

Poughkeepsie, NY

RETAIL SPACE FOR LEASE

1955 South Road

South Road Square



AVAILABLE:
7,900 SF (Divisible to 2,700 SF & 5,200 SF)

CO-TENANTS:
AutoZone, Geico Insurance, GameStop, El Toro Loco Restaurant, Dream Girl Nail Spa, T-Mobile, Hy Foot Spa, Ultimate Spectacle, Subway, Sierra Lily Gift Boutique, and Bonsai Japanese Restaurant

NEIGHBORING RETAILERS:
ShopRite, At Home, Hobby Lobby, Ashley Furniture, Petco, Bob's Discount Furniture, Orangetheory Fitness, Macy's, Fortunoff Backyard Store, European Wax Center, Target, Wells Fargo, Old Navy, Best Buy, Lowe's, Olive Garden, Dick's Sporting Goods, TD Bank, Raymour & Flanigan, Rhinebeck Bank, Walgreens, Burger King, Chili's and many more

TRAFFIC COUNT:
42,218 Cars per Day Along South Road (Route 9)

ADDITIONAL INFORMATION:

- Situated in Front of and Shares a Signaled Entrance with Poughkeepsie Galleria
- 44,071 SF Shopping Center
- 247 Parking Spaces
- Located in the Heart of the Hudson Valley, on the Main Retail Corridor Serving Dutchess County

RENT:
Call for Details

CAM/TAXES:
\$7.50/SF

AREA DEMOGRAPHICS			
	3 Miles	5 Miles	7 Miles
Population	30,822	73,571	161,509
Avg. HH Income	\$142,491	\$151,547	\$133,204

**For More Information,
Please Contact:**

914-237-3400

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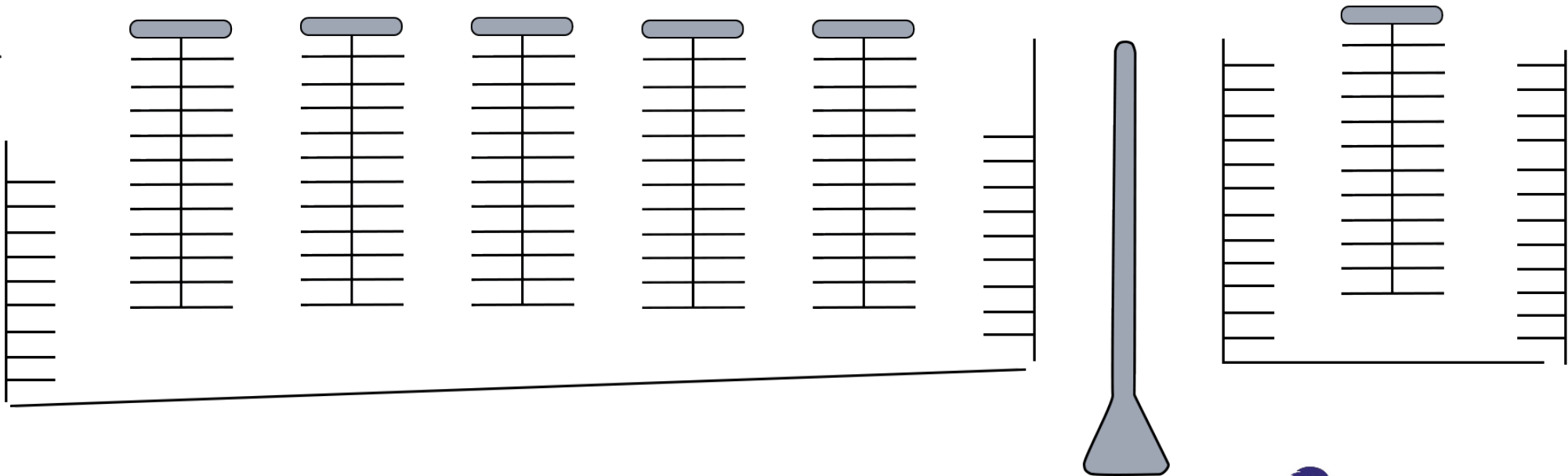
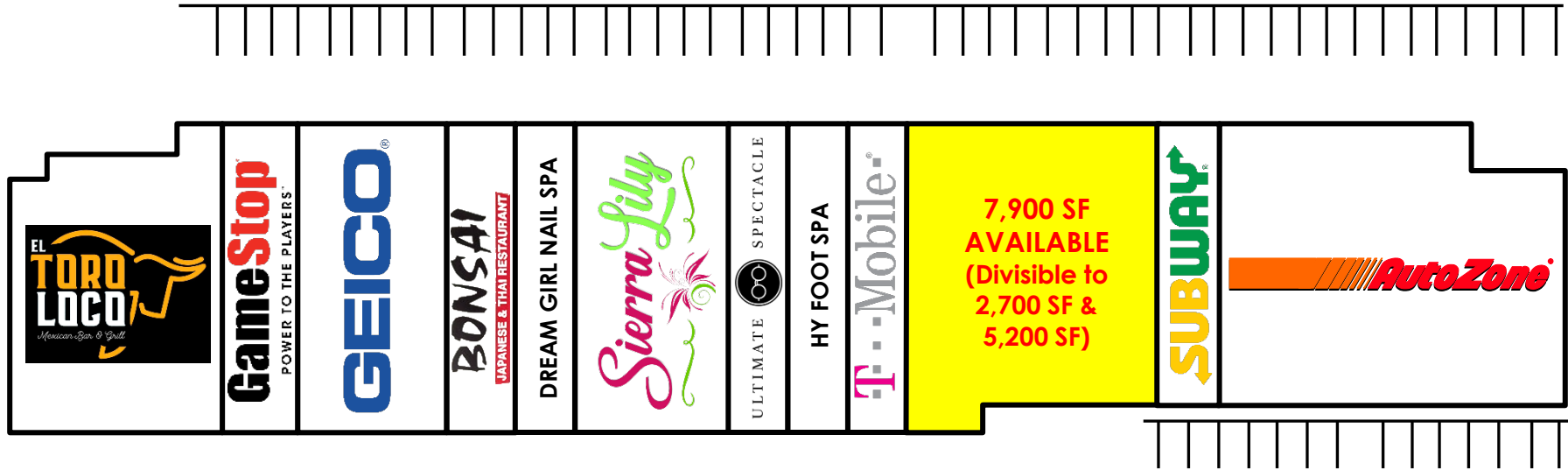
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SOUTH ROAD



Poughkeepsie, NY

1955 South Road

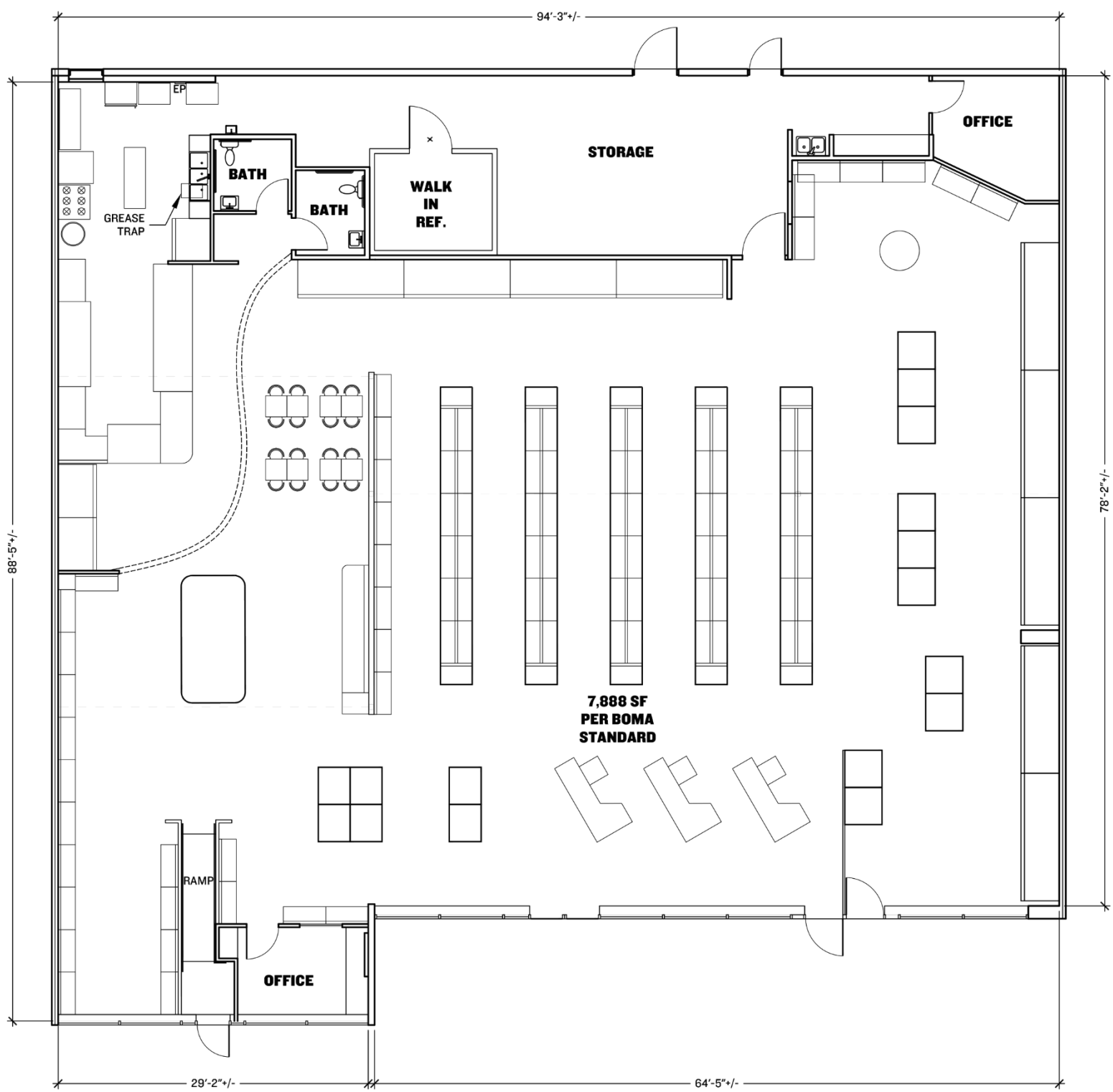
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