



RETAIL SPACE

POUGHKEEPSIE, NY

SPACKENKILL PLAZA

2521 SOUTH ROAD - ROUTE 9

SIZE

Space A - Inline 4,470 SF
 Space B - End Cap 5,695 SF*
 *Divisible

FRONTAGE

4,470 SF - 32 FT
 5,695 SF - 51 FT

ASKING RENT

Upon Request

CO-TENANTS

Starbucks, Nothing Bundt Cakes, Bonsai, SweetFrog Frozen Yogurt

NEIGHBORS

Stop & Shop, Price Chopper, Marshalls, T.J. Maxx, HomeGoods, Harmon Discount, JoAnn Fabrics, T.G.I.Friday's, Kobe Hibachi, Mattress Firm, Chase Bank, Phenix Salon Suites, Just-A-Buck, Wendy's, Famous Footwear, CVS Pharmacy, Michael's, Dollar Tree, Residence Inn, Mavis, Millspaugh Furniture, Barnes & Noble, ULTA, Harbor Freight Tools, PetSmart, Burlington, Verizon, Homewood Suites

COMMENTS

180 car parking lot

Signalized entrance

Steps from Oakwood Commons: Two building office park. Combined 133,100 SF with over 4,000 daytime employees

Adjacent to Marriott Residence Inn, Hilton Homewood Suites across the street

Minutes from IBM's campus with over 3,000 daytime employees

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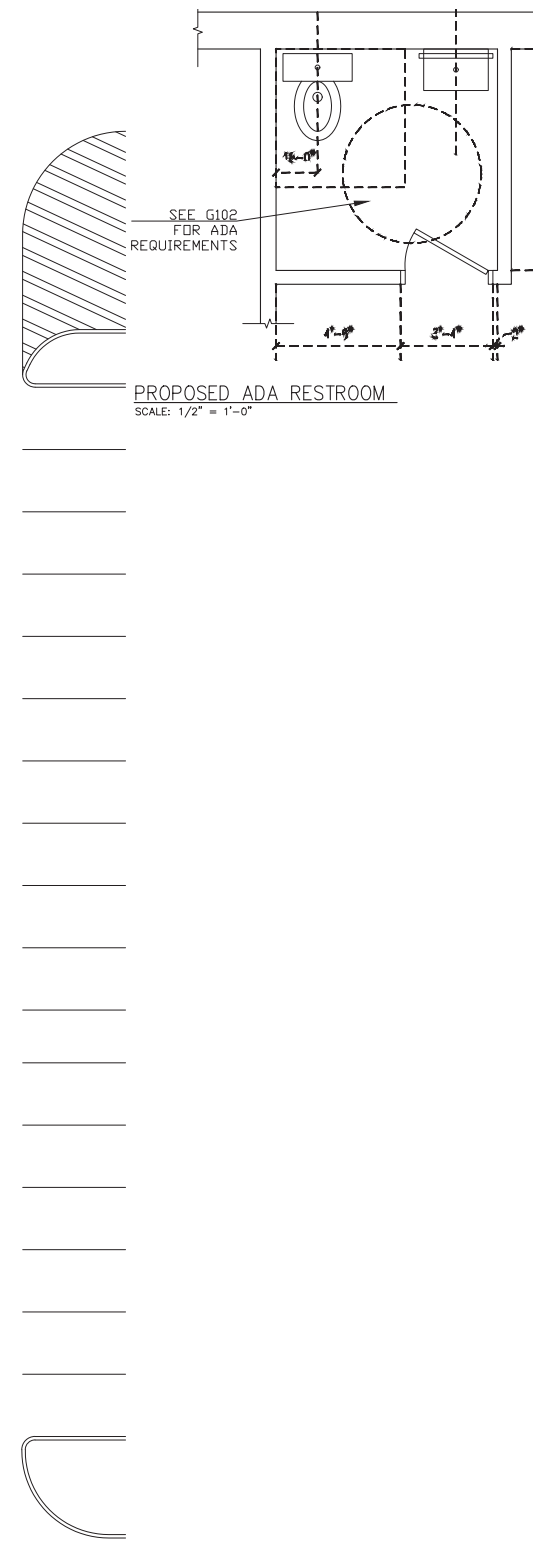
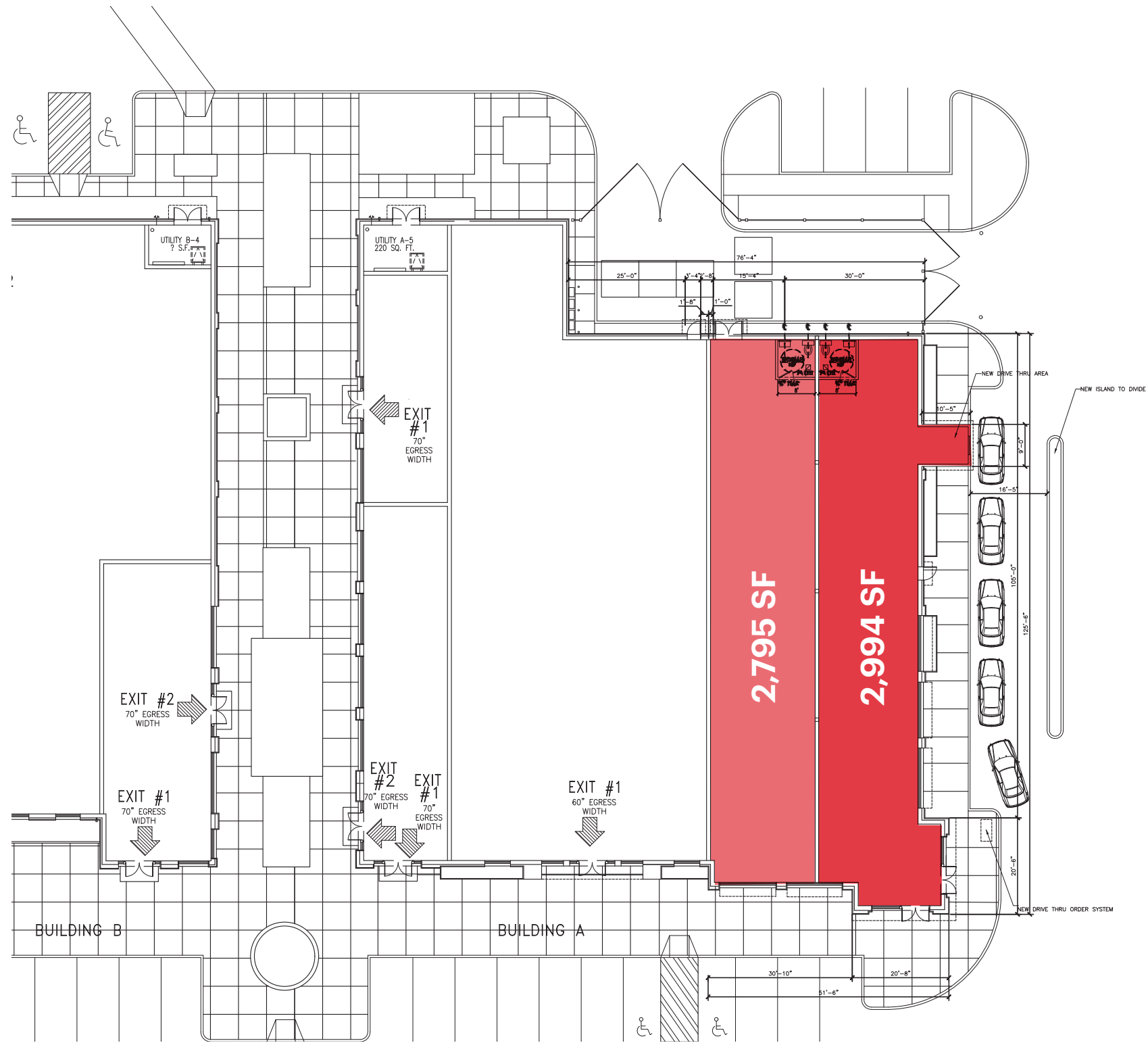


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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SPACE B - END CAP DIVISION PLAN



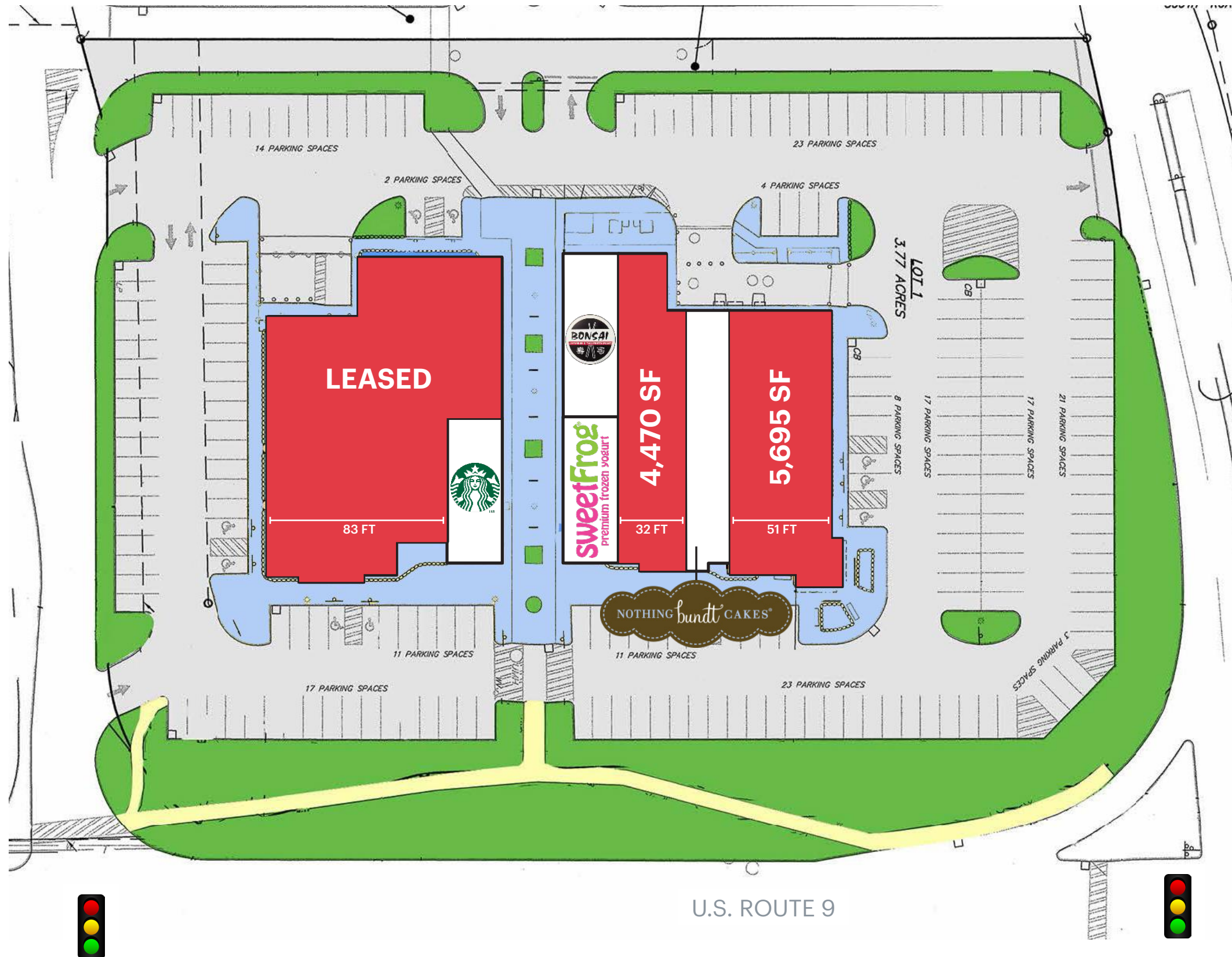
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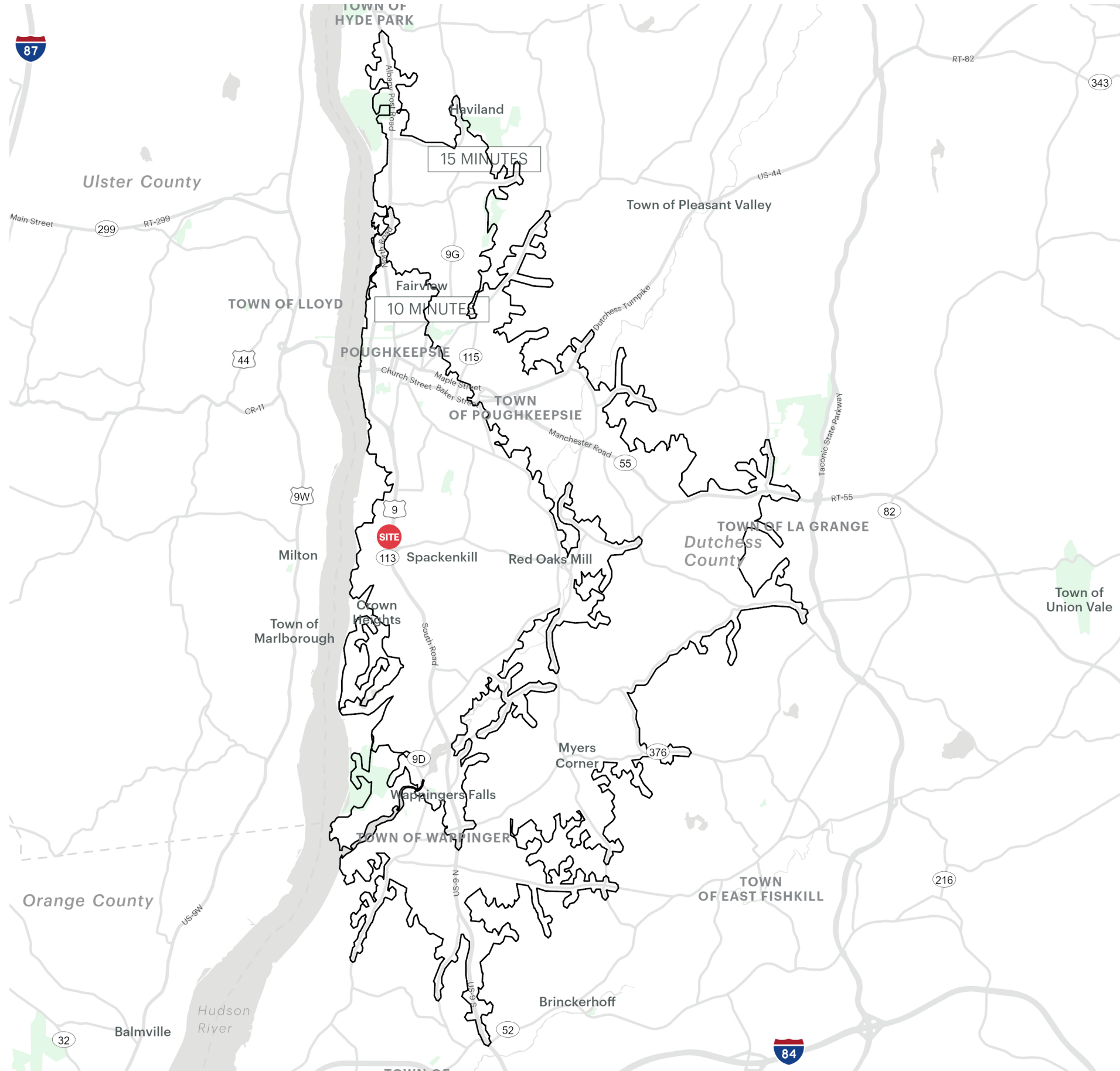
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SITE PLAN



AREA DEMOGRAPHICS



SPACKENKILL PLAZA POUGHKEEPSIE, NEW YORK

10 MINUTE DRIVETIME

POPULATION

58,100

HOUSEHOLDS

21,257

AVERAGE HOUSEHOLD INCOME

\$89,132

MEDIAN HOUSEHOLD INCOME

\$60,920

COLLEGE GRADUATES (BACHELOR'S +)

12,752- 33.0%

TOTAL BUSINESSES

2,426

TOTAL EMPLOYEES

30,738

DAYTIME POPULATION (W/ 16 YR +)

61,451

15 MINUTE DRIVE TIME

POPULATION

102,002

HOUSEHOLDS

36,953

AVERAGE HOUSEHOLD INCOME

\$94,287

MEDIAN HOUSEHOLD INCOME

\$69,477

COLLEGE GRADUATES (BACHELOR'S +)

22,970 - 34.0%

TOTAL BUSINESSES

4,082

TOTAL EMPLOYEES

52,147

DAYTIME POPULATION (W/ 16 YR +)

104,952

AREA DEMOGRAPHICS

