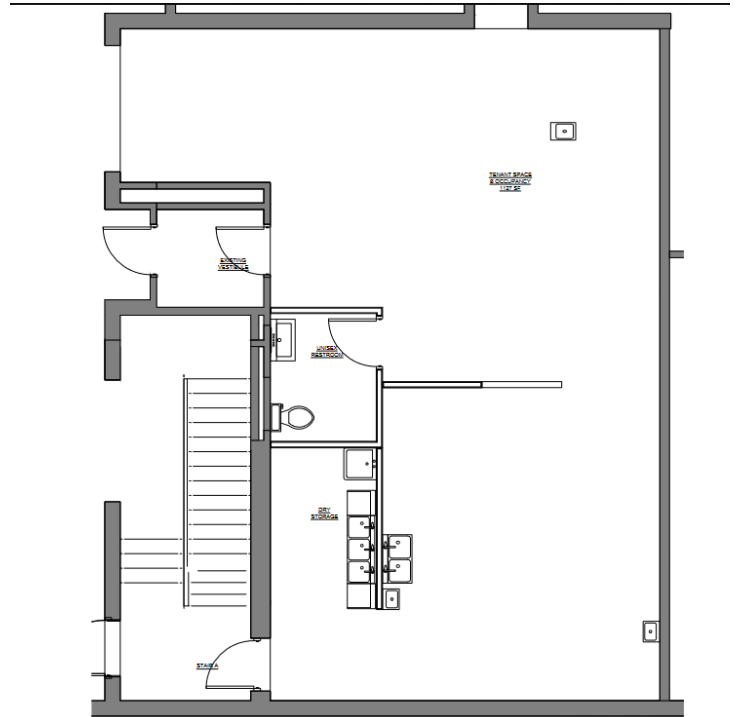


11 GARDEN STREET

POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Base Lease Rate:	\$24.00 SF/yr (MG) or \$2,400/month
Building Size:	1,200 SF
Available SF:	1,200 SF

PROPERTY OVERVIEW

Embrace the ultimate retail opportunity in downtown Poughkeepsie! Located on Garden Street, this newly renovated unit is at the heart of Poughkeepsie's vibrant commercial and entertainment district.

Surrounded by professionals from attorneys to architects, contractors, and more, your business will thrive in this prime location. Plus, with abundant foot and vehicular traffic, your products and services will be in the spotlight.

Don't miss out on this rare chance to establish your brand in the heart of Poughkeepsie. Contact us today to secure your place in this bustling retail hub!

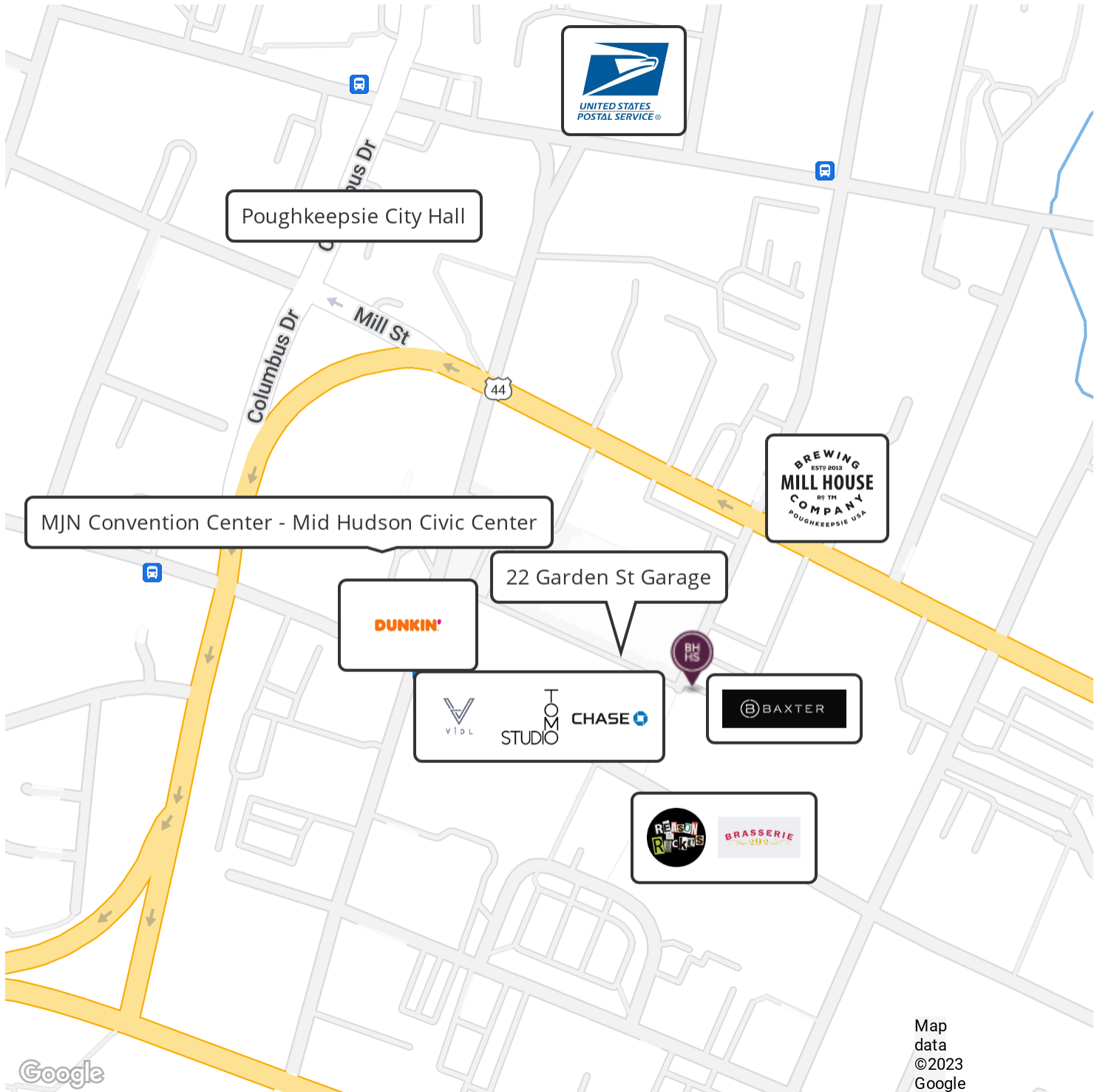
BRIAN MOSSEY

Real Estate Salesperson
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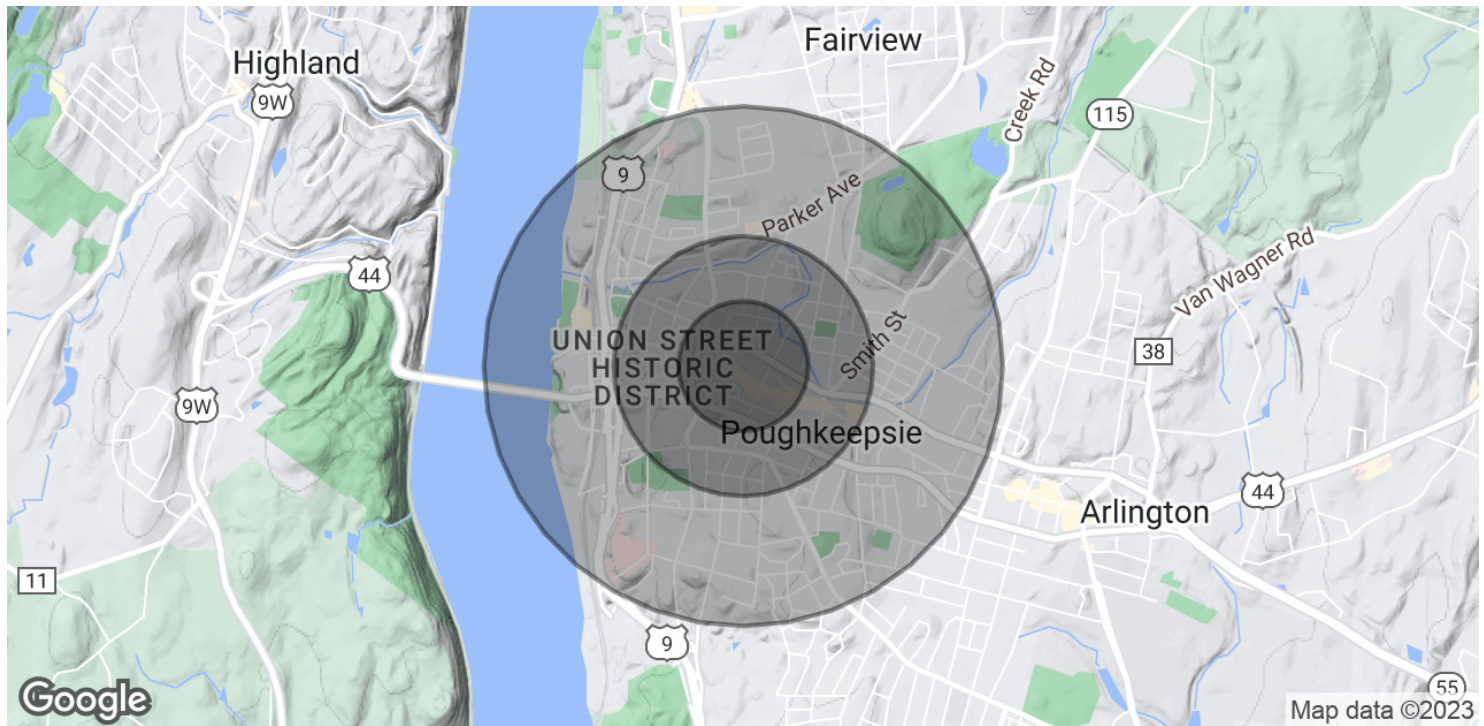
LOCATION MAP



11 GARDEN STREET

POUGHKEEPSIE, NY 12603

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,874	8,192	21,957
Average Age	33.4	35.8	35.5
Average Age (Male)	32.9	34.7	35.6
Average Age (Female)	33.3	37.3	36.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	923	3,964	10,096
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$50,201	\$50,314	\$54,226
Average House Value	\$0	\$47,514	\$130,976

* Demographic data derived from 2020 ACS - US Census