

1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL SPACE
FOR LEASE



BROKER CONTACT

SCOTT MESHIL
914-237-3400, Ext. 106
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1,900 & 4,100 SF IN-LINE



AVAILABLE:

- 4,100 SF In-Line (41' x 100')
- 1,900 SF In-Line (23.75' x 80')

CO-TENANTS:

Vitamin Shoppe, AT&T, NAPA (Coming Soon), Mattress Firm, Visionworks, and Fitness Showroom

NEIGHBORING RETAILERS:

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

TRAFFIC COUNTS:

42,218 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:

\$9.00/SF

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ROYAL
PROPERTIES



1930 SOUTH ROAD

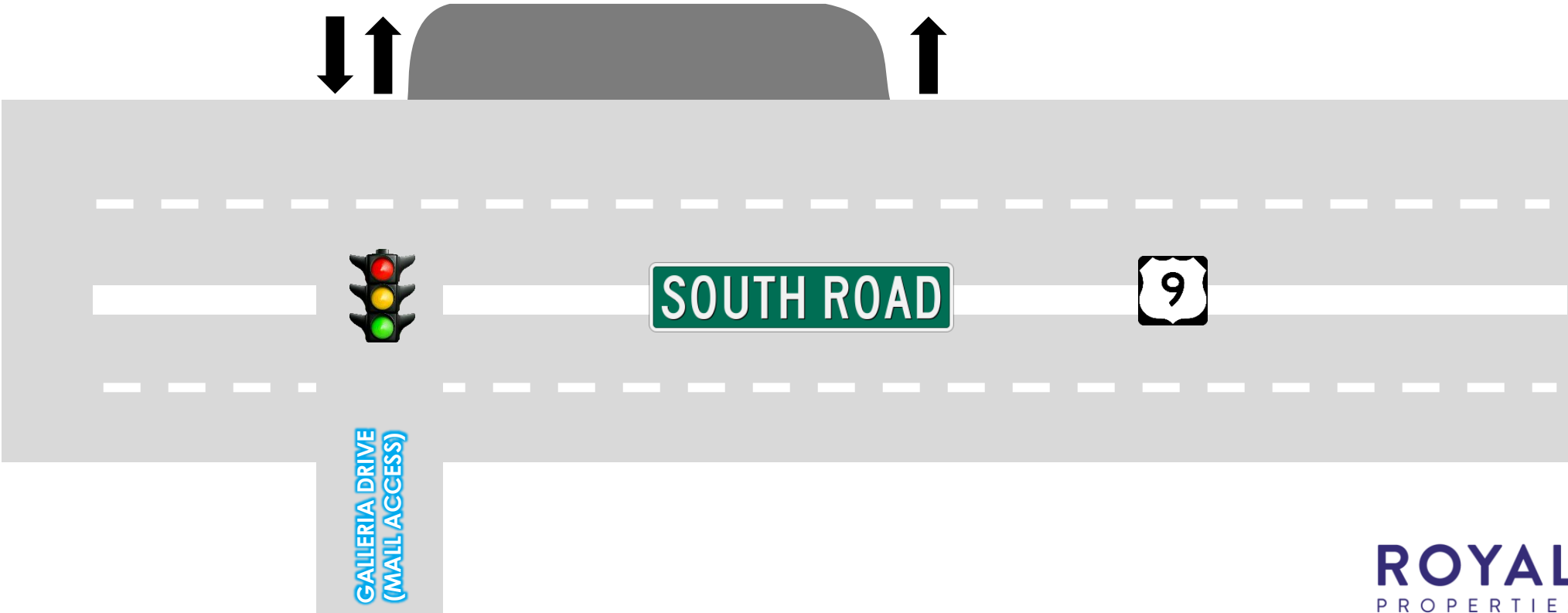
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			<div>1,900 SF AVAILABLE</div> <div>23.75'</div>	LEASE PENDING
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	<div>100'</div> <div>4,100 SF AVAILABLE</div> <div>41'</div>		FITNESS SHOWROOM
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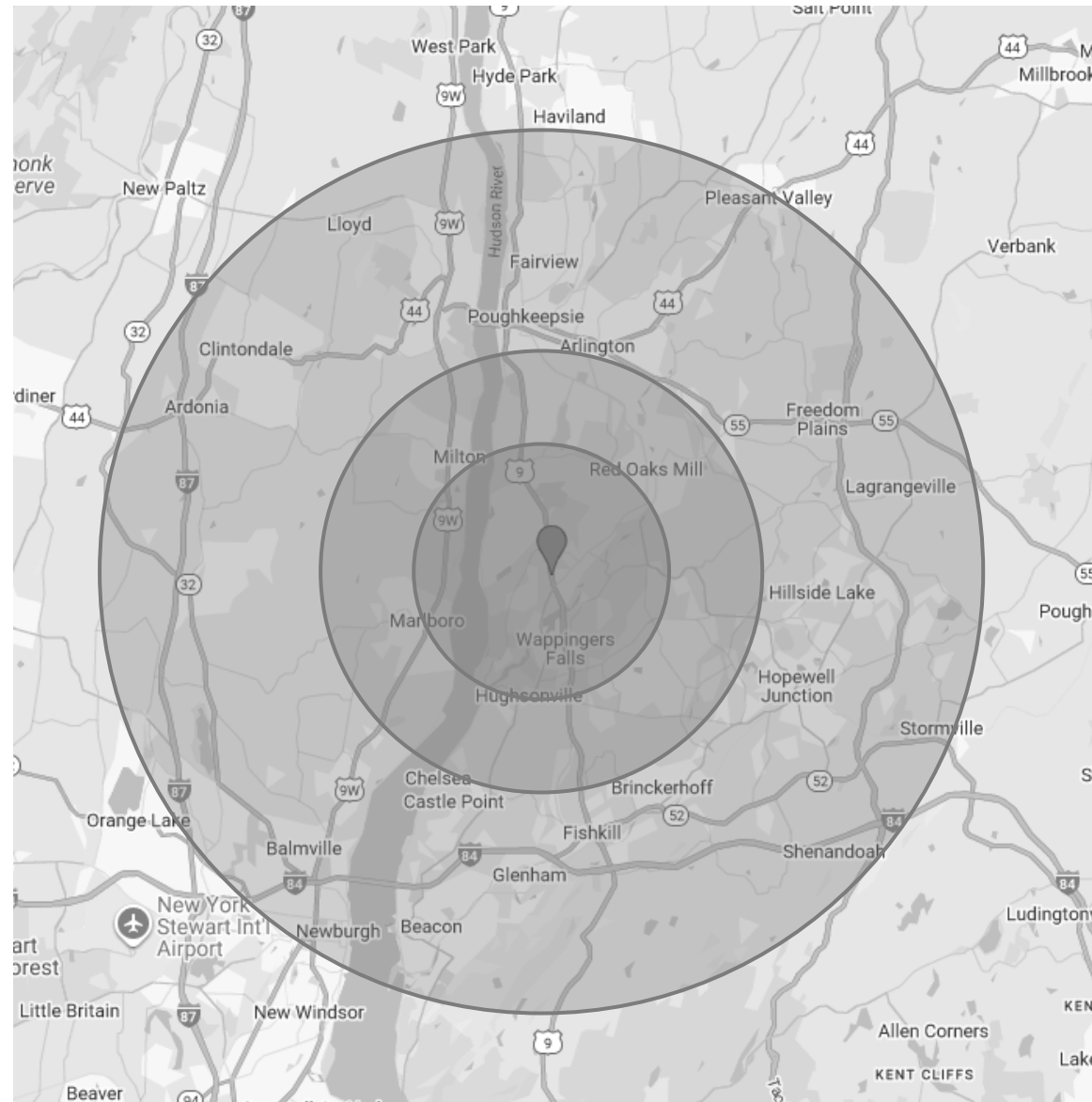
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3 Mile Radius

2024 Est. Population	31,564
2024 Est. Avg. HH Income	\$121,514
Households	11,858
Total Employees	15,215

5 Mile Radius

2024 Est. Population	72,620
2024 Est. Avg. HH Income	\$123,883
Households	27,705
Total Employees	26,198

10 Mile Radius

2024 Est. Population	210,122
2024 Est. Avg. HH Income	\$112,094
Households	97,714
Total Employees	111,257

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