

# Poughkeepsie, NY

## 2600 South Road (Rte. 9)

# RETAIL SPACE FOR LEASE

## Poughkeepsie Plaza



#### AVAILABLE:

4,260 SF  
5,600 SF

#### TENANTS:

Marshalls, T.J. Maxx, HomeGoods, JoAnn Fabrics, Sierra Trading Post, TGI Friday's, Mattress Firm, Chase Bank, Phenix Salon Suites, Just-A-Buck, The UPS Store, Wendy's, Famous Footwear and many more

#### NEIGHBORING RETAILERS:

Stop & Shop, Burlington, Price Chopper, Starbucks, Staples, McDonald's, CVS, Michael's, Dollar Tree, Catherine's, Mavis, Millspaugh Furniture, Barnes & Noble, ULTA, Harbor Freight Tools, PetSmart, Burlington Coat Factory, 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

#### AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	51,464	102,394	139,979
Avg. HH Income	\$97,067	\$94,534	\$100,450

For More Information,  
Please Contact:

914-237-3400

Scott Meshil - Ext. 106  
Scott@RoyalPropertiesInc.com

Jeff Kintzer - Ext. 103  
Jeff@RoyalPropertiesInc.com



**ROYAL**  
PROPERTIES

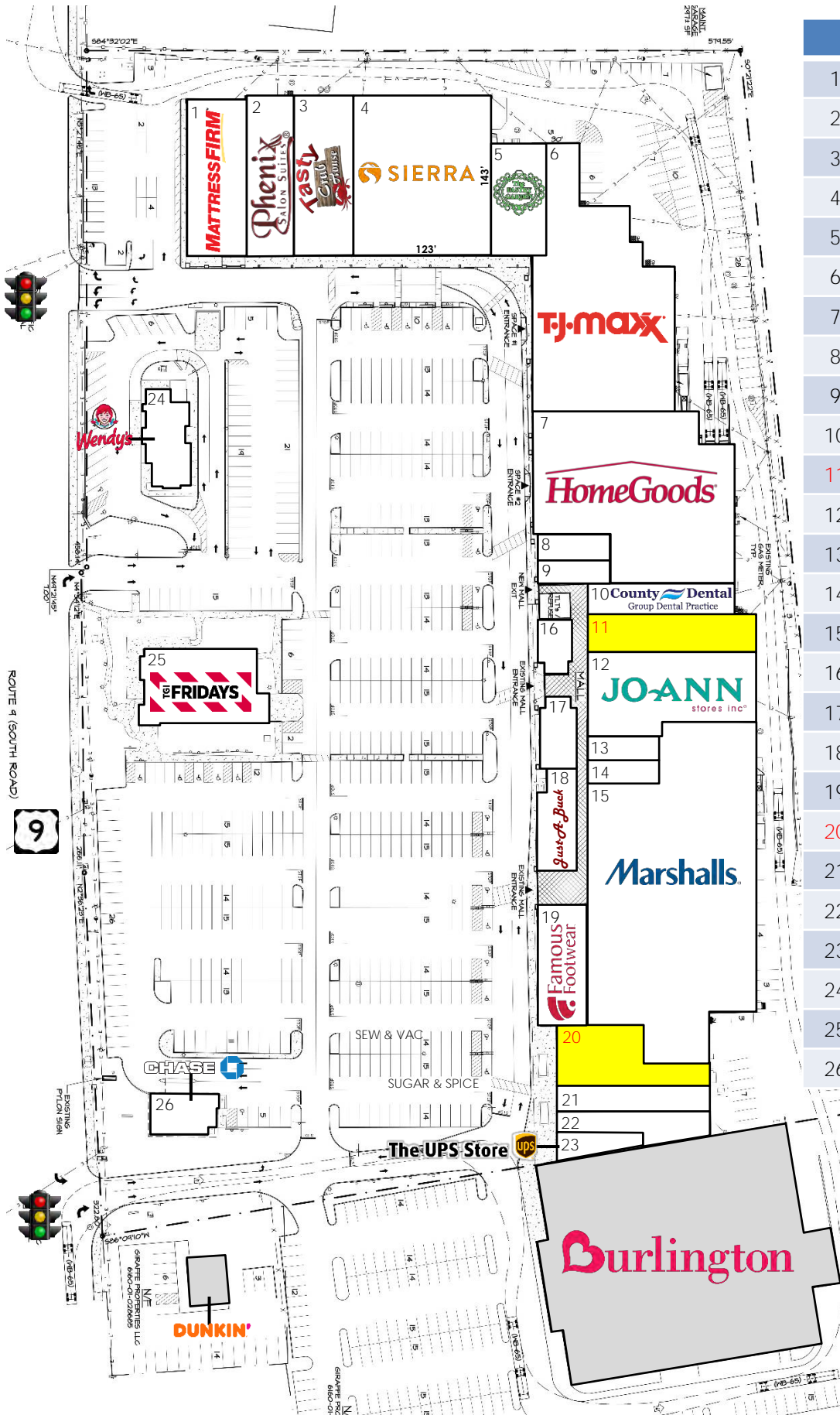
[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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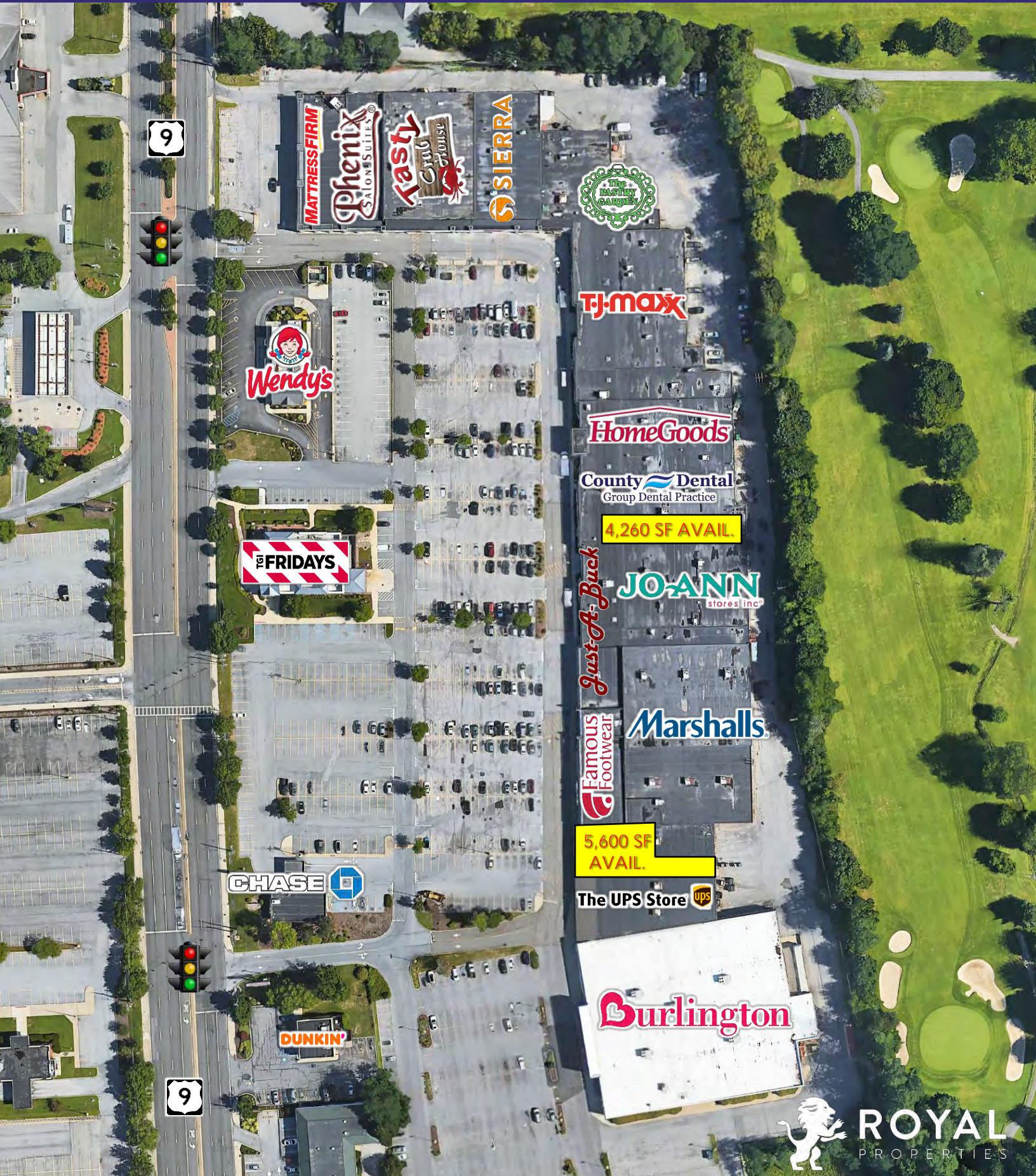
	TENANT	SF
1	Mattress Firm	7,240
2	Phenix Salon Suites	6,011
3	Tasty Crab	7,437
4	Sierra Trading Post	17,588
5	Pastry Garden	5,000
6	T.J. Maxx	22,093
7	Home Goods	22,092
8	Tea Talk	1,431
9	De's Jewelers	1,431
10	County Dental	3,900
11	AVAILABLE	4,260
12	Jo-Ann Fabrics	11,370
13	Marino's Barber	1,446
14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



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**SOUTH ROAD CROSSING**

HOME 2 SUITES BY HILTON | SMOOTHIE KING | WING STOP  
Buff City Soap | Jersey Mike's Subs | UBREAKIFIX  
sleep number

**HUDSON PLAZA**

McDonald's | Price Chopper | Mavis Discount Tire  
DOLLAR TREE | Rainbow | edible arrangements | CosmoProf | Millpaugh FURNITURE

**SPACKENKILL PLAZA**

Starbucks | BONSAI | sweetFrog premium frozen yogurt | NOTHING bundt CAKES

**OAKWOOD COMMONS**

Red Robin GOURMET BURGERS and BEERS | CVS | CAREMOUNT MEDICAL | SUBWAY | FIVE GUYS

**POUGHKEEPSIE PLAZA SITE**

TJ-maxx | JO-ANN stores inc. | FRIDAYS  
SIERRA | Famous Footwear | HomeGoods | Marshalls | Wendy's | Phenix Salon Suites | CHASE | Just-A-Buck | MATTRESS FIRM | The UPS Store | County Dental Group Dental Practice

**POST ROAD PLAZA**

STOP & SHOP | HARBOR FREIGHT | Staples | namco | BARNES & NOBLE | ULTA BEAUTY | PETSMART | verizon | Michaels



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