

POPULAR RESTAURANT WITH OUTDOOR SEATING AND APARTMENT FOR SALE

2186 NEW HACKENSACK RD, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$410,000
Building Size:	1,860 SF
Available SF:	
Lot Size:	5.2 Acres
Number of Units:	2
Price / SF:	\$220.43
Year Built:	1947
Zoning:	R-20
Market:	Hudson Valley
Submarket:	Poughkeepsie

PROPERTY OVERVIEW

A highly popular restaurant in a central town of Poughkeepsie location is for sale and ready for a new owner. This fully equipped restaurant/bar is located off a busy street providing excellent street visibility. The property has a large parking lot that supports its 76-seat indoor dining room. The building also features a large outdoor patio, and a 2-bedroom accessory apartment for owner/user, employee, or extra rental income. Continue with a restaurant use or convert the space into one of the allowable uses including a residence, school, place of worship, or with a special permit, child-care facility, kennel, or recreational club, to name a few.

PROPERTY HIGHLIGHTS

- Great Street Visibility
- 10,000+ Average Daily Traffic
- Large parking lot
- Outdoor seating
- Potential outdoor expansion options

BRIAN MOSSEY

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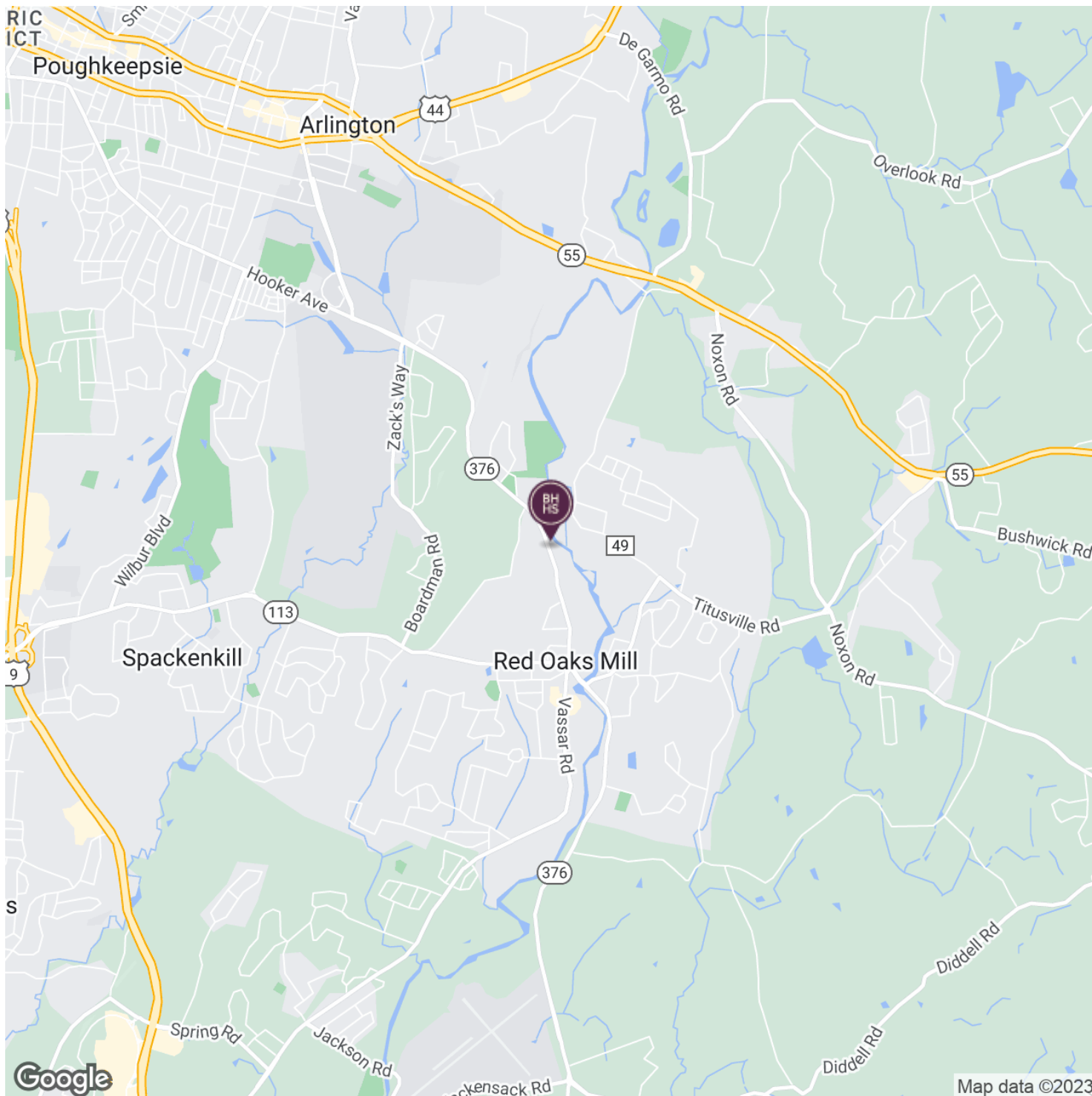
ADDITIONAL PHOTOS



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LOCATION MAP



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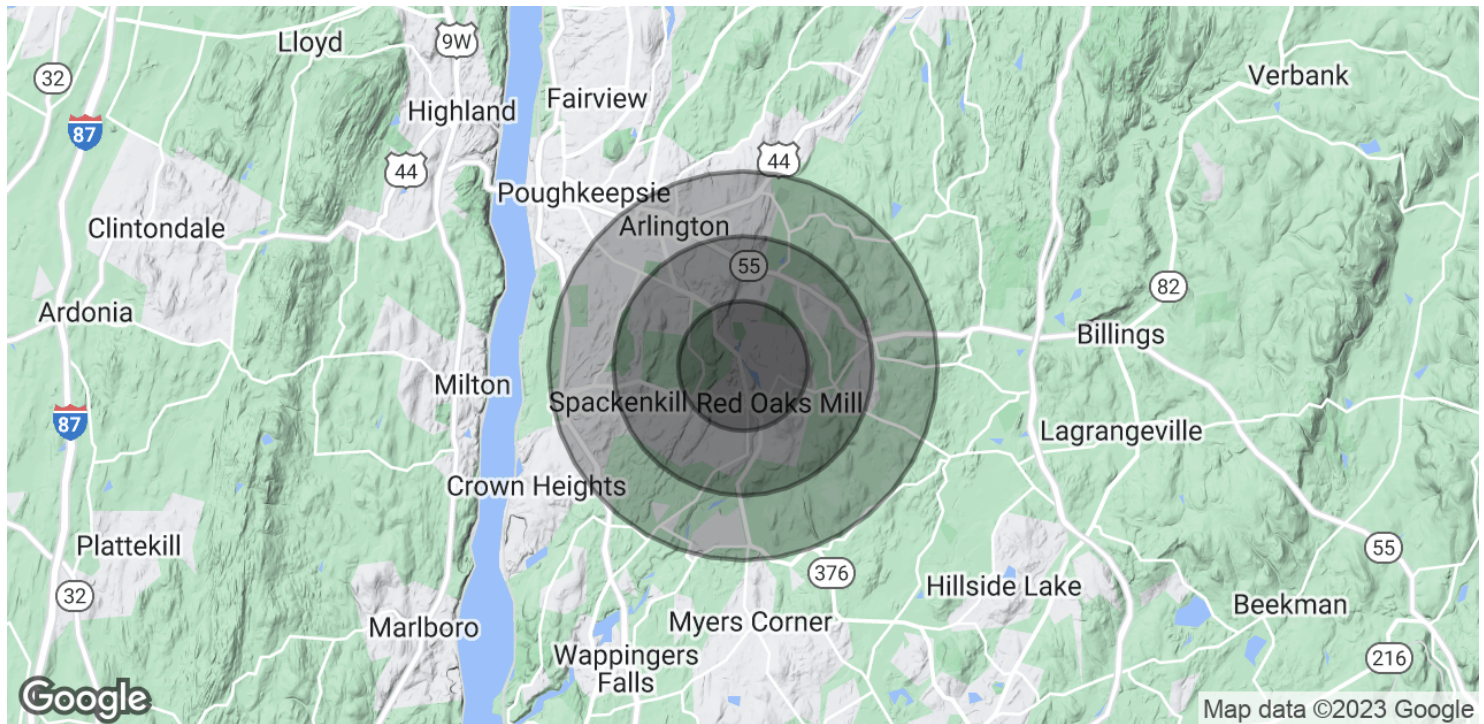
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,039	16,916	40,659
Average Age	50.6	44.8	43.7
Average Age (Male)	48.4	43.2	42.4
Average Age (Female)	52.6	46.3	45.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,230	6,010	16,104
# of Persons per HH	2.5	2.8	2.5
Average HH Income	\$139,184	\$128,715	\$115,088
Average House Value	\$409,011	\$361,987	\$286,467

* Demographic data derived from 2020 ACS - US Census