

Poughkeepsie, NY

RETAIL SPACE FOR LEASE

2600 South Road (Route 9)

Poughkeepsie Plaza



AVAILABLE:

2,800 SF
4,260 SF
5,637 SF Freestanding Building on .7 Acres (Restaurant with Outdoor Seating)

TENANTS:

Marshalls, T.J. Maxx, HomeGoods, JoAnn Fabrics, Sierra, Mattress Firm, Chase Bank, Phenix Salon Suites, The UPS Store, Wendy's, Famous Footwear, J. Crew Factory and many more

NEIGHBORING RETAILERS:

Stop & Shop, Burlington, Price Chopper, Starbucks, Staples, McDonald's, CVS, Michael's, Dollar Tree, O'Reilly Auto Parts, Mavis, Millspaugh Furniture, Barnes & Noble, ULTA, Harbor Freight Tools, PetSmart, Burlington, Verizon and more

TRAFFIC COUNTS:

59,074 Cars Per Day Along Route 9

ADDITIONAL INFORMATION:

- Signaled Access and Parking for 660 Vehicles
- Tremendous Visibility
- On-Site Management
- Minutes to IBM's 300 Acre Campus with over 4,500 Daytime Employees

RENT:

Call For Details

CAM/TAXES:

\$6.40/SF

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	53,090	101,151	231,902
Average HH Income	\$97,633	\$100,929	\$111,721

**For More Information,
Please Contact:**

914-237-3400

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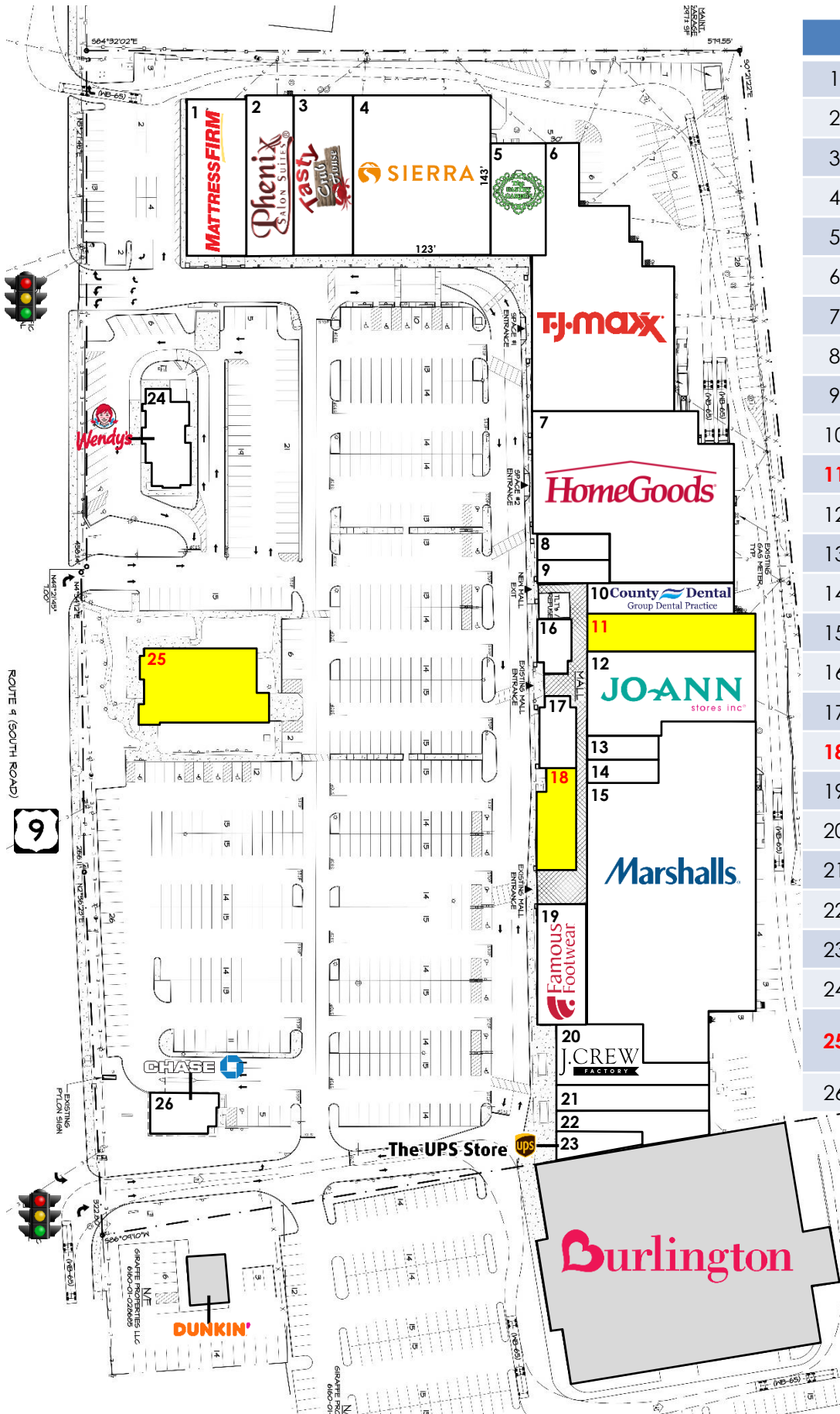
ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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	TENANT	SF
1	Mattress Firm	7,240
2	Phenix Salon Suites	6,011
3	Tasty Crab	7,437
4	Sierra	17,588
5	Pastry Garden	5,000
6	T.J. Maxx	22,093
7	Home Goods	22,092
8	Tea Talk	1,431
9	De's Jewelers	1,431
10	County Dental	3,900
11	AVAILABLE	4,260
12	Jo-Ann Fabrics	11,370
13	Marino's Barber	1,446
14	Elite Hair	900
15	Marshalls	35,410
16	Nail Pro	1,270
17	Giacomo's Pizza	1,600
18	AVAILABLE	2,800
19	Famous Footwear	5,000
20	J. Crew Factory	5,570
21	Sugar & Spice	3,137
22	Sew & Vac	3,137
23	The UPS Store	1,400
24	Wendy's	3,086
25	AVAILABLE Former TGI Fridays	5,637
26	Chase Bank	2,069

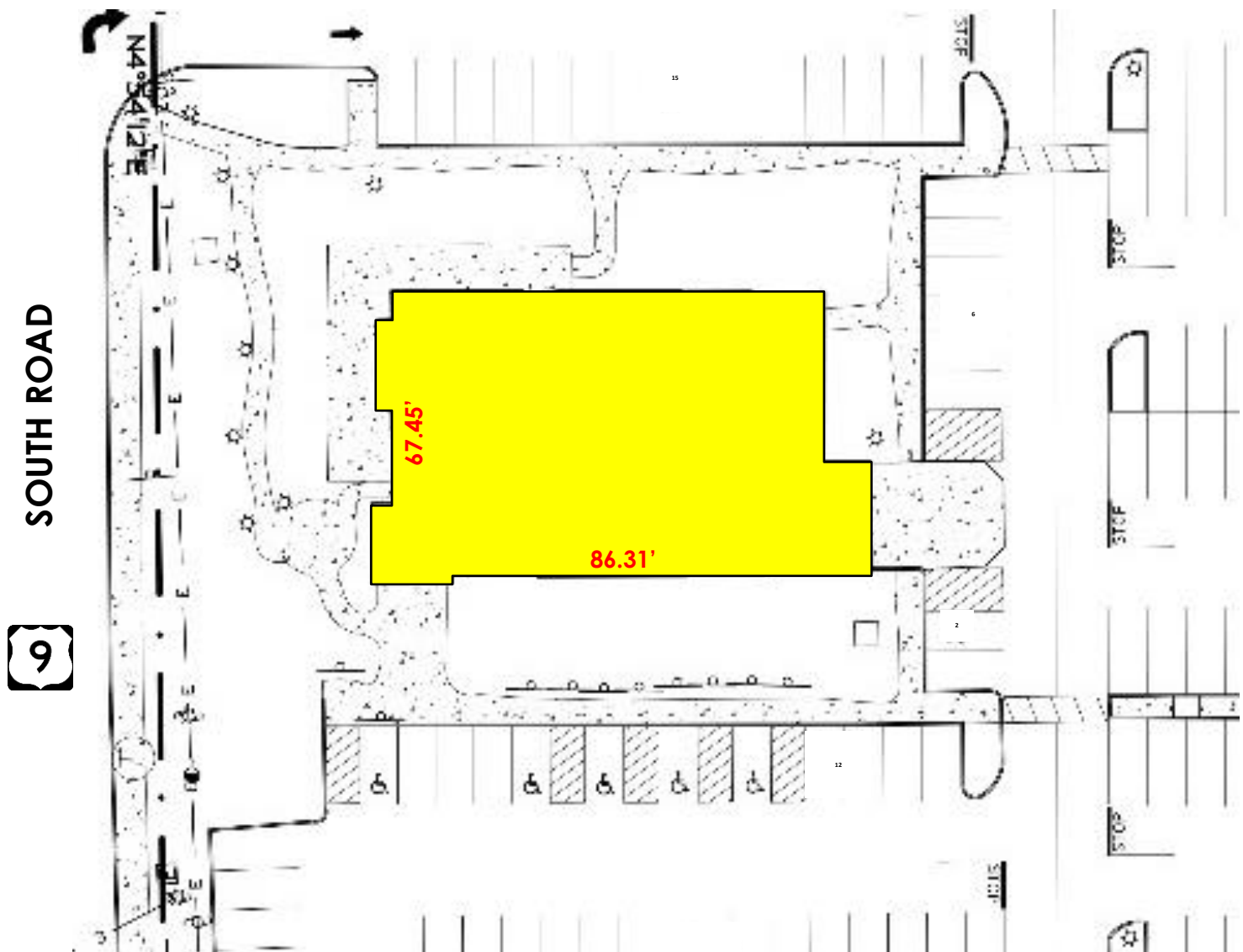
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FORMER TGI FRIDAYS AVAILABLE

**5,637 SF AVAILABLE
WITH OUTDOOR SEATING**



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9



5,637 SF
AVAILABLE
FORMER TGIF

2,800 SF
AVAIL.



9

MATRESS FIRM

phenix
SALES SUITES

Tasty
CLUB
STOUT

SIERRA



TJ-maxx

HomeGoods

County Dental
Group Dental Practice

4,260 SF AVAIL.

JO-ANN
stores inc



Marshalls

J.CREW
FACTORY

The UPS Store



Burlington



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