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

- Strong Anchor Lineup: Anchored by ShopRite, At Home, Ashley Furniture HomeStore Outlet, and Hobby Lobby.
- Prime Hudson Valley Location: Located in the heart of the Hudson Valley on the main retail corridor serving Dutchess County.
- Adjacent Retail Destination: Directly adjacent to Poughkeepsie Galleria Mall featuring Lowe's, Target, and Macy's.
- High Visibility Intersection: Positioned at U.S. Hwy 9 (South Rd) and W. Main St (Route 9D) with traffic counts of 53,000 VPD.
- Affluent Trade Area: Average household income exceeds $110,000 within a 5-mile radius.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	4,892	30,132	71,731
HOUSEHOLDS	2,050	11,877	28,029
AVG HH INCOME	$129,307	$129,349	$136,605

MAJOR TENANTS

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AVAILABLE SPACES

25	0 SF
50	15,300 SF
55	5,650 SF
77	2,200 SF
101	1,574 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

85	29,671 SF

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
2	Hobby Lobby	49,838 SF
3	Cozy Home Furniture and Mattress	9,208 SF
36	Pet Goods	16,151 SF
40	Davis Furniture	80,275 SF
51	DLC Management Office	1,844 SF
60	ShopRite	76,880 SF
70	Hudson Valley Pickleball	37,526 SF
80	Bob's Discount Furniture	32,297 SF
85	Ashley Furniture HomeStore Outlet	29,671 SF
88	Chuck E. Cheese's	9,548 SF
90	Ashley Furniture HomeStore	26,137 SF
109	European Wax Center	1,503 SF
114	Hand & Stone Spa	2,411 SF
115	Orange Theory Fitness	3,283 SF
119	Club Pilates	2,060 SF
120-A	Fleet Feet Sports	1,900 SF
121	Sola Salon Studios	7,633 SF