## **TRUE** 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: \$43,206

3 miles: \$63,206 5 miles: \$77,978

truecre.com

# AVAILABLE: 765 SF - 93,310 SF

### **GREAT ANCHOR OPPORTUNITY!**

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

TENANTS: Payless, Aaron's, Habitat for Humanity, BK

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



This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

## A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

#### AGENTS:

Joe Baranowski 203.762.6174 | jbfdtruecre.com Dominick Musilli 203.529.4629 | dmfdtruecre.com

Richard Schnider 203.762.6173 | rs@truecre.com

# **TRUE** DUTCHESS CENTER | 635 DUTCHESS TPK | POUGHKEEPSIE, NY

ReStore

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

1-17

....

818



BIG

ROUTE 44 | 19.000 CPD

## **TRUE** DUTCHESS CENTER | 635 DUTCHESS TPK | POUGHKEEPSIE, NY



truecre.com