

Poughkeepsie, NY

FULLY LEASED

2521 South Road (Rte. 9)

Spackenkill Plaza



AVAILABLE:

100% Leased

CO-TENANTS:

O'Reilly Auto Parts, Starbucks, Dave's Hot Chicken, Bonsai Sushi, Sweet Frog Frozen Yogurt, Hot Worxs, Nothing Bundt Cakes, Hummus Fit and Happy Feet Reflexology

NEIGHBORING RETAILERS:

Stop & Shop, Burlington, Price Chopper, Marshalls, T.J. Maxx, HomeGoods, Sierra, Mattress Firm, Chase Bank, Five Below, Phenix Salon Suites, The UPS Store, Wendy's, Famous Footwear, J. Crew Factory, Staples, McDonald's, CVS, Michael's, Dollar Tree, ULTA, Barnes & Noble, PetSmart, Verizon and more

TRAFFIC COUNTS:

59,371 Cars Per Day Along Route 9

ADDITIONAL INFORMATION:

- 28,050 SF GLA Shopping Center
- Signaled Access and Parking for 180 Vehicles
- Tremendous Visibility
- Minutes to IBM's 300 Acre Campus with over 3,000 Daytime Employees

MODIFIED GROSS RENT:

Call For Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	44,194	104,376	233,970
Avg. HH Income	\$105,465	\$101,084	\$111,766

**For More Information,
Please Contact:**

914-237-3400

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ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

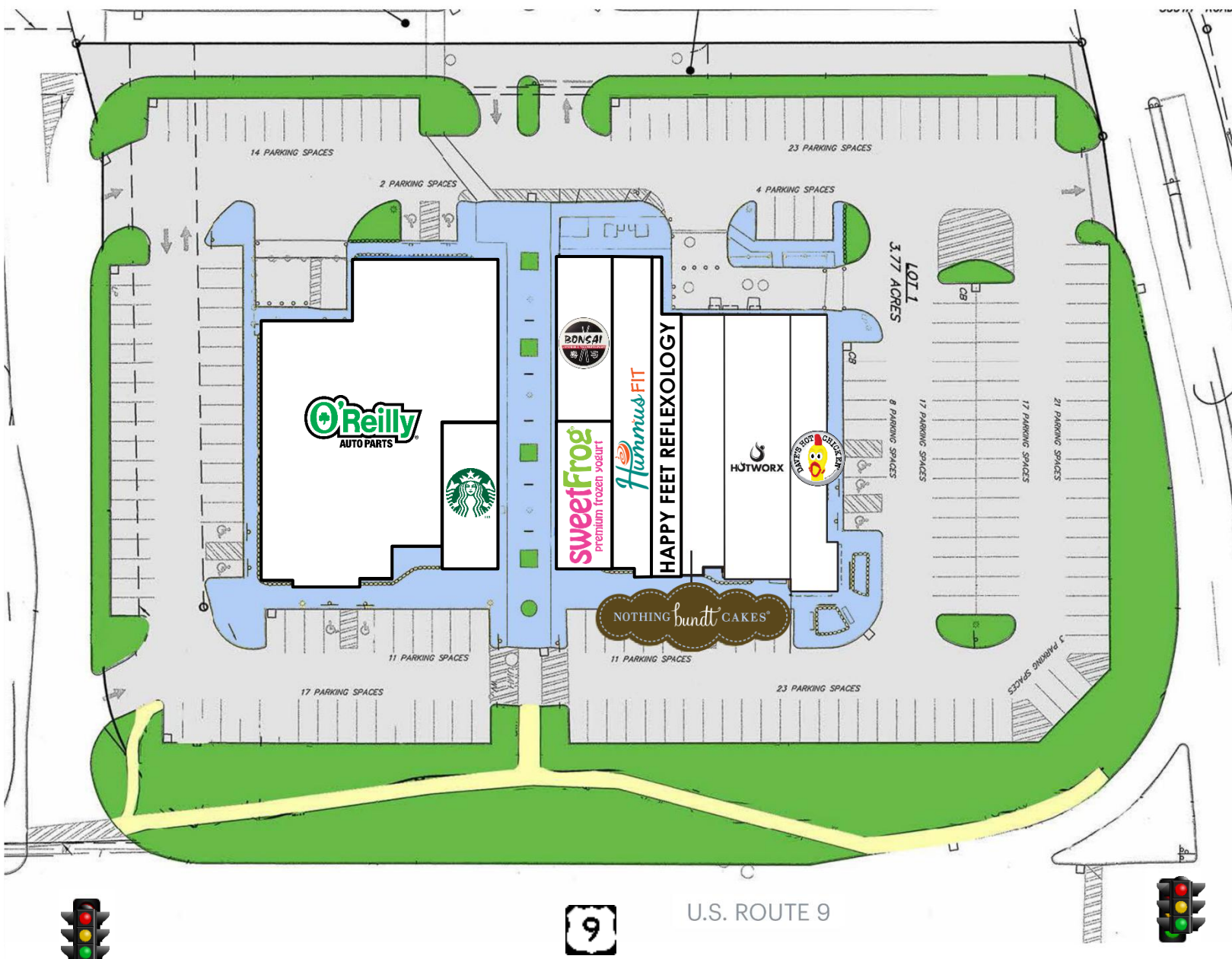
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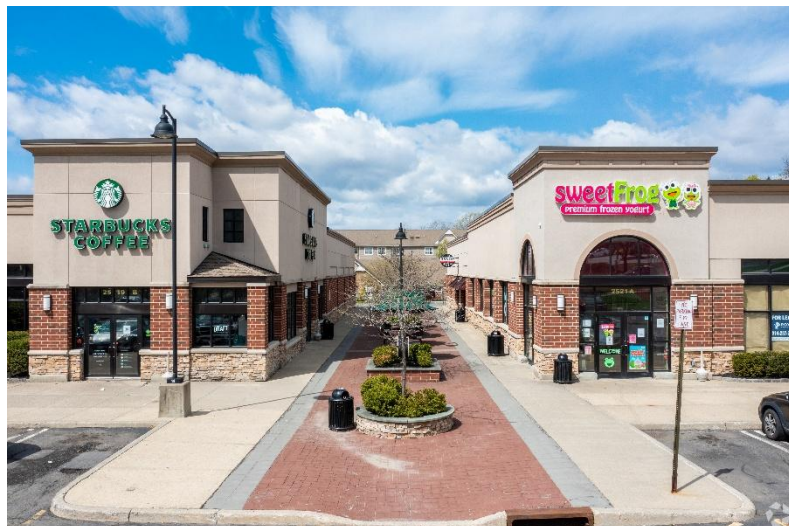


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