



truecre.com

MID-HUDSON CENTER | 3470 NORTH ROAD

POUGHKEEPSIE, NY

AVAILABLE: 20,297±SF

DEMOGRAPHICS

POPULATION

3 mile: 55,674  
5 miles: 88,459  
7 miles: 122,983

# HOUSEHOLDS

3 mile: 19,841  
5 miles: 32,535  
7 miles: 45,239

AVG. HOUSEHOLD \$

3 mile: \$60,095  
5 miles: \$71,780  
7 miles: \$79,960



HUGE SPACE...HUGE PARKING...

THIS SITE IS PURE POTENTIAL!

DIRECTLY ACROSS THE STREET IS MARIST COLLEGE WITH STUDENTS AND FACULTY COMMUTING TO AND RESIDING ON CAMPUS. HOME DEPOT GENERATES ADDITIONAL TRAFFIC.

A TRUE EXCLUSIVE...  
CALL FOR THE DETAILS!

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AREA RETAILERS: Home Depot, Ocean State Job Lot, Starbucks, McDonald's  
And MANY More!

34,700 ADT

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# STELLAR LOCATION!



ROUTE 9: 34,700± VPD

MARIST COLLEGE: 6,300 STUDENTS





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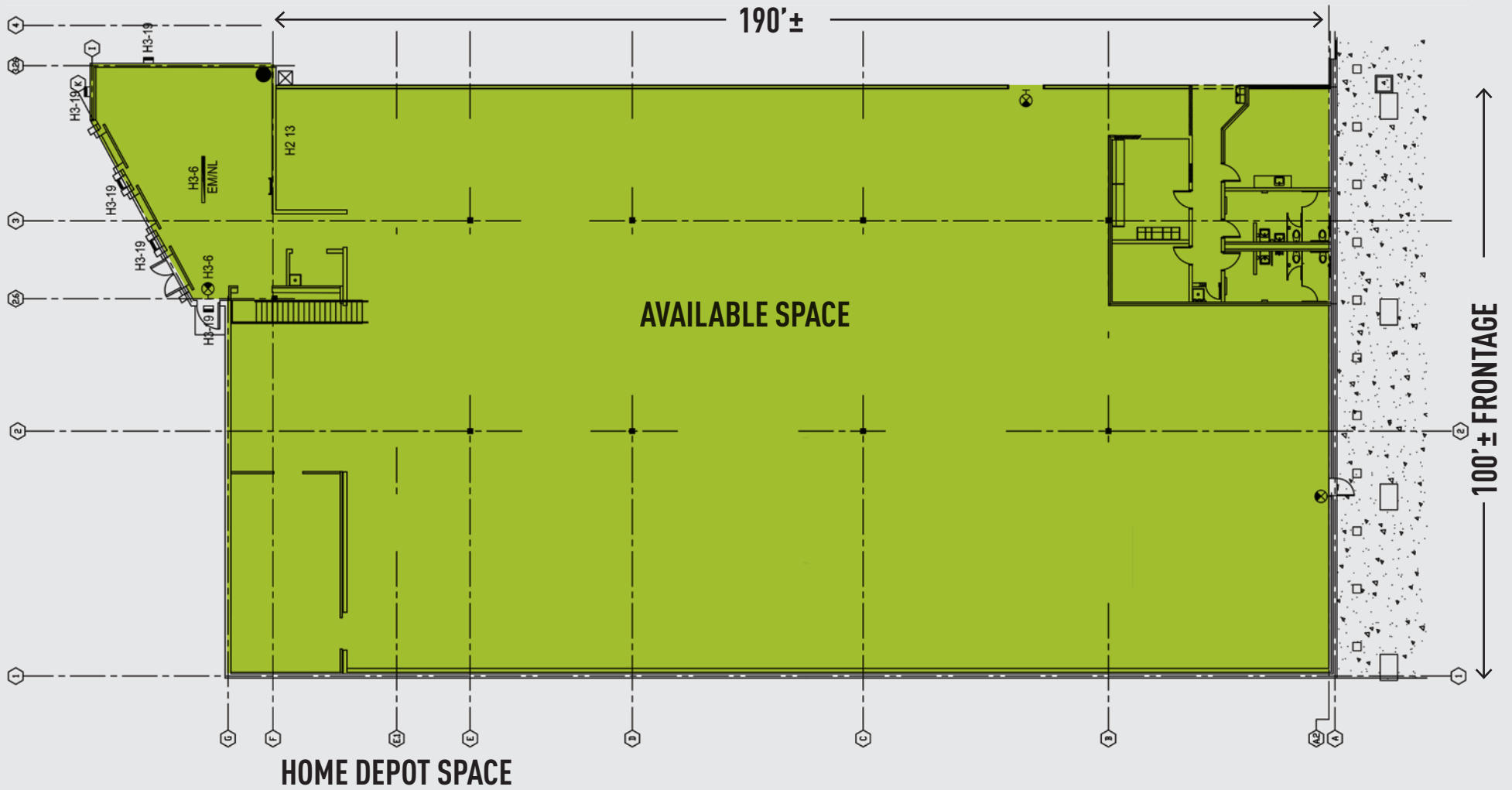
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# FLOOR PLAN

OCEAN STATE JOB LOT SPACE



# SITE PLAN



North Road (U.S. Route 9)