

FORMER 44 DINER - IDEAL FOR REDEVELOPMENT

805 DUTCHESS TPKE, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	4,070 SF
Available SF:	
Lot Size:	1.8 Acres
Price / SF:	\$319.41
Year Built:	1980
Zoning:	BH

PROPERTY OVERVIEW

Former 44 Diner located adjacent to Walgreens at the corner of Route 44 and De Garmo Road. The 1.8 acre site is available for sale or lease. The former diner utilized an onsite septic system that will need to be updated. Municipal sewer might be available. The existing site plan and structure can be utilized for a similar use or the site is a great location for redevelopment. Centrally located on Route 44 between Adam's Fair Acre Farms and the new Eastdale Town Center Development. This is a high growth corridor with a multitude of potential uses.

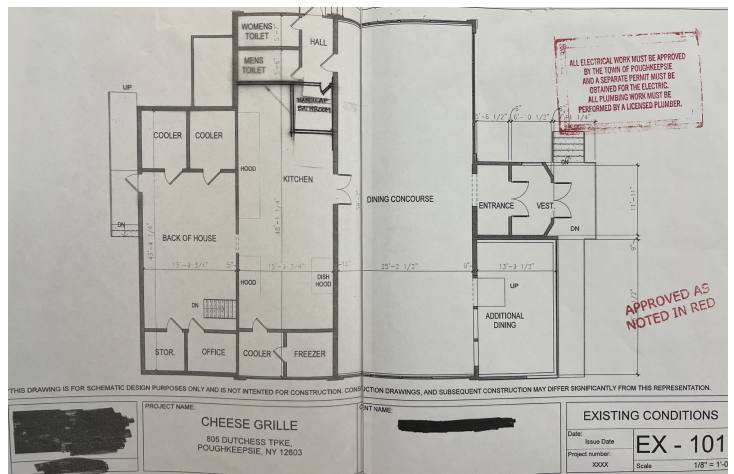
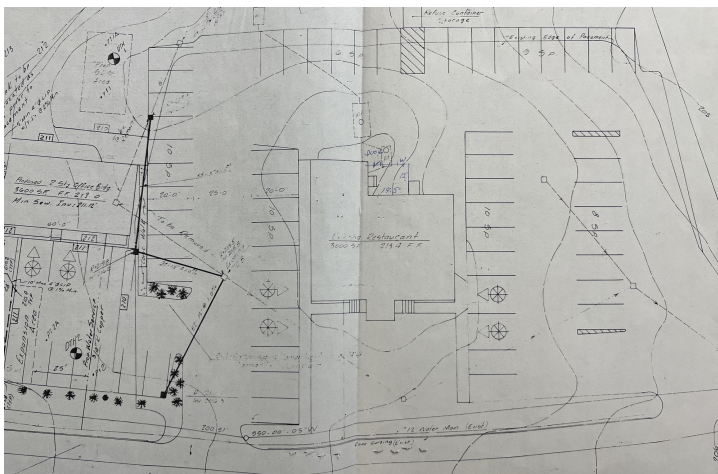
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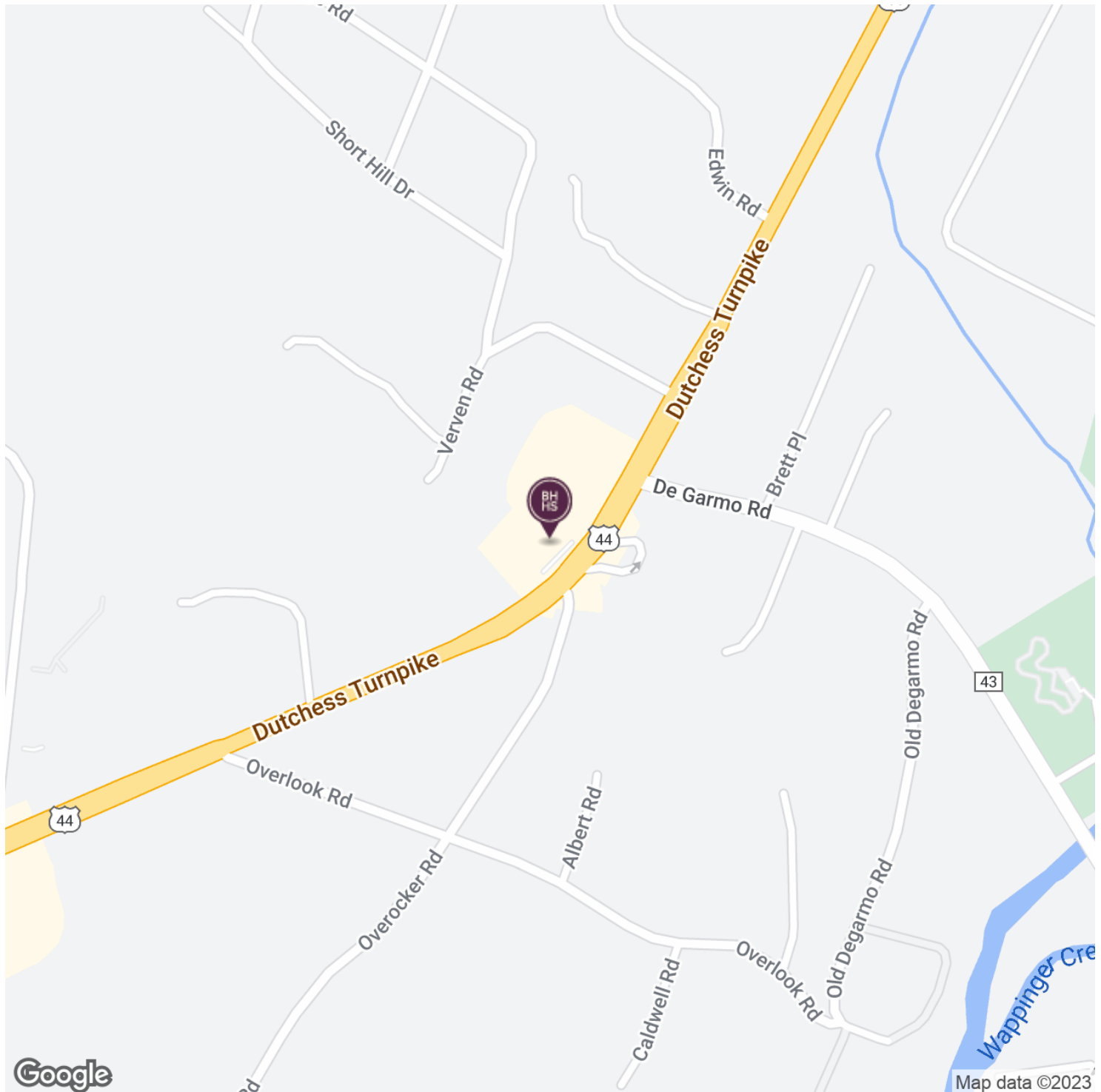
ADDITIONAL PHOTOS



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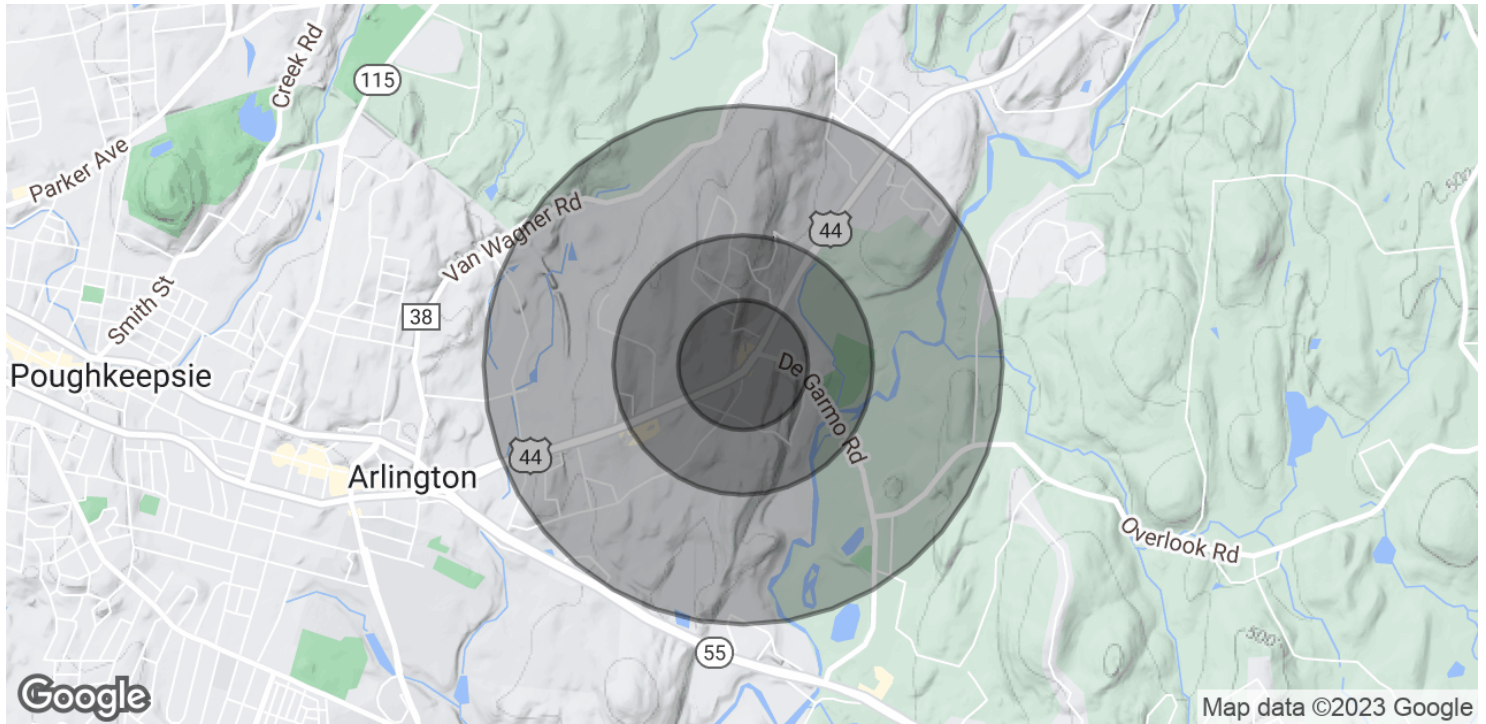
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	310	1,198	4,029
Average Age	50.4	50.1	49.4
Average Age (Male)	47.0	45.4	46.5
Average Age (Female)	55.9	55.1	51.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	152	573	1,950
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$61,002	\$65,073	\$67,287
Average House Value	\$222,830	\$222,942	\$221,562

* Demographic data derived from 2020 ACS - US Census