

1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL SPACE
FOR LEASE

THE VITAMIN SHOPPE®

AT&T

10,400 SF
AVAILABLE

MATTRESSFIRM®

4,100 SF
AVAILABLE

Visionworks

9

SOUTH ROAD

45,710 AADT

9

GALLERIA DRIVE
(MALL ACCESS)

BROKER CONTACT

SCOTT MESHIL
914-237-3400, Ext. 106
Scott@RoyalPropertiesInc.com

MARIO FERNANDES
914-237-3400, Ext. 113
Mario@RoyalPropertiesInc.com



ROYAL
PROPERTIES

1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL SPACE
FOR LEASE

4,100 SF IN-LINE | 10,400 SF END CAP



AVAILABLE:

4,100 SF In-Line (41' x 100')
10,400 SF End Cap (130' x 80')

CO-TENANTS:

Vitamin Shoppe, AT&T, Mattress Firm, Visionworks, and Fitness Showroom

NEIGHBORING RETAILERS:

Lowe's, Macy's, Target, Best Buy, Regal Cinemas, ALDI, Kohl's, Petco, Dollar Tree, Walgreens, Chili's, Panera, ShopRite, Staples, Starbucks, Party City, TD Bank, Burger King, Buffalo Wild Wings, AutoZone, Raymour & Flanigan, Dick's, DSW, Wells Fargo, Ashley Store, Key Bank, McDonald's, Taco Bell, Crunch Fitness, Wendy's, Dairy Queen, Planet Fitness, and many more

TRAFFIC COUNTS:

45,710 Cars Per Day Along South Road (Route 9)

ADDITIONAL INFORMATION:

- 33,400 SF Shopping Center Directly Across from Poughkeepsie Galleria Mall and in the Heart of the Hudson Valley, on the Main Retail Corridor Serving Dutchess County
- Over 500' of Frontage
- Highly Visible Retail Situated at a Signaled Intersection
- Abundant Parking
- Minutes to IBM's 300 Acre Campus with over 3,000 Daytime Employees

RENT:

Call for Details

CAM/Taxes:

\$10.88/SF

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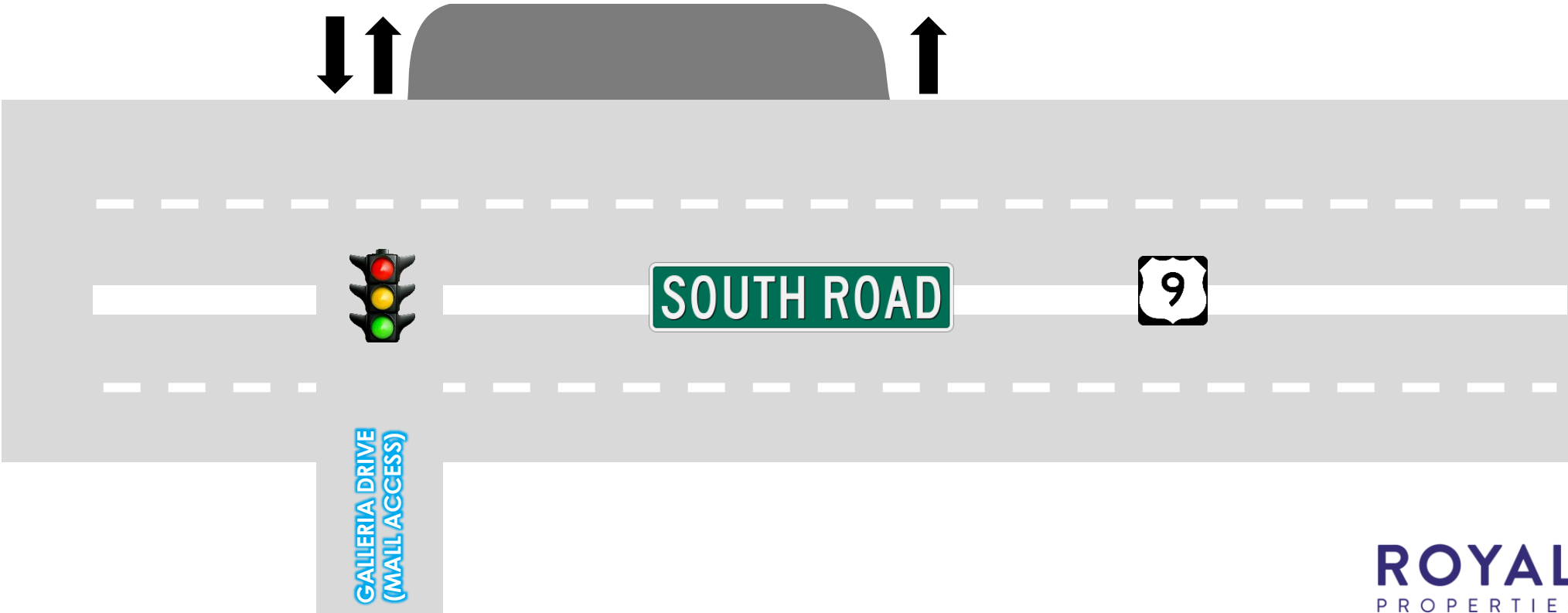
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3 Mile Radius

2024 Est. Population	31,001
2024 Est. Avg. HH Income	\$141,061
Households	12,010
Total Employees	15,547

5 Mile Radius

2024 Est. Population	72,041
2024 Est. Avg. HH Income	\$151,474
Households	28,001
Total Employees	25,893

7 Mile Radius

2024 Est. Population	160,059
2024 Est. Avg. HH Income	\$131,712
Households	62,333
Total Employees	56,594

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