

# LUCKEY PLATT

57 CANNON ST, POUGHKEEPSIE, NY 12601

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$950.00 - 1,275.00 per month (NNN; MG)
Building Size:	164,097 SF
Available SF:	200 - 750 SF
Availability	Now - 12 month

### PROPERTY OVERVIEW

Welcome to the recently renovated post industrial Luckey Platt building featuring 148 residential units and seven commercial spaces. This historic building is in the center of the Poughkeepsie's business district and surrounded by restaurants, night life and amenities. Municipal parking is across the street from the main building entrance.

Premium retail commercial space is available on the street level along Main St and Academy street, featuring 10 to 18 ft ceilings and features tied to the buildings historic past. Additionally studio and office space available in the interior.

#### BRIAN MOSSEY

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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	200 - 750 SF	Lease Rate:	\$950.00 - \$1,275.00 per month

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
■ Academy St Retail	3,600 SF	NNN	Negotiable	Q4 '23/Q1 '24
■ Main St Corner Retail	1,200 - 3,000 SF	NNN	Negotiable	Q1 '24
■ Main St Retail	3,800 SF	NNN	Negotiable	Q1 '24
■ Main St Lobby	200 SF	NNN	Negotiable	Available Now
■ Lower Level	750 SF	NNN	Negotiable	Available Now
■ 3rd floor	450 SF	Modified Gross	\$950 per month	Available Now
■ 5th Floor	625 SF	Modified Gross	\$1,275 per month	Available Now

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## 3RD FLOOR SPACE - 300

### SUITE HIGHLIGHTS

Total Square Feet

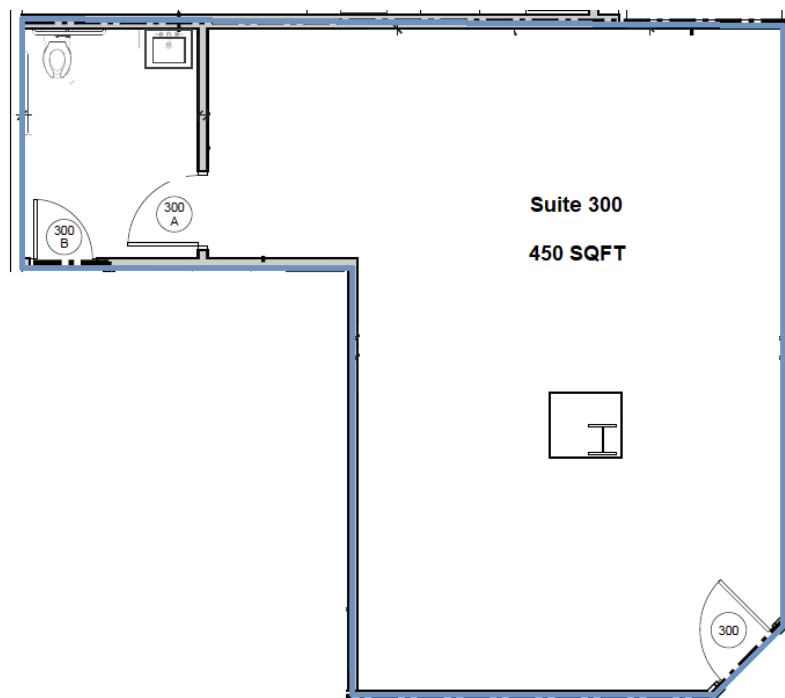
450

Base Monthly Rent

\$950 per month

Current Building Includes:

- Open Space
- Multiple Work Station Areas
- Private Bathroom
- Secure Package Room
- Interior Building Unit in Tenant Hallway



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## 5TH FLOOR SPACE - 500

### SUITE DETAILS

Total Square Feet

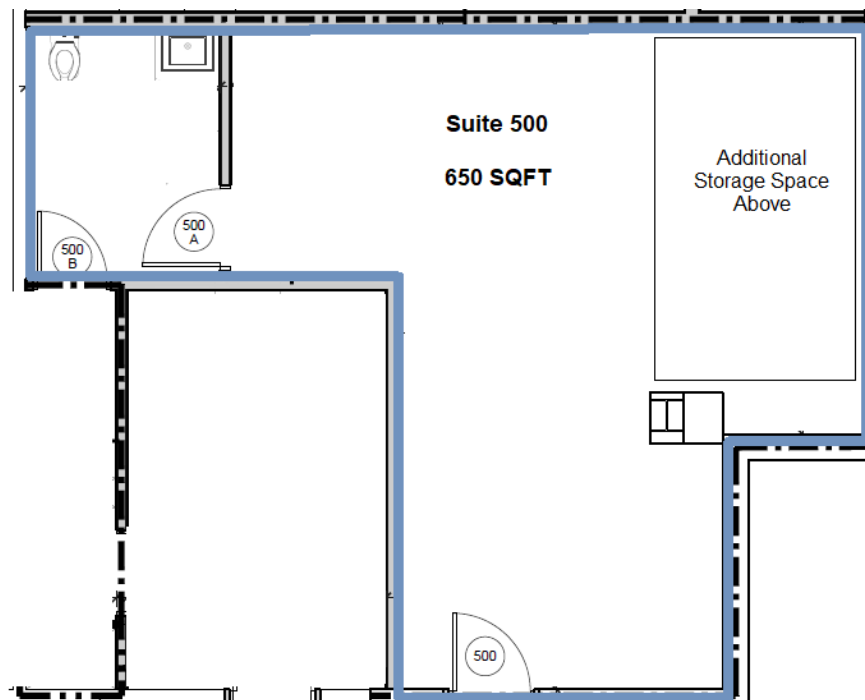
650

Base Monthly Rent

\$1,275 per month

Current Building Includes:

- Open Space
- Greeting Area and Work Space
- Bonus storage space on lofted area
- Private Bathroom
- Secure Package Room
- Interior Building Unit in Tenant Hallway





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## LOWER LEVEL SPACE

### SUITE DETAILS

Total Square Feet

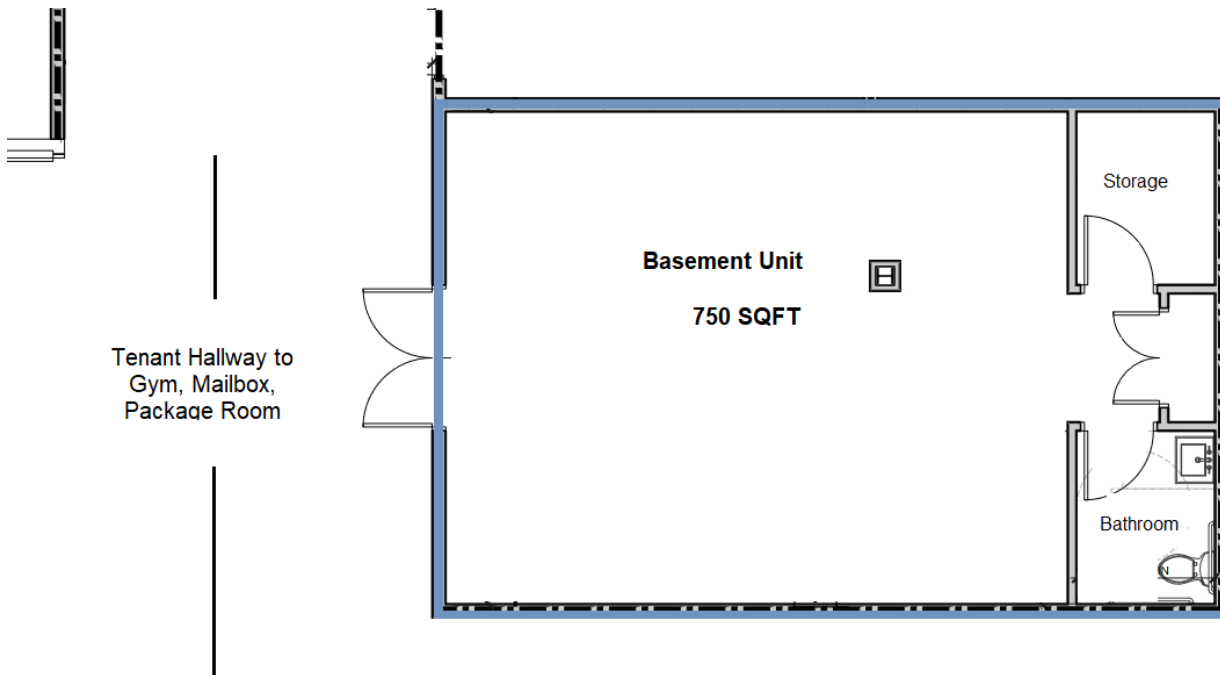
750

Base Monthly Rent

\$20 per sqft

Current Building Includes:

- Open Space
- Plumbing hookup for sink
- Private Bathroom
- Two closets
- Secure Package Room
- Former Barber Shop (photo of previous build out)
- High Visibility Location next to Gym





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## MAIN ST LOBBY RETAIL

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### SUITE DETAILS

Total Square Feet

200

Base Monthly Rent

\$20 per sqft

Current Building Includes:

- Open Space
- Highly Visible on Main St.
- Secure Package Room





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## SPACES COMING SOON



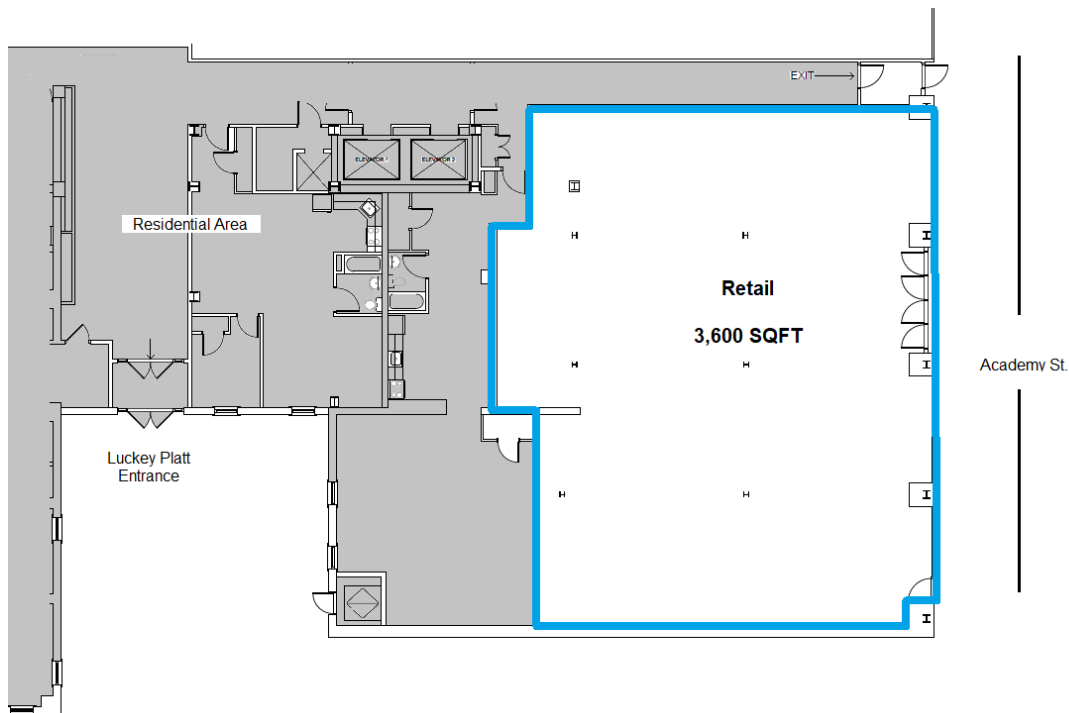
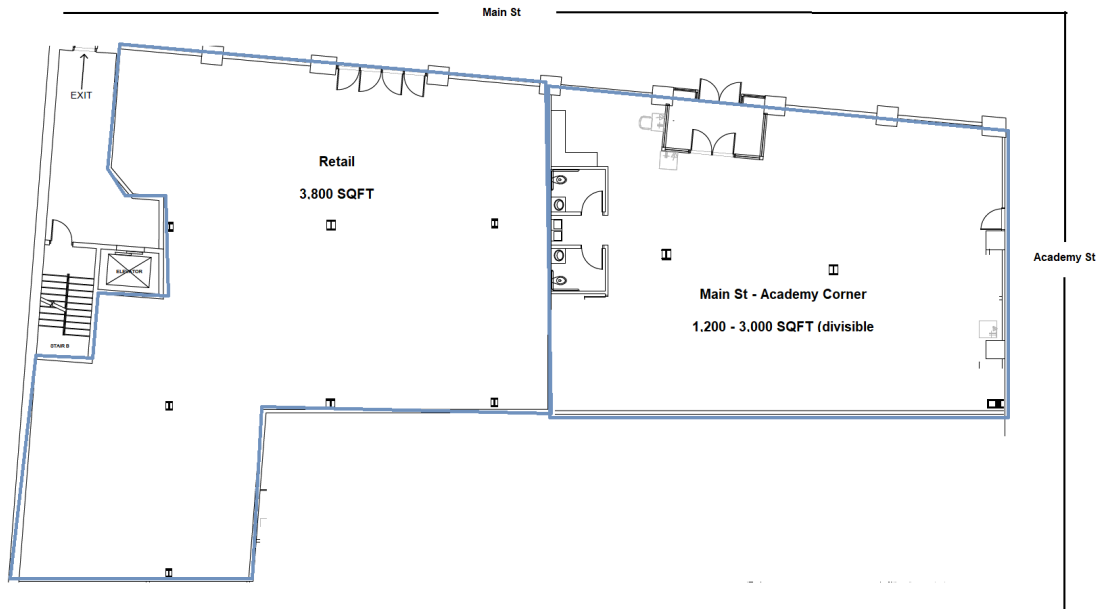
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Academy St Retail	-	3,600 SF	NNN	Negotiable	Q4 '23/Q1 '24
■ Main St Corner Retail	-	1,200 - 3,000 SF	NNN	Negotiable	Q1 '24
■ Main St Retail	-	3,800 SF	NNN	Negotiable	Q1 '24

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## ADDITIONAL PHOTOS





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## LOCATION MAP

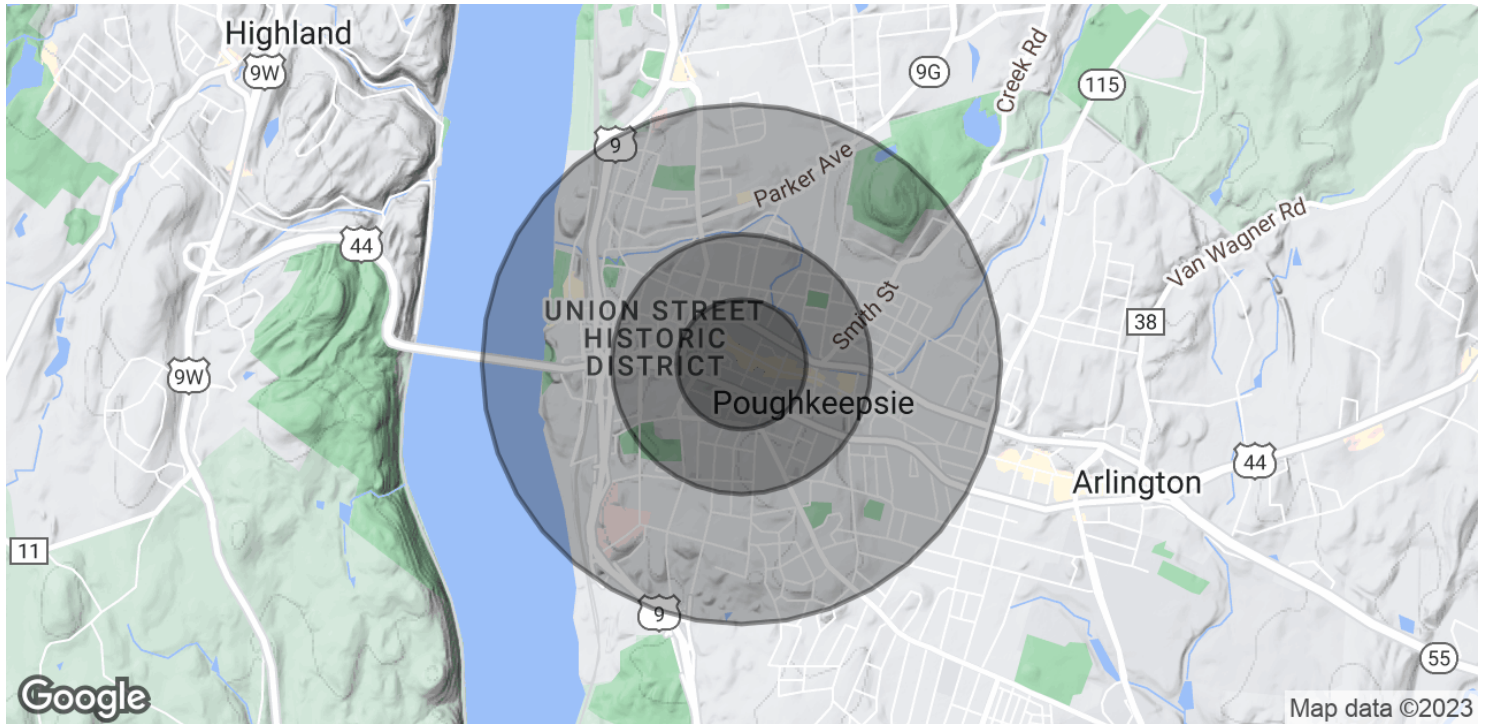




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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,633	7,926	22,342
Average Age	35.1	36.8	36.1
Average Age (Male)	32.8	35.6	36.0
Average Age (Female)	35.8	38.8	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	930	3,938	10,394
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$42,270	\$51,435	\$58,247
Average House Value	\$4,488	\$55,039	\$133,744

\* Demographic data derived from 2020 ACS - US Census