

DUTCHESS CENTER
635 DUTCHESS TURNPIKE, POUGHKEEPSIE, NY



FOR SALE: 20.9 ACRES

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!



REDEVELOPMENT OPPORTUNITY

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	12,193	63,964	103,940
NUMBER OF HH	4,509	24,846	39,847
AVG. HH INCOME	\$96,526	\$110,464	\$122,772
25,000± VPD			

AREA RETAILERS:



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ZONED B-SC SHOPPING CENTER BUSINESS

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