



OFFICE BUILDING; TO BE BUILT

U.S. ROUTE 9, 2645 SOUTH ROAD, POUGHKEEPSIE, NY 12601



RIVERSIDE OFFICE PARK | 25,000 SF OFFICE TO BE BUILT

LOCATION: U.S. Route 9, 2645 South Road,
Poughkeepsie, NY, 12601
Riverside III To Be Built

REGION: Hudson Valley

LOT SIZE: 5.5 ± Acres

BUILDING SIZE: 25,000 ± SF

TRAFFIC COUNT: U.S. RT 9 - 60,000 AADT

LEASE PRICE: Available Upon Request



PROPERTY OVERVIEW

CR Properties is pleased to offer for lease Riverside Office III, a new 25,000 SF office space to be built at the Riverside Office Park, located approximately 6 minutes / 4 miles from the Mid-Hudson Bridge. The property, with U.S. Route 9 signage, borders Samuel B. Morse Historic Estate. Museum, and Nature Preserve where you can enjoy beautiful views and walking trails to the Hudson River.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



RIVERSIDE OFFICE PARK

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PROFESSIONAL CO-TENANCY



RIVERSIDE I TENANTS:

- Merrill Lynch
- Wells Fargo
- Health Quest
- Rivkin Radler Attorneys at Law
- Giannasca & Shook, PLLC Attorneys at Law
- Alzheimer's Association



RIVERSIDE II TENANTS:

- PC Construction
- Emery & Webb Insurance
- Charles Schwab
- Judelson, Giordano & Siegel, CPA, PC
- DSL Financial Services



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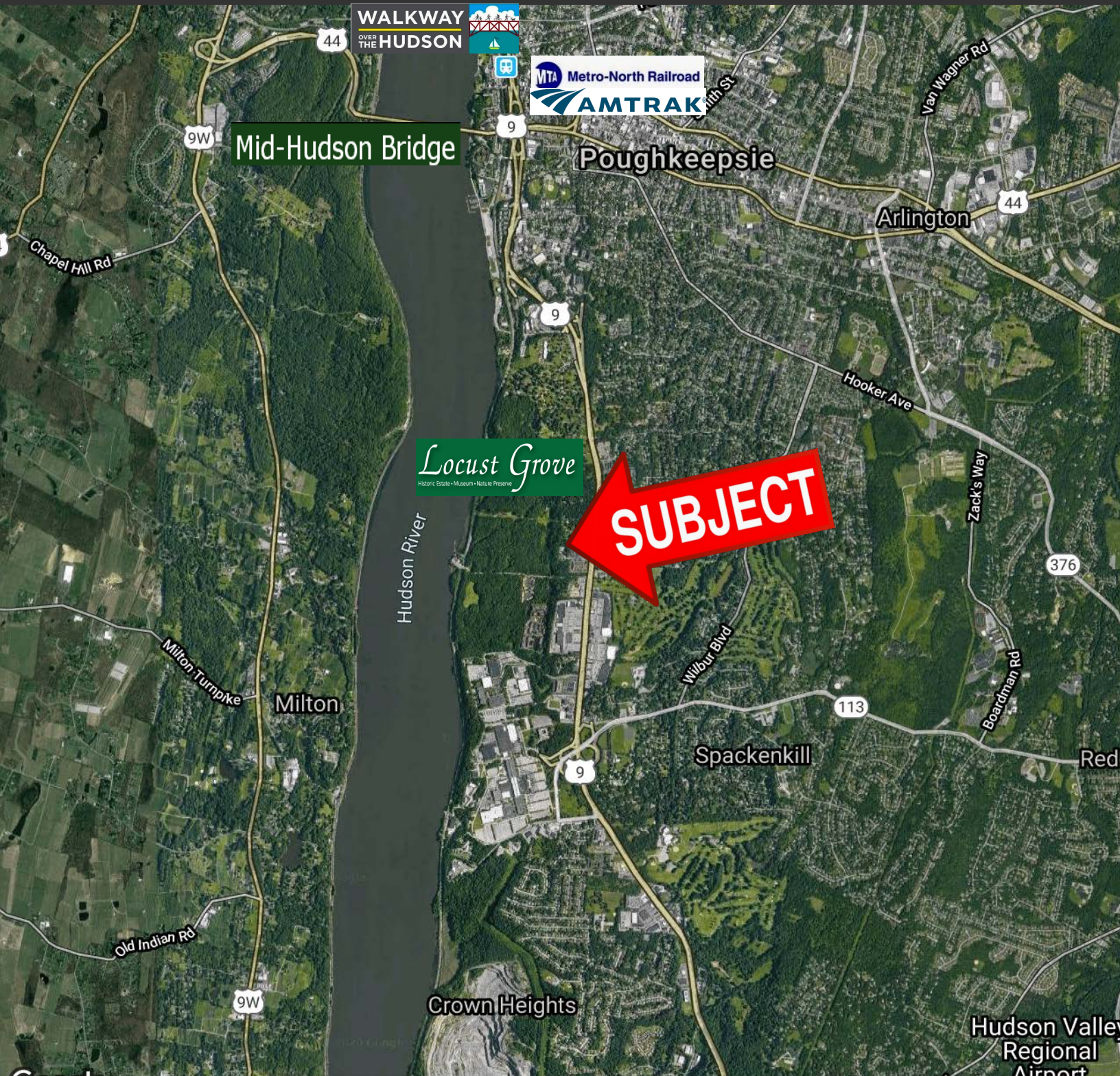
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RIVERSIDE OFFICE PARK: RIVERSIDE III TO BE BUILT CONCEPT PLANS: OFFICE AND RESIDENTIAL CONCEPT

U.S. ROUTE 9 SIGNAGE | 60,000 AADT



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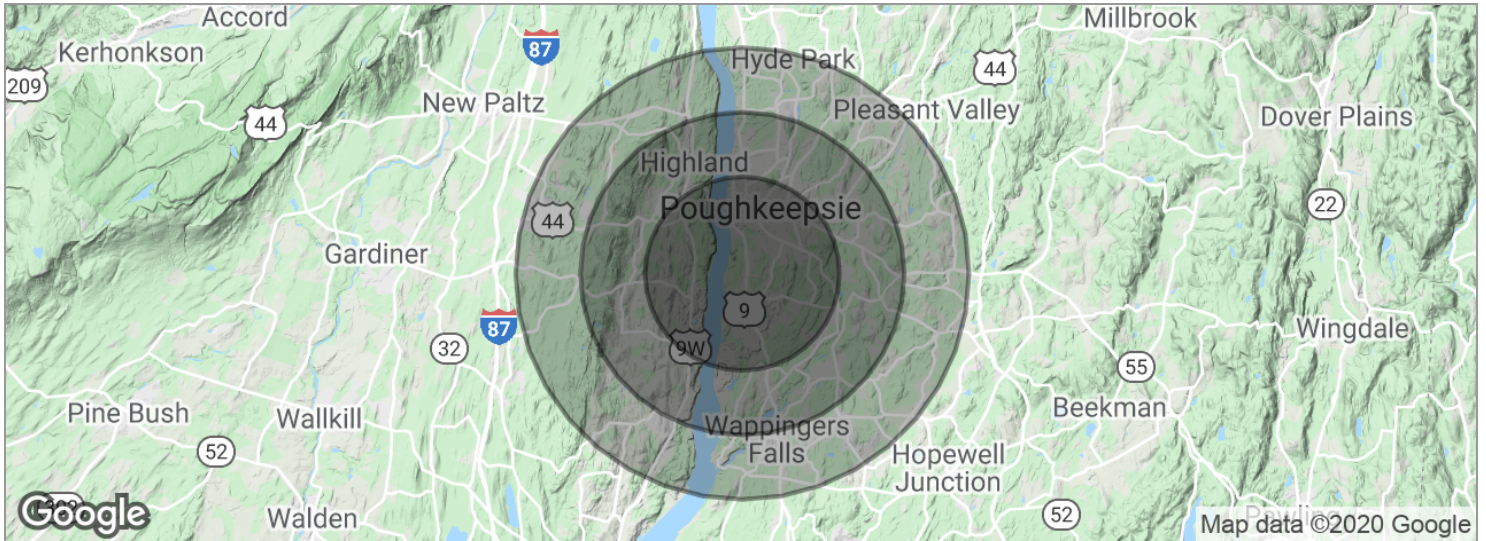
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DEMOGRAPHICS AND STATISTICS

U.S. ROUTE 9, 2645 SOUTH ROAD, POUGHKEEPSIE, NY 12601

DUTCHESS | ORANGE | ULSTER COUNTIES



POPULATION	3 MILES	5 MILES	7 MILES
Total population	58,918	115,999	163,448
Median age	37.5	36.1	36.6
Median age (male)	35.9	34.7	35.2
Median age (Female)	38.5	36.9	37.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	23,748	43,451	60,627
# of persons per HH	2.5	2.7	2.7
Average HH income	\$67,861	\$69,985	\$73,783
Average house value	\$272,808	\$279,827	\$297,641

* Demographic data derived from 2010 US Census



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