

POUGHKEEPSIE
NEW YORK

MID HUDSON PLAZA
3440 NORTH ROAD (ROUTE 9)

SPACE FOR LEASE

**31,138 SF
AVAILABLE
(DIVISIBLE)**



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www.RoyalPropertiesInc.com

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AVAILABLE:

31,138 SF Retail (Divisible to 9,000 SF)

CO-TENANTS:

Home Depot, Ocean State Job Lot, McDonald's, Applebee's, Planet Fitness (Coming Soon), Salsa Fresca, Sobol Acai Bowls & Beyond, Rhinebeck Bank, Giacomo's, Smokes 4 Less, Barber Shop, and Mobil

NEIGHBORING RETAILERS:

ShopRite, Starbucks, CVS, Stop & Shop, Smoothie King, Mavis Discount Tire, Big Lots, Dollar Tree, Burger King, Verizon, Adam Fairacre Farms, Domino's, TD Bank, Rite Aid, Dollar General, Advance Auto Parts, and many more

TRAFFIC COUNTS:

30,934 Cars per Day Along North Road (Route 9)

PROPERTY HIGHLIGHTS:

- Situated Directly Across from Marist College and Within Close Proximity to The Culinary Institute of America, Vassar Brothers Medical Center, and Mid-Hudson Regional Hospital
- 235,599 SF Shopping Center
- Ample Parking
- Two Signalized Entrances

RENT:

Call For Details

CAM/TAXES:

\$8.50/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	58,950	88,794	124,009
Avg. HH Income	\$88,996	\$99,462	\$105,140

**For More Information,
Please Contact:**

914-237-3400

Scott Meshil – Ext. 106
Scott@RoyalPropertiesInc.com



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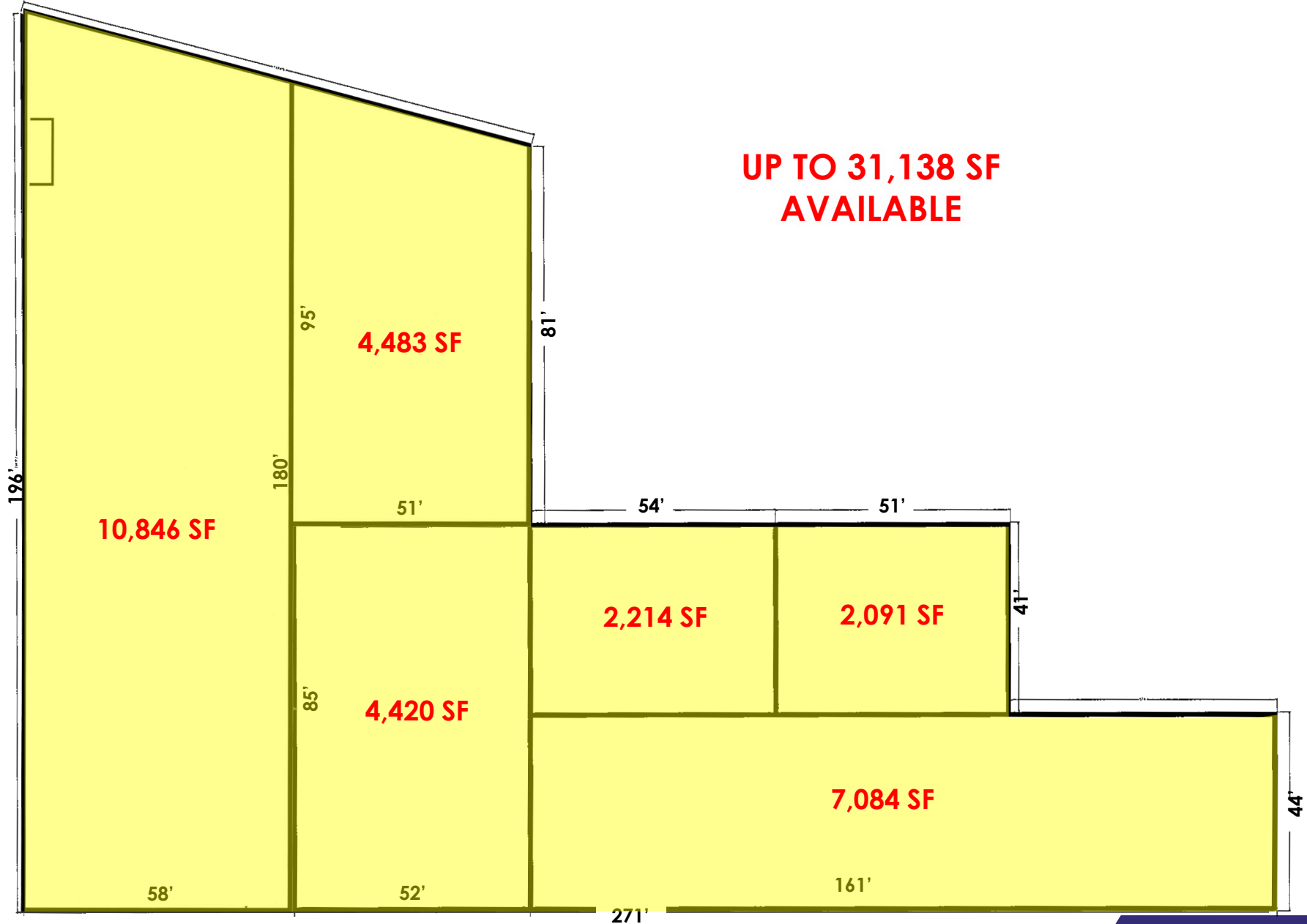
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PHOTOS



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MID HUDSON PLAZA
3440 NORTH ROAD (ROUTE 9)

AERIAL



MID-HUDSON BRIDGE



Google Earth



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MAP

