

# FORMER OUTPATIENT SURGICAL CENTER

23 DAVIS AVE, POUGHKEEPSIE, NY 12603

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	2,000 - 10,500 SF

### PROPERTY OVERVIEW

Former outpatient surgical center ready for a new occupant. Incredible 10,500 SF medical space available in the heart of the Arlington Town Center. The design features two surgical rooms, a series of patient prep areas, open office space for administrative purposes or area that could be closed for more exam rooms, storage or more. Tailor the space to fit your specific needs!

The location cannot be beat. Minute away from the major area hospitals, Nuvance and Mid-Hudson Regional, and around the corner from Vassar College, Raymond Avenue, and public transportation. The building also shares a large parking lot with a very popular Ophthalmologist group giving your business extra exposure to a steady stream of visitors to the building.

### BRIAN MOSSEY

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## ADDITIONAL PHOTOS





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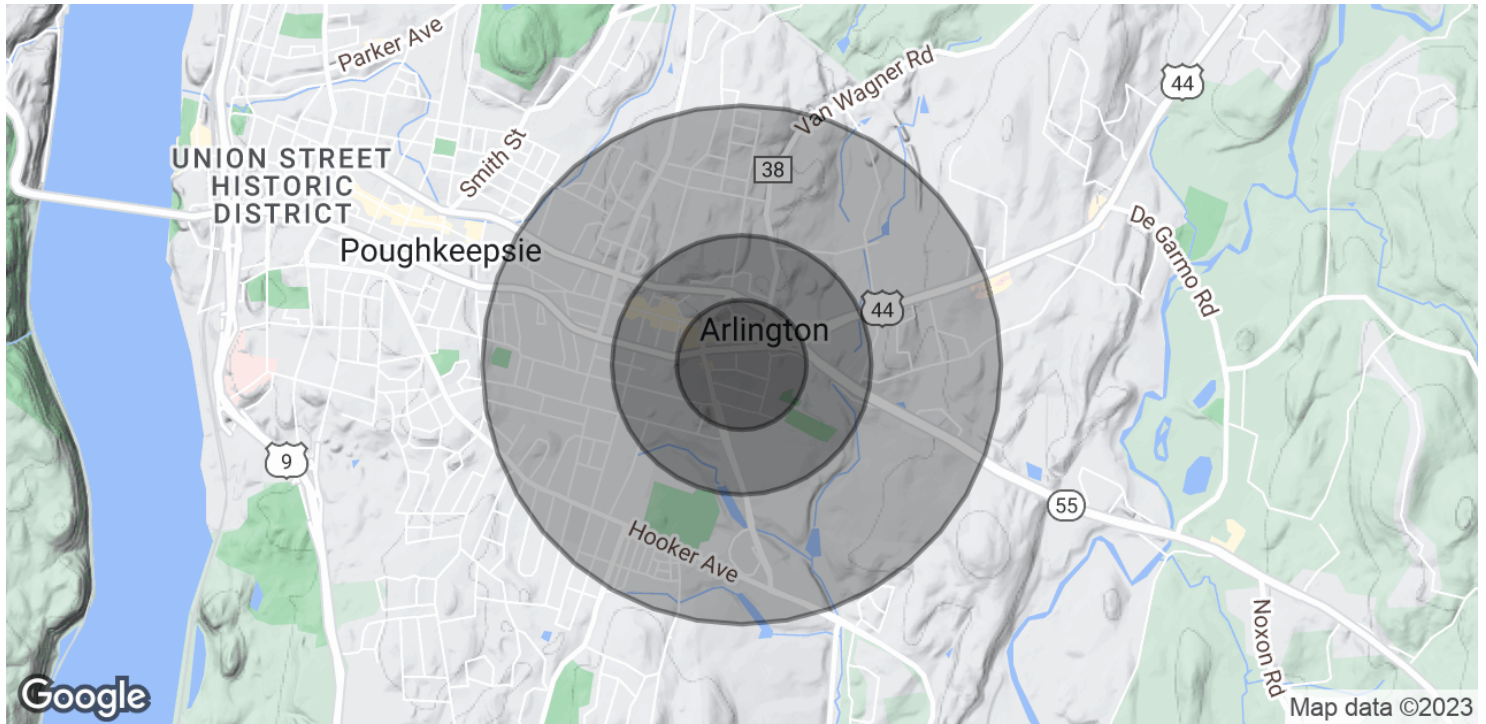
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	828	3,422	14,981
Average Age	37.5	34.4	35.4
Average Age (Male)	38.2	34.3	35.7
Average Age (Female)	39.0	36.7	36.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	401	1,399	5,841
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$67,319	\$75,818	\$69,954
Average House Value	\$220,165	\$193,888	\$183,181

\* Demographic data derived from 2020 ACS - US Census