

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 Along 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



ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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