



Shoppes At South Hills

U.S. Hwy 9 (South Rd) & W. Main St (Rte 9D)
1895 South Road
Poughkeepsie, NY 12601

Center Type: Community
GLA: 517,450
Parking Spaces 3,111

Leasing Contact

Josh Dreyer

888-834-9004

jdreyer@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Anchored by ShopRite, At Home, Ashley Furniture HomeStore Outlet, and Hobby Lobby
- Located in the heart of the Hudson Valley, on the main retail corridor serving Dutchess County
- Adjacent to Poughkeepsie Galleria Mall with Lowe's, Target and Macy's
- At the intersection of U.S. Hwy 9 (South Rd) and W. Main St (Route 9D)
- Average Household income over \$110,000 within a 5-mile radius
- Traffic Count of 53,000 VPD

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	4,349	30,424	71,389
HOUSEHOLDS	1,758	11,492	27,403
AVG HH INCOME	\$122,050	\$112,056	\$112,218

MAJOR TENANTS





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AVAILABLE SPACES

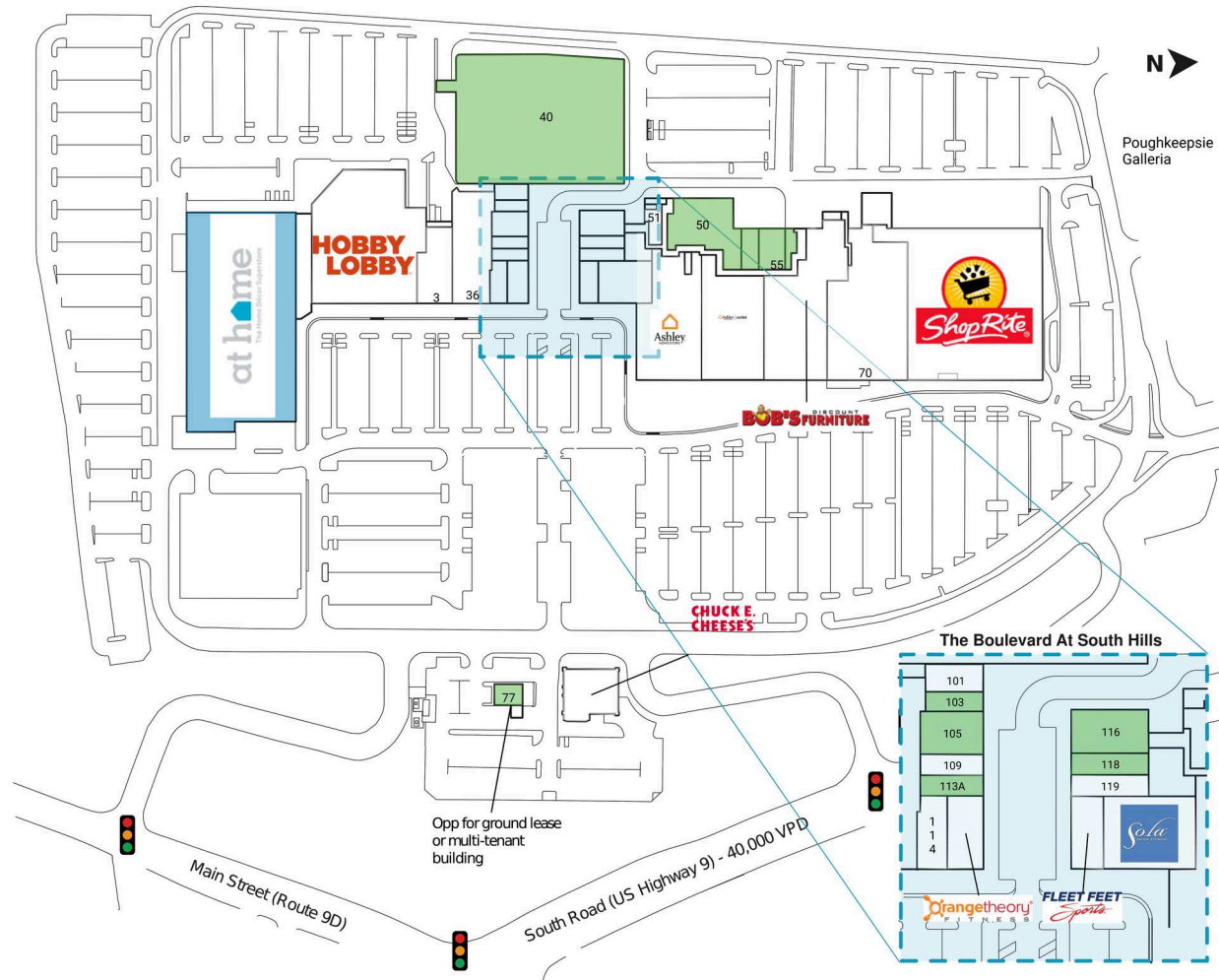
25	0 SF
40	80,275 SF
50	15,300 SF
55	5,650 SF
77	2,200 SF
103	1,150 SF
105	1,500 SF
107	1,526 SF
113A	1,632 SF
116	2,200 SF
117	2,060 SF
118	2,060 SF

COMING AVAILABLE

1	84,180 SF
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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

● Available ● Coming Available



CURRENT TENANTS

1	At Home	84,180 SF	80	Bob's Discount Furniture	32,297 SF	114	Hand & Stone Spa	2,411 SF
2	Hobby Lobby	49,838 SF	85	Ashley Furniture HomeStore Outlet	29,671 SF	115	Orange Theory Fitness	3,283 SF
3	Cozy Home Furniture and Mattress	9,208 SF	88	Chuck E. Cheese's	9,548 SF	119	Club Pilates	2,060 SF
36	Pet Goods	16,151 SF	90	Ashley Furniture HomeStore	26,137 SF	120-A	Fleet Feet Sports	1,900 SF
51	DLC Management Office	1,844 SF	101	Rush Bowls	1,574 SF	121	Sola Salon Studios	7,633 SF
60	ShopRite	76,880 SF	109	European Wax Center	1,503 SF			
70	Hudson Valley Pickleball	37,526 SF						