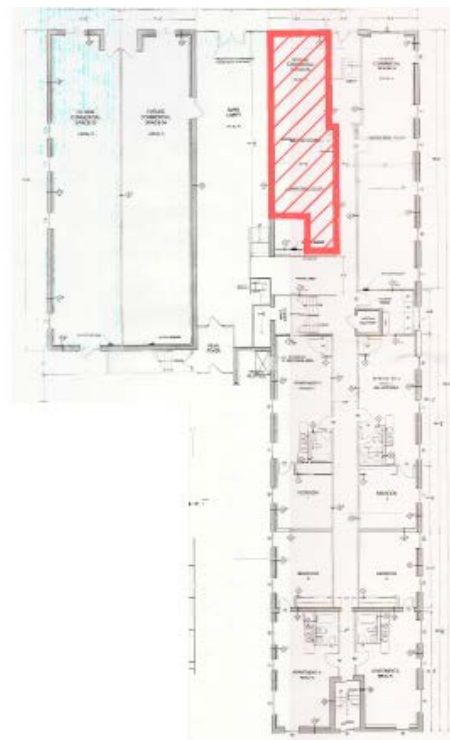
40 CANNON STREET, POUGHKEEPSIE, NY 12601

ARTIST; MAKER SPACE, OFFICE SPACE, STREET RETAIL



1 SUITE 2 - FLOOR PLAN
1/8" = 1'-0"

USABLE AREA = 642 SF
STANDARD RENTABLE AREA = 818 SF



2 MAIN FLOOR KEY PLAN
nts



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



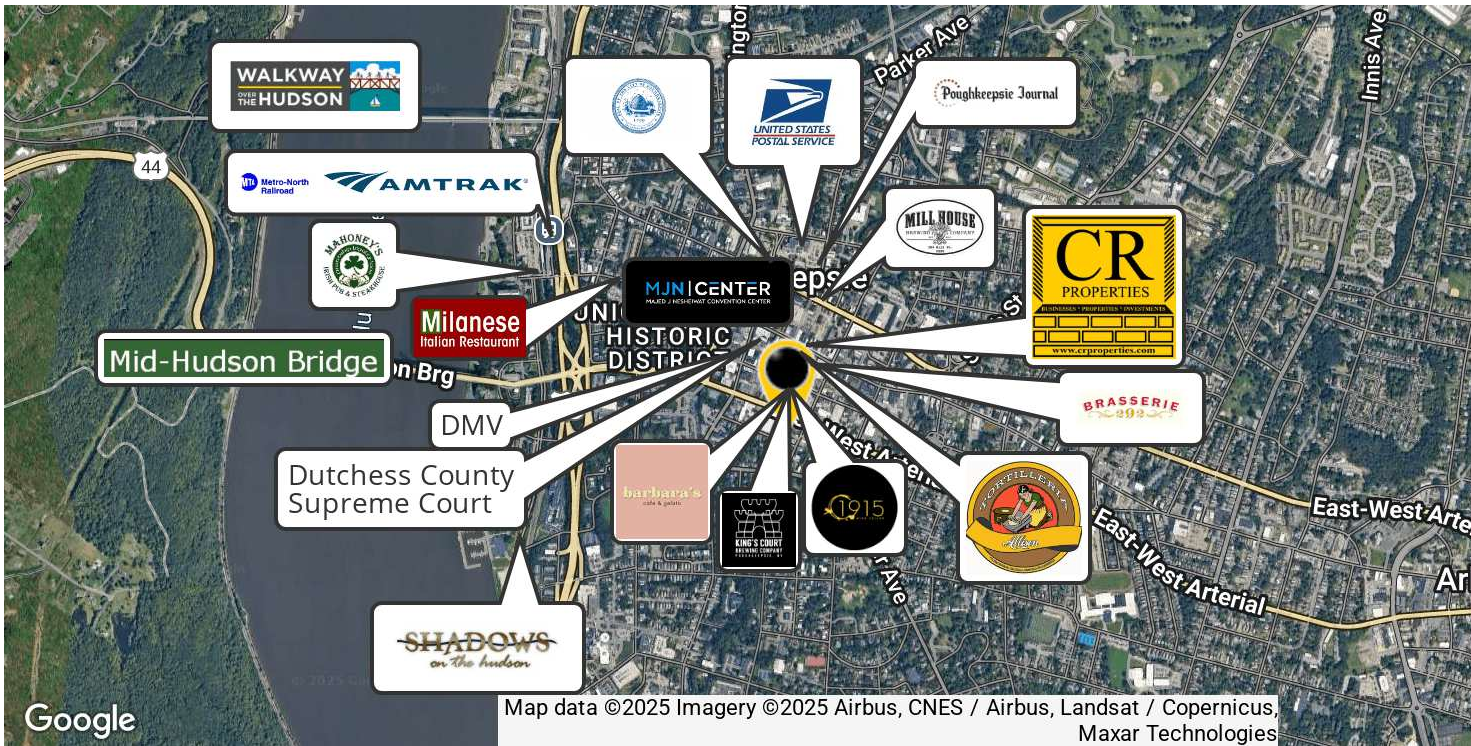
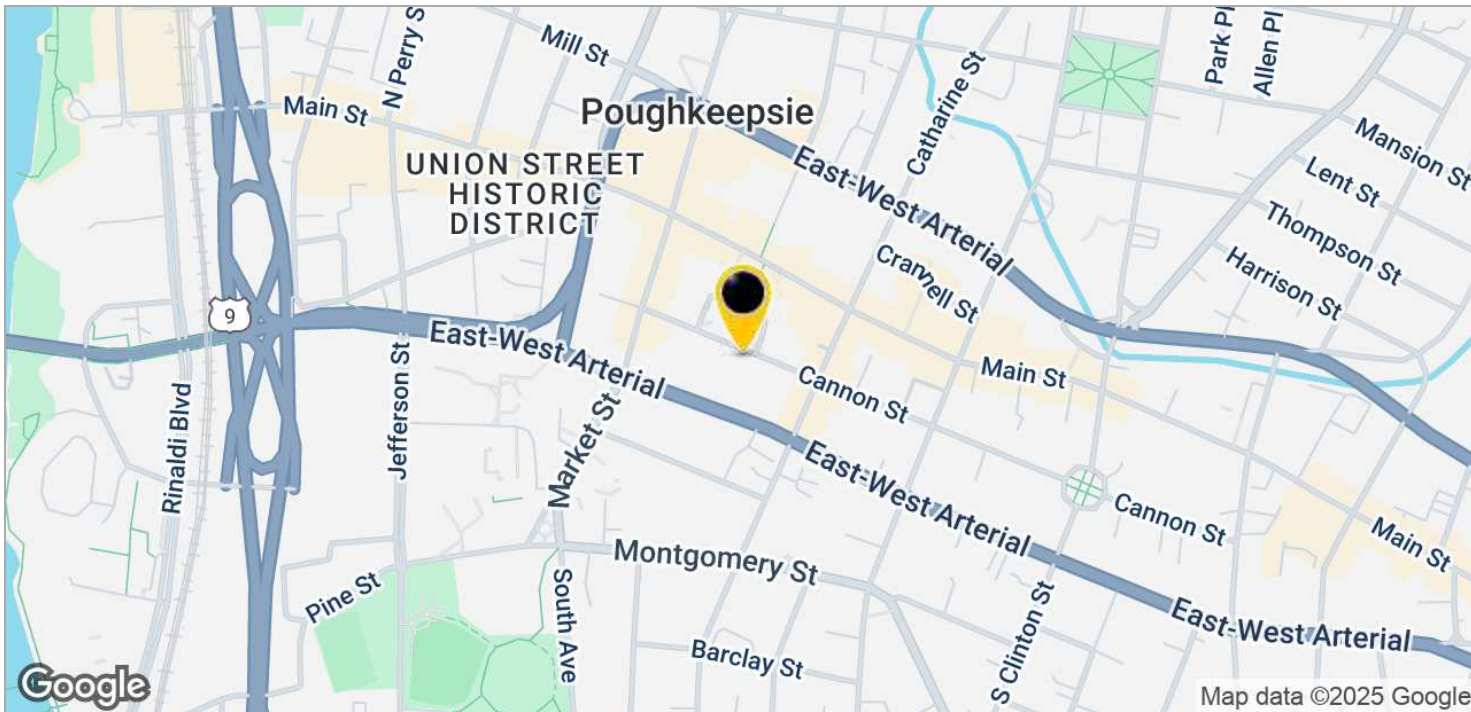
ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



POUGHKEEPSIE CENTRAL BUSINESS DISTRICT NEARBY POUGHKEEPSIE TRAIN STATION

METRO-NORTH HUDSON LINE & AMTRAK STOP POUGHKEEPSIE TRAIN STATION TO GRAND CENTRAL TERMINAL



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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

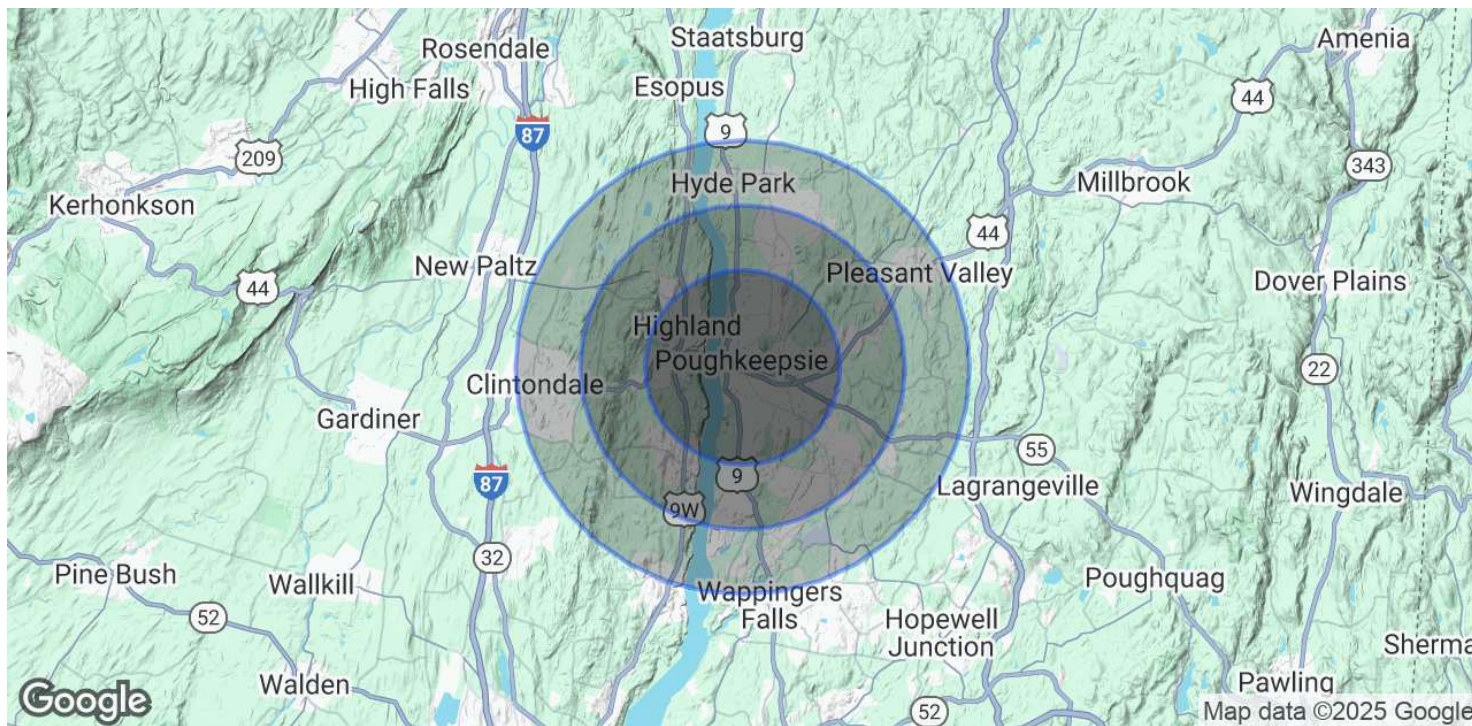
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

INCLUDING DUTCHESS COUNTY & ULSTER COUNTY



| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|--------------------------------|----------------|----------------|----------------|
| Total Population | 63,842 | 99,456 | 129,625 |
| Average Age | 40 | 40 | 41 |
| Average Age (Male) | 38 | 39 | 40 |
| Average Age (Female) | 41 | 42 | 42 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 7 MILES |
| Total Households | 24,377 | 37,257 | 49,338 |
| # of Persons per HH | 2.6 | 2.7 | 2.6 |
| Average HH Income | \$100,792 | \$115,866 | \$119,008 |
| Average House Value | \$304,721 | \$344,938 | \$357,067 |

Demographics data derived from AlphaMap



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
tom@crproperties.com