



Shoppes At South Hills

U.S. Hwy 9 (South Rd) & W. Main St (Rte 9D)
1895 South Road
Poughkeepsie, NY 12601

Metro Area:
Poughkeepsie–Newburgh–Middletown

Center Type: Community

GLA: 517,450

Parking Spaces 3111

LEASING CONTACT

Brooke Stevens

P. 914.304.5671

C. 419.560.2304

F. 914.631.6533

E. bstevens@dlcmgmt.com

PROPERTY HIGHLIGHTS

- [Click to view an aerial tour of the property](#)
- Anchored by ShopRite, Christmas Tree Shop and Hobby Lobby
- Co-tenants include Ashley Furniture HomeStore, Bob's Discount Furniture and Chuck E. Cheese's
- Located in the heart of the Hudson Valley, on the main retail corridor serving Dutchess County
- Adjacent to Poughkeepsie Galleria Mall with Lowe's, Target and Macy's
- At the intersection of U.S. Hwy 9 (South Rd) and W. Main St (Route 9D)
- Traffic Count of 53,000 VPD

MAJOR TENANTS



DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	4,424	30,842	72,033
HOUSEHOLDS	1,762	11,489	27,272
AVG HH INCOME	\$103,295	\$104,995	\$105,458

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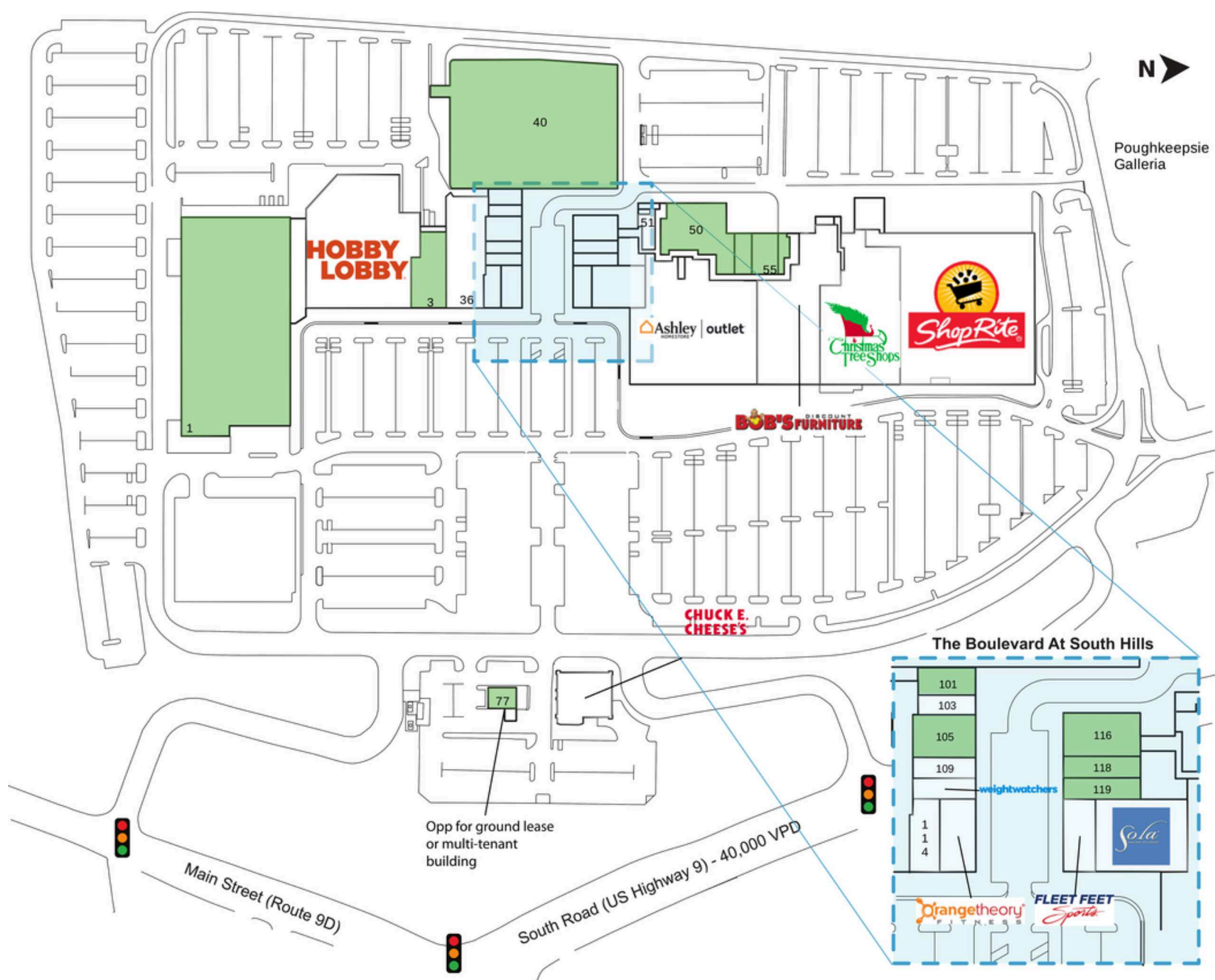
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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

AVAILABLE SPACES

1	89,412 SF
3	9,208 SF
40	80,275 SF
50	15,300 SF
55	5,650 SF
77	2,200 SF
101	1,574 SF
105	1,500 SF
107	1,526 SF
116	2,200 SF
117	2,060 SF
118	2,060 SF
119	2,060 SF



CURRENT TENANTS

2	Hobby Lobby	49,838 SF	80	Bob's Discount Furniture	32,297 SF	113A	Weight Watchers	1,632 SF
36	Pet Goods	16,151 SF	88	Chuck E. Cheese's	9,548 SF	114	Hand & Stone Spa	2,411 SF
51	DLC Management Office	1,844 SF	90	Ashley Furniture HomeStore Outlet	55,808 SF	115	Orange Theory Fitness	3,283 SF
60	ShopRite	76,880 SF	103	Nail FX Salon	1,150 SF	120-A	Fleet Feet Sports	1,900 SF
70	Christmas Tree Shops	37,526 SF	109	European Wax Center	1,503 SF	121	Sola Salon Studios	7,633 SF