



DUTCHESS CENTER | 635 DUTCHESS TPK | POUGHKEEPSIE, NY

DEMOGRAPHICS

POPULATION

1 mile: 12,145

3 miles: 60,298

5 miles: 96,766

HOUSEHOLDS

1 mile: 4,240

3 miles: 21,980

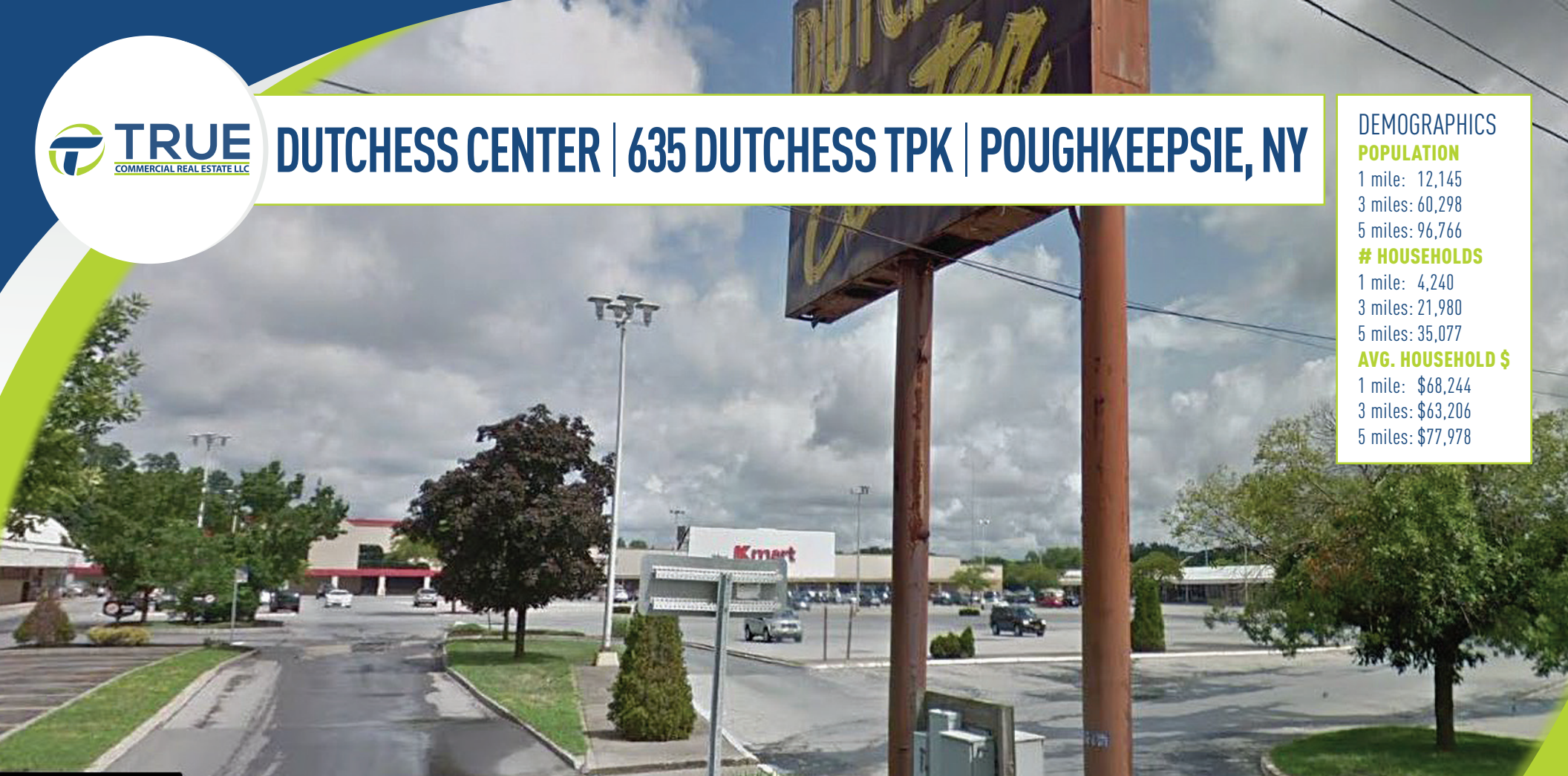
5 miles: 35,077

AVG. HOUSEHOLD \$

1 mile: \$68,244

3 miles: \$63,206

5 miles: \$77,978



REDEVELOPMENT OPPORTUNITY - 20.9 ACRES **BIG BOX RETAIL**

This highly visible location on a main retail thoroughfare (Rt. 44) and right off the Rt. 55 Interchange, logging a daily traffic count of 19,000± - 25,000± vehicles!

AREA RETAILERS: Stop & Shop, Big Lots, Dollar Tree, CVS, Walgreen's, Starbucks, Panera, AT&T, Adam's Fairacre Farms and many more!

25,000± VPD

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS:

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- **ANCHOR OPPORTUNITY -**
178,202 SF SHOPPING CENTER.
- **ZONED B-SC**
SHOPPING CENTER BUSINESS.



