



# 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

**Jordan Leon**

888-834-9004

jleon@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





# Shoppes At South Hills

Contact:  
**JORDAN LEON**

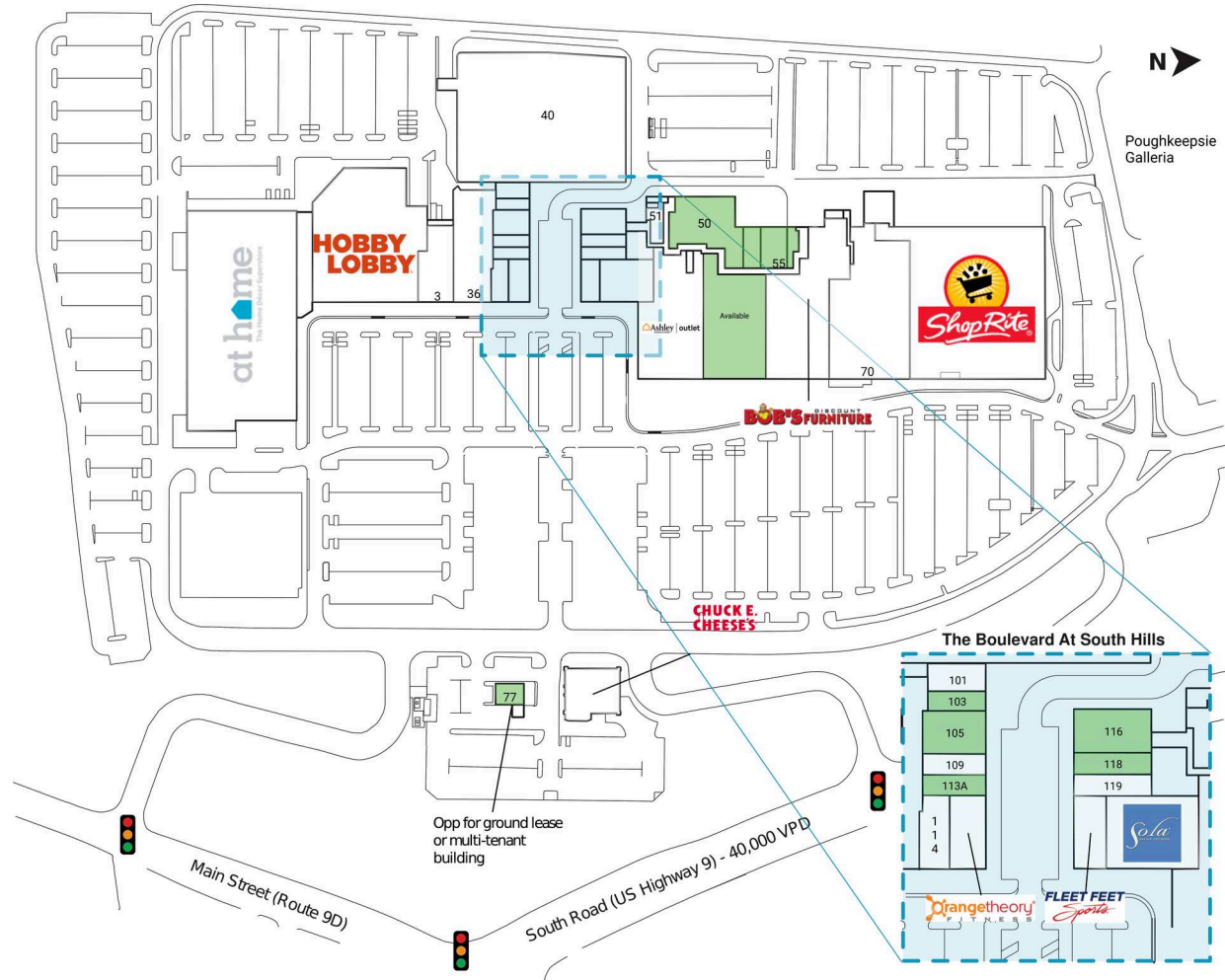
888-834-9004  
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## AVAILABLE SPACES

25	0 SF
50	15,300 SF
55	5,650 SF
77	2,200 SF
85	0 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

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	60	ShopRite	76,880 SF	109	European Wax Center	1,503 SF
2	Hobby Lobby	49,838 SF	70	Hudson Valley Pickleball	37,526 SF	114	Hand & Stone Spa	2,411 SF
3	Cozy Home Furniture and Mattress	9,208 SF	80	Bob's Discount Furniture	32,297 SF	115	Orange Theory Fitness	3,283 SF
36	Pet Goods	16,151 SF	88	Chuck E. Cheese's	9,548 SF	119	Club Pilates	2,060 SF
40	Redevelopment - Coming Soon	80,275 SF	90	Ashley Furniture HomeStore Outlet	55,808 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