

1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL
SPACE FOR LEASE

THE VITAMIN SHOPPE

AT&T

10,400 SF
AVAILABLE

MATTRESSFIRM

4,100 SF
AVAILABLE

Visionworks

9

SOUTH ROAD

45,710 AADT

9

GALLERIA DRIVE
(MALL ACCESS)

BROKER CONTACT

SCOTT MESHIL
914-237-3400, Ext. 106
Scott@RoyalPropertiesInc.com

MARIO FERNANDES
914-237-3400, Ext. 113
Mario@RoyalPropertiesInc.com



1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL
SPACE FOR LEASE

4,100 SF IN-LINE | 10,400 SF END CAP



AVAILABLE:

4,100 SF In-Line (41' x 100')
10,400 SF End Cap (130' x 80')

CO-TENANTS:

Vitamin Shoppe, AT&T, Mattress Firm, Visionworks, and Fitness Showroom

NEIGHBORING RETAILERS:

Lowe's, Macy's, Target, Best Buy, Regal Cinemas, ALDI, Kohl's, Petco, Dollar Tree, Walgreens, Chili's, Panera, ShopRite, Staples, Starbucks, Party City, TD Bank, Burger King, Buffalo Wild Wings, AutoZone, Raymour & Flanigan, Dick's, DSW, Wells Fargo, Ashley Store, Key Bank, McDonald's, Taco Bell, Crunch Fitness, Wendy's, Dairy Queen, Planet Fitness, and many more

TRAFFIC COUNTS:

45,710 Cars Per Day Along South Road (Route 9)

ADDITIONAL INFORMATION:

- 33,400 SF Shopping Center Directly Across from Poughkeepsie Galleria Mall and in the Heart of the Hudson Valley, on the Main Retail Corridor Serving Dutchess County
- Over 500' of Frontage
- Highly Visible Retail Situated at a Signaled Intersection
- Abundant Parking
- Minutes to IBM's 300 Acre Campus with over 3,000 Daytime Employees

RENT:

Call for Details

CAM/Taxes:

\$9.37/SF

BROKER CONTACT

SCOTT MESHIL

914-237-3400, Ext. 106

Scott@RoyalPropertiesInc.com

MARIO FERNANDES

914-237-3400, Ext. 113

Mario@RoyalPropertiesInc.com

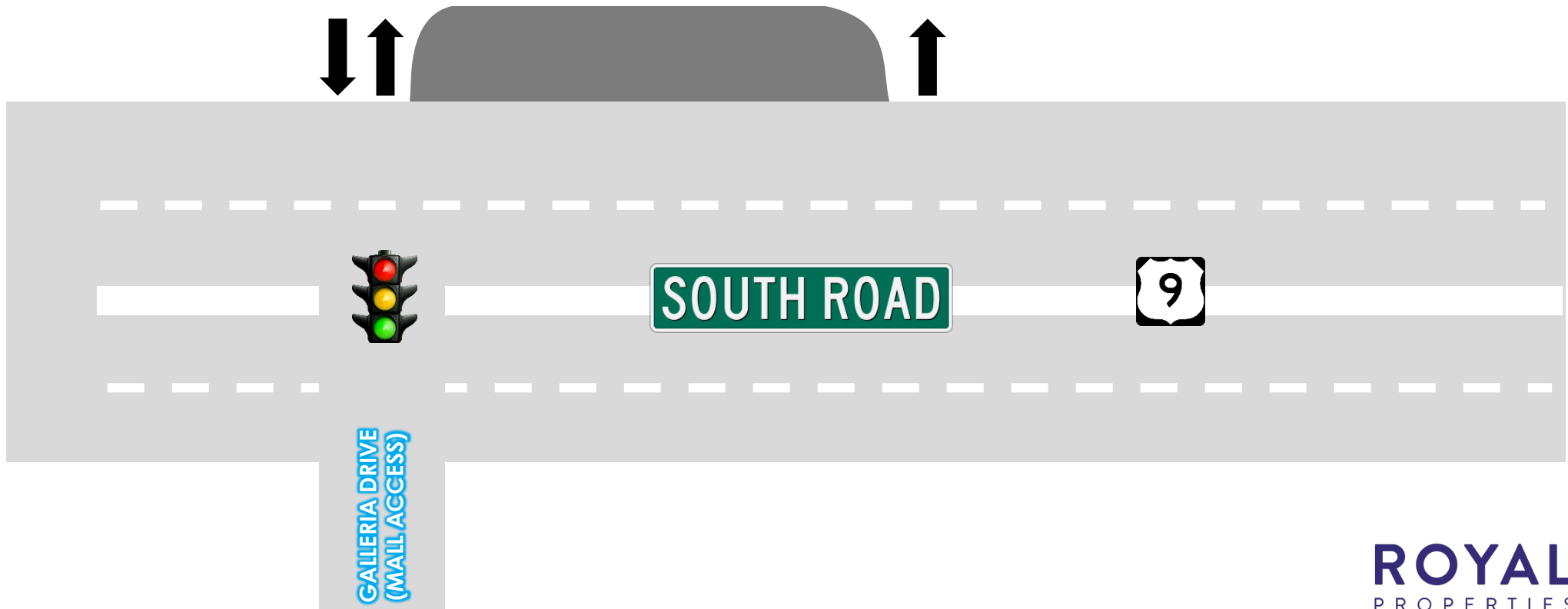
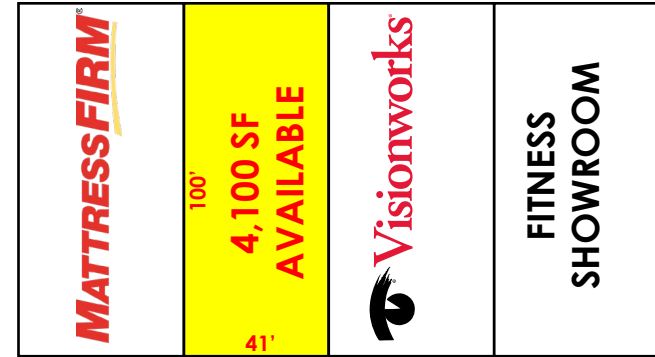
ROYAL
PROPERTIES

1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL
SPACE FOR LEASE

4,100 SF IN-LINE | 10,400 SF END CAP



ROYAL
PROPERTIES

1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL
SPACE FOR LEASE

4,100 SF IN-LINE | 10,400 SF END CAP

3 Mile Radius

2024 Est. Population	31,001
2024 Est. Avg. HH Income	\$141,061
Households	12,010
Total Employees	15,547

5 Mile Radius

2024 Est. Population	72,041
2024 Est. Avg. HH Income	\$151,474
Households	28,001
Total Employees	25,893

7 Mile Radius

2024 Est. Population	160,059
2024 Est. Avg. HH Income	\$131,712
Households	62,333
Total Employees	56,594

ROYAL
PROPERTIES

1930 SOUTH ROAD

Route 9 | Poughkeepsie, NY | Dutchess County

PRIME RETAIL SPACE FOR LEASE

4,100 SF IN-LINE | 10,400 SF END CAP



ROYAL PROPERTIES

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.