

Poughkeepsie, NY

1930 South Road (Route 9)

RETAIL SPACE
FOR LEASE



AVAILABLE:

4,100 SF In-Line
10,400 SF – Can Be Made Available

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, Bed Bath & Beyond, Walgreens, Chili's, Panera, ShopRite, Christmas Tree Shops, Staples, Starbucks, Party City, TD Bank, Burger King, Buffalo Wild Wings, AutoZone, Raymour & Flanigan, Dick's, DSW, Wells Fargo, Ashley Furniture Store and 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
- 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:

\$9.37/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	31,641	72,239	159,434
Avg. HH Income	\$102,090	\$111,992	\$128,775

For More Information,
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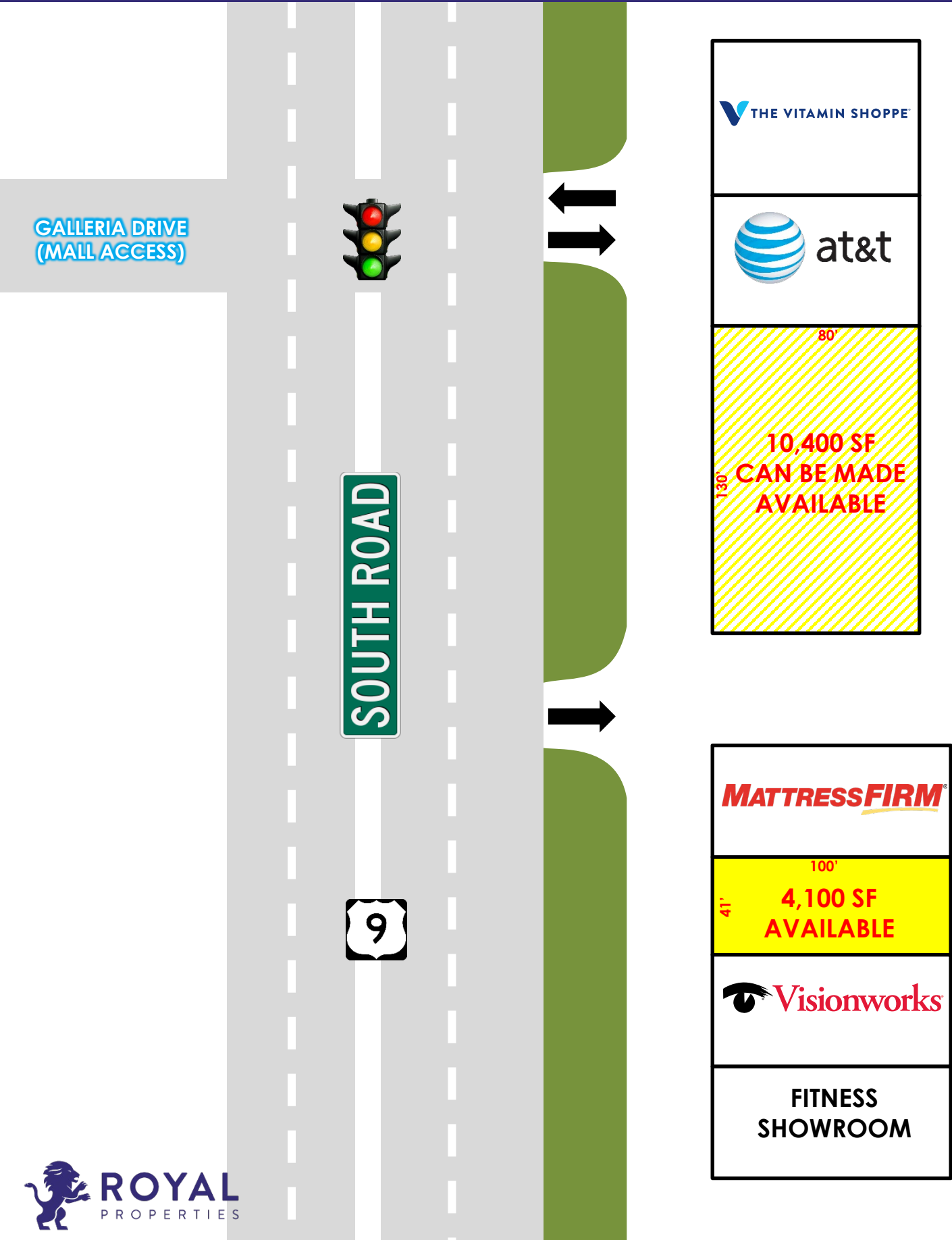
ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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POUGHKEEPSIE GALLERIA

★ macy's **REGAL** **TARGET**

BEST BUY **DICK'S** **DSW**

charlotte russie verizon carter's

Bath & Body Works H&M

TACO BELL THE CHILDREN'S PLACE SEPHORA

OLD NAVY five BELOW GameStop

CHESTNUT PLAZA

BED BATH & BEYOND Panera BREAD chili's

Walgreens AspenDental

SALLY BEAUTY COLD STONE CREAMERY

MEN'S WEARHOUSE

SOUTH ROAD SQUARE

NATURE'S HARVEST AutoZone

T-Mobile GameStop

SUBWAY BONSAI GEICO

1930 SOUTH ROAD SITE

at&t MATTRESS FIRM

Visionworks

THE VITAMIN SHOPPE

LOWE'S

petco **DOLLAR TREE**

BURGER KING Rhinebeck Bank

fortunoff backyard store

Raymour & Flanigan FURNITURE MATTRESSES

TD Bank

SHOPPES AT SOUTH HILLS

ShopRite at home BOB'S DISCOUNT FURNITURE

Ashley HOMESTORE HOBBY LOBBY

CTS CHUCK E. CHEESE'S FLEET FEET

Solar Orangetheory FITNESS HAND & STONE

weightwatchers reimagined

WELLS FARGO

NINE MALL PLAZA

KOHL'S Firestone ALDI

BUFFALO WILD WINGS H&R BLOCK

DXL MENS APPAREL SUPERCUTS

HudsonValley FEDERAL CREDIT UNION

BEST TILE PLAZA

BEST TILE DOLLAR GENERAL

PartyCity SKECHERS FOOTWEAR

Staples SHERWIN-WILLIAMS

HANNOUSH SQUARE

HANNOUSH JEWELERS

RITE AID

DUTCHESS SHOPPING CENTER

DUNKIN' AutoZone

DQ

Wendy's

Walgreens

McDonald's

Starbucks

T-Mobile MIX N MAC

IMPERIAL PLAZA

BIG LOTS! THE HOME DEPOT planet fitness

Once Upon a Child M&T Bank

DOLLAR TREE

ROYAL PROPERTIES

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