Poughkeepsie, NY REDEVELOPMENT OPPORTUNITY FOR SALE/LEASE 805 Dutchess Turnpike (Route 44)



AVAILABLE FOR SALE/LEASE:

4,070 SF Freestanding Building on 1.8 Acre Lot

NEIGHBORING RETAILERS:

Adams Fairacre Farms, Stop & Shop, Walgreens, Dunkin', CVS, Starbucks, Panera, Rhineback Bank, Dollar Tree, T-Mobile, Key Bank, Sherwin Williams, Ulster Savings Bank, Burger King, Verizon, Mavis and many more

ADDITIONAL INFORMATION:

- Redevelopment Opportunity
- Adjacent to Walgreens and Across the Street from Dunkin'
- Ideally Situated on Route 44 with 424' of Frontage
- On-Site Septic System (Municipal Sewer Possible)
- Zoning: BH (Highway Business)

TRAFFIC COUNTS:

17,611 Cars per Day Alona Dutchess Turnpike (Route 44)

ASKING PRICE/RENT:

Call For Details

TAXES:

\$30,000

| AREA DEMOGRAPHICS | | | |
|-------------------|----------|----------|-----------|
| | 1 Mile | 3 Miles | 5 Miles |
| Population | 4,536 | 53,084 | 98,654 |
| Avg. HH Income | \$89,684 | \$92,428 | \$100,021 |

For More Information,
Please Contact:

914-237-3400

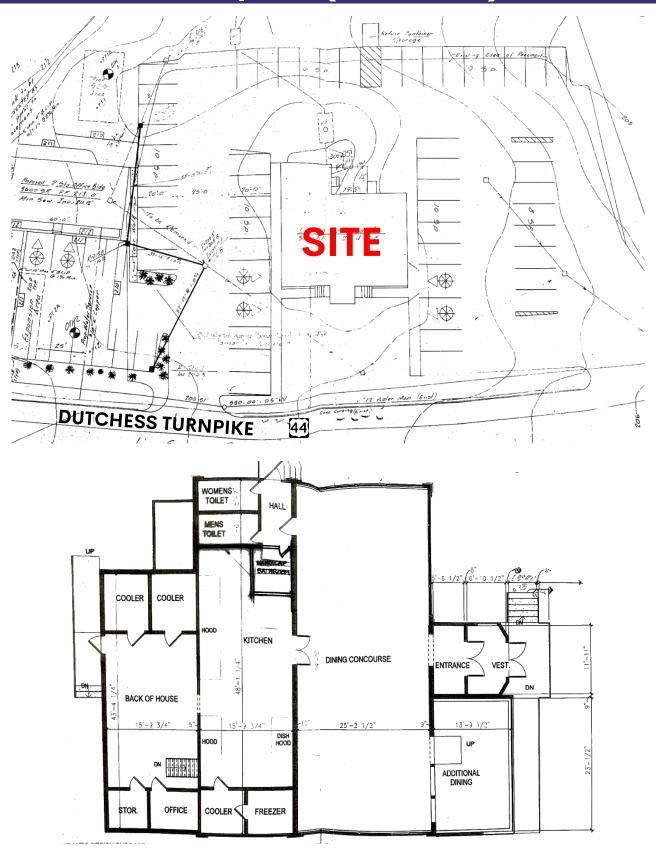
Scott Milich – Ext. 116 SMilich@RoyalPropertiesInc.com

Scott Meshil – Ext. 106 Scott@RoyalPropertiesInc.com



www.RoyalPropertiesInc.com

Poughkeepsie, NY REDEVELOPMENT OPPORTUNITY FOR SALE/LEASE 805 Dutchess Turnpike (Route 44)



Poughkeepsie, NY REDEVELOPMENT OPPORTUNITY FOR SALE/LEASE 805 Dutchess Turnpike (Route 44)







