



THE ARLINGTON

21 RAYMOND AVENUE, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Spaces Available:	2 Units
Available Sqft:	880-1,350
Lease Rate:	\$31.00
CAM + Taxes (est.)	\$5.50
Avg. Daily Traffic	40,000 vehicles
Commercial Space Completion Date	Spring 2024
Market:	Hudson Valley
Submarket:	Poughkeepsie

DEVELOPMENT OVERVIEW

Premier commercial space available at The Arlington, on the corner of Raymond Ave and the Eastbound arterial. The development features 196 residential units (64 completed already) and 8,200 sqft. of commercial space, and is already a cornerstone of the neighborhood.

Two spaces are left along Raymond Ave, with incredible street visibility, including the anchor corner spot along the community's driveway. Your business will benefit from the onsite residents and the traffic from the surrounding area and Vassar College community who frequently visits the neighborhoods restaurants, shops, and amenities.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	880 - 1,350 SF	Lease Rate:	\$31.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
21 Raymond Ave 101	880 SF	NNN	\$31.00 SF/yr
21 Raymond Ave 104	1,350 SF	NNN	\$31.00 SF/yr

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LEASE DETAILS - 21 RAYMOND AVE



SPACE DETAILS

Base Rent:
\$31 per sqft
Triple Net Lease

Available Units:
2

Space Sizes:
1,811-1982

Completion Date:
Spring 2024

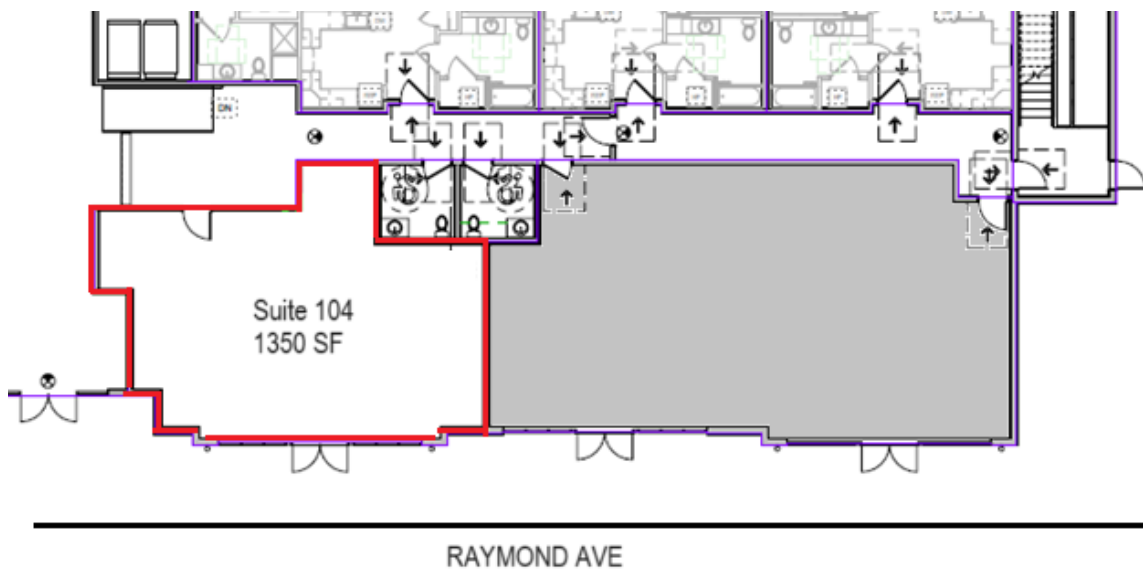
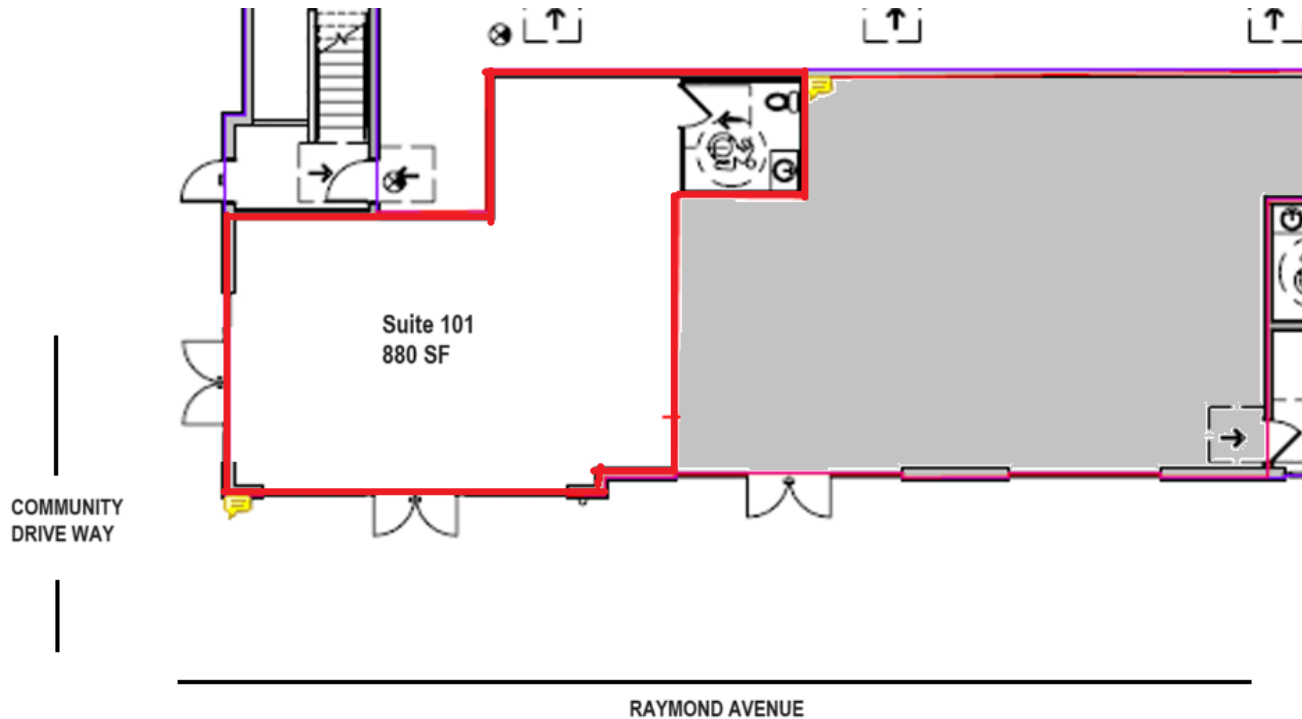
HIGHLIGHTS

- Street level on Raymond Ave.
- High visibility
- Multiple street signage locations
- High Ceilings
- Outdoor patio space
- Green Energy Efficient Utilities
- 40,000 Avg. Daily Traffic Count

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FLOOR PLANS - SOUTH AND NORTH CORNERS OF RAYMOND AVE.



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ADDITIONAL PHOTOS



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FLOOR PLAN - 17 ANYA (FORMER ARTHUR S MAY)



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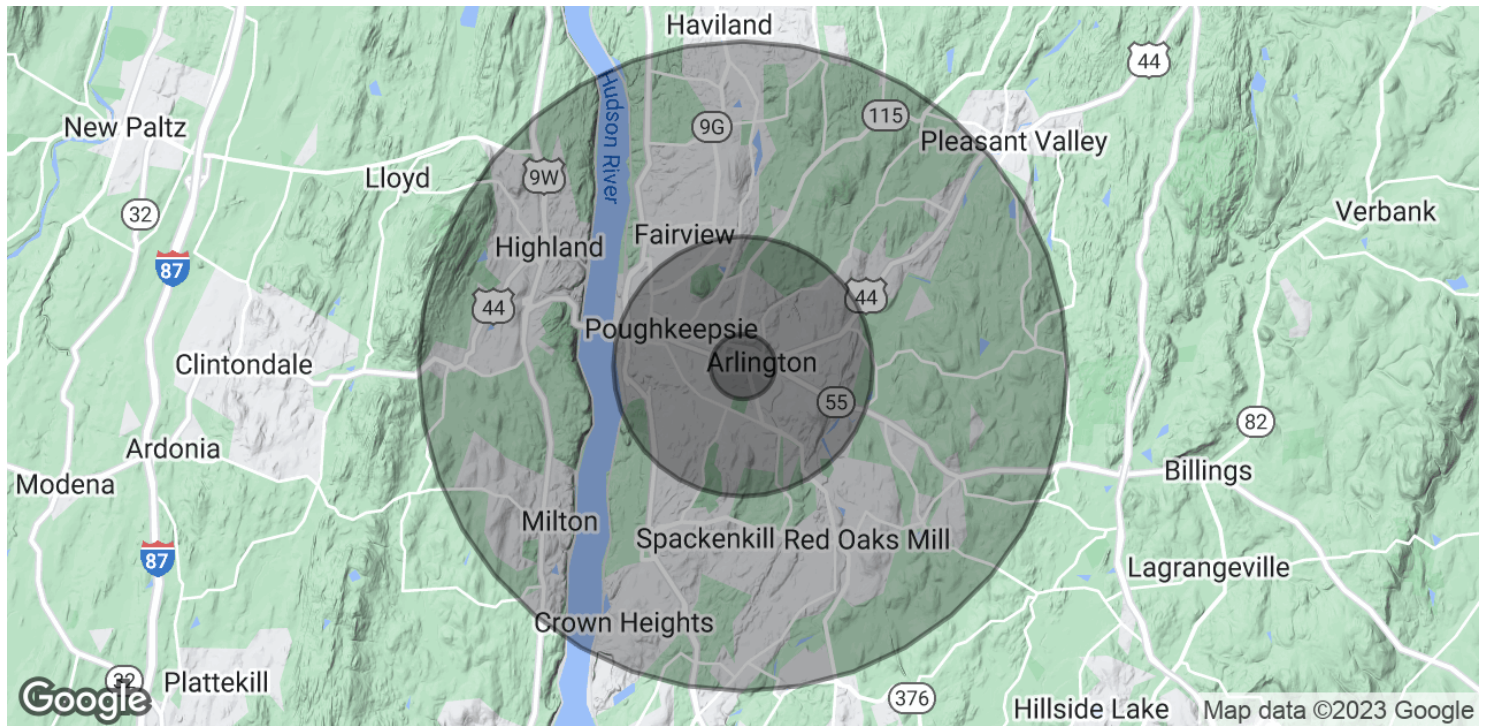
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	2 MILES	5 MILES
Total Population	4,396	44,308	95,815
Average Age	35.4	39.8	39.9
Average Age (Male)	35.3	38.6	39.1
Average Age (Female)	37.7	41.2	40.8
HOUSEHOLDS & INCOME	0.5 MILES	2 MILES	5 MILES
Total Households	1,919	20,046	39,294
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$67,595	\$81,558	\$91,291
Average House Value	\$181,589	\$175,792	\$227,689

* Demographic data derived from 2020 ACS - US Census