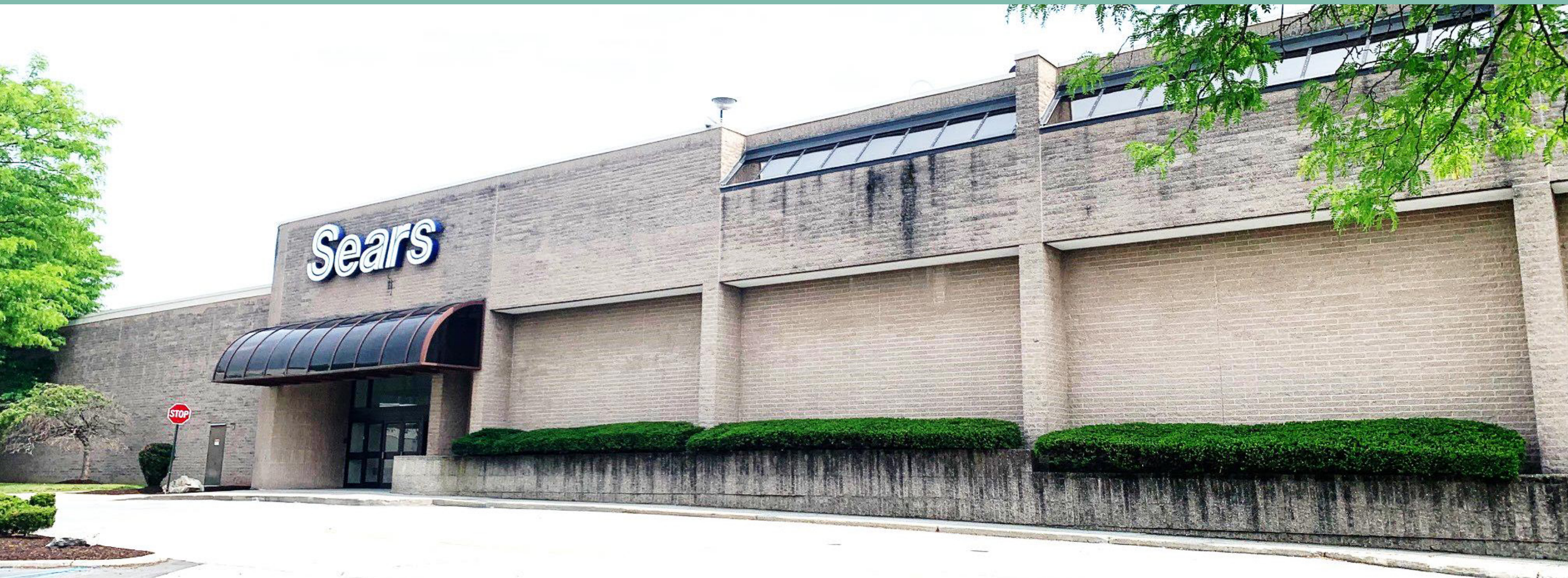


2001 South Road Poughkeepsie, New York

125,250 SF Former Sears Department Store Available for Ground Lease



2001 South Road

Poughkeepsie, New York

CBRE

Property Information

Building Size: 125,520 SF (2-story Department Store)

Lot Size: 7.5 acre parcel

Asking: TBD

CAM: TBD

RET's: TBD

Expiration: TBD

Comments:

- Former Sears - 2-Story Department Store
- Adjacent to The Shoppes at South Hills
- Big box opportunity
- Located in Poughkeepsie Galleria Mall with over 100 major national retailers, restaurants and entertainment venues
- Poughkeepsie Galleria includes Dick's Sporting Goods, Best Buy (anchor), Target (anchor), Old Navy, Zales, DSW, Foot Locker, H&M, Kay Jewelers, Lens Crafters, Pearle Vision, Macy's (anchor), Panora, Sephora, Yankee Candle, Taco Bell, Charley's Philly Steaks, 110 Grill, RPM Raceway, Regal Cinemas
- High Traffic/High Visibility along a busy retail corridor



2001 South Road

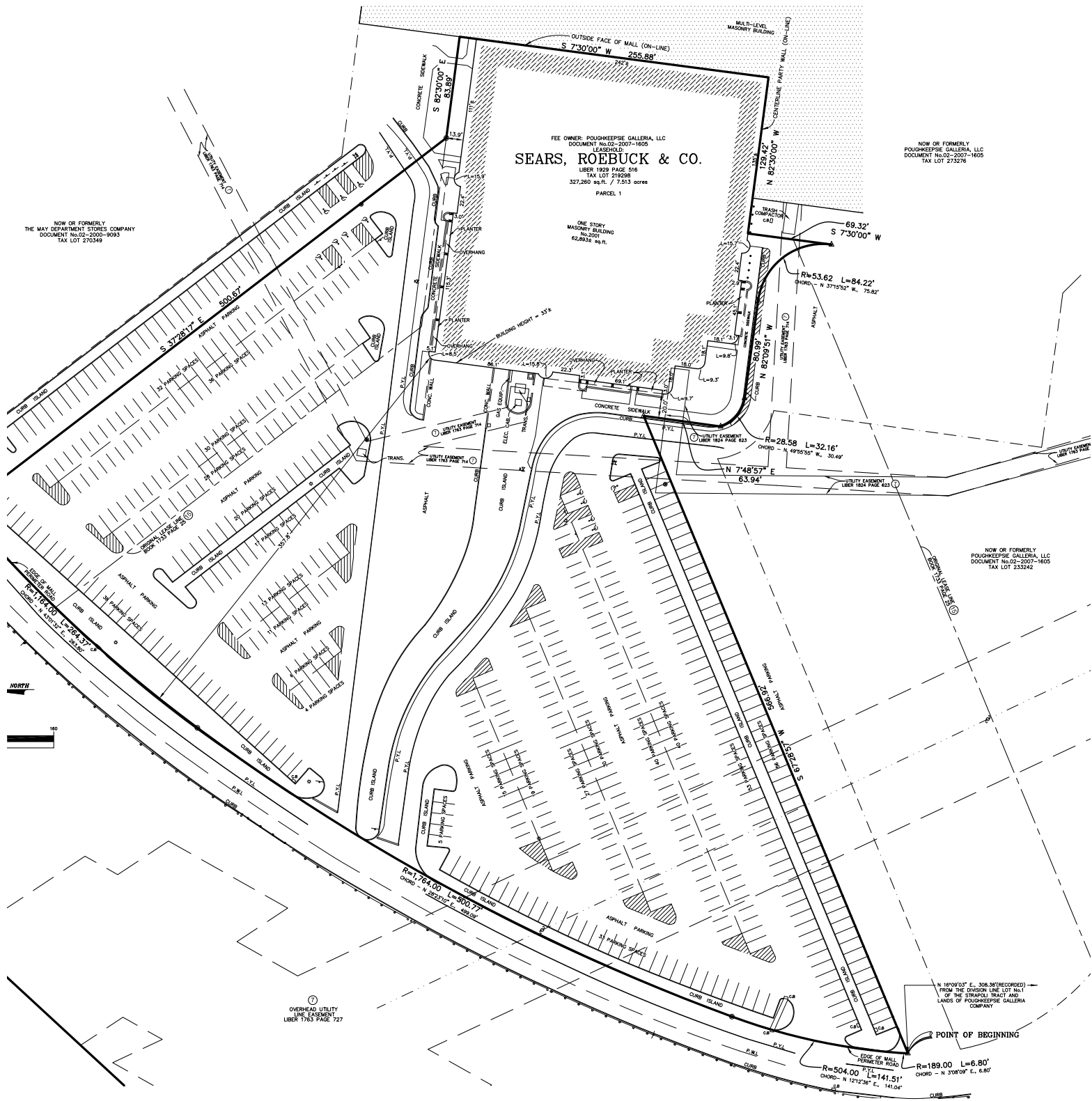
Poughkeepsie, New York

Retail Market Aerial



2001 South Road

Poughkeepsie, New York



2001 South Road

Poughkeepsie, New York

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Site Aerial



2001 South Road

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Exterior Photos



2001 South Road

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Interior Photos



2001 South Road

Poughkeepsie, New York

Demographics

PLACE OF WORK	1 MILE		3 MILES		5 MILES	
2024 Businesses	247		1,338		3,119	
2024 Employees	3,481		14,854		34,215	
POPULATION						
2024 Population - Current Year Estimate	4,325		30,479		80,141	
2029 Population - Five Year Projection	4,250		29,796		79,190	
2020 Population - Census	4,397		31,063		80,614	
2010 Population - Census	4,317		30,205		79,657	
2020-2024 Annual Population Growth Rate	-0.39%		-0.45%		-0.14%	
2024-2029 Annual Population Growth Rate	-0.35%		-0.45%		-0.24%	
AGE						
2024 Population	4,325		30,479		80,141	
Age 0-4	219	5.1%	1,564	5.1%	3,773	4.7%
Age 5-9	250	5.8%	1,727	5.7%	4,223	5.3%
Age 10-14	275	6.4%	1,759	5.8%	4,388	5.5%
Age 15-19	244	5.6%	1,698	5.6%	5,193	6.5%
Age 20-24	231	5.3%	1,729	5.7%	5,492	6.9%
Age 25-29	204	4.7%	1,815	6.0%	4,628	5.8%
Age 30-34	249	5.8%	1,994	6.5%	4,966	6.2%
Age 35-39	279	6.5%	2,039	6.7%	5,020	6.3%
Age 40-44	293	6.8%	2,030	6.7%	5,077	6.3%
Age 45-49	268	6.2%	1,837	6.0%	4,744	5.9%
Age 50-54	297	6.9%	2,009	6.6%	5,130	6.4%
Age 55-59	311	7.2%	2,115	6.9%	5,352	6.7%
Age 60-64	328	7.6%	2,220	7.3%	5,795	7.2%
Age 65-69	280	6.5%	1,887	6.2%	5,071	6.3%
Age 70-74	197	4.6%	1,443	4.7%	3,998	5.0%
Age 75-79	167	3.9%	1,164	3.8%	3,249	4.1%
Age 80-84	114	2.6%	696	2.3%	1,960	2.4%
Age 85 and Older	119	2.8%	752	2.5%	2,084	2.6%
2024 Median Age	43.6		42.3		42.4	
GENERATIONS						
2024 Population	4,325		30,479		80,141	
Generation Alpha (Born 2017 or Later)	361	8.4%	2,574	8.5%	6,237	7.8%
Generation Z (Born 1999-2016)	903	20.9%	6,259	20.5%	17,728	22.1%
Millennials (Born 1981-1998)	920	21.3%	7,128	23.4%	17,796	22.2%
Generation X (Born 1965-1980)	936	21.6%	6,356	20.9%	16,223	20.2%
Baby Boomers (Born 1946-1964)	943	21.8%	6,516	21.4%	17,556	21.9%
Greatest Generations (Born 1945 or Earlier)	262	6.1%	1,647	5.4%	4,600	5.7%

RACE AND ETHNICITY	1 MILE		3 MILES		5 MILES	
2024 Population	4,325		30,479		80,141	
White	2,831	65.5%	20,186	66.2%	52,241	65.2%
Black or African American	355	8.2%	2,699	8.9%	9,157	11.4%
Asian	236	5.5%	1,759	5.8%	3,909	4.9%
American Indian or Alaska Native	27	0.6%	115	0.4%	369	0.5%
Pacific Islander	1	0.0%	4	0.0%	18	0.0%
Other Race	381	8.8%	2,518	8.3%	6,482	8.1%
Two or More Races	495	11.4%	3,199	10.5%	7,964	9.9%
EDUCATION						
2024 Population 25 and Over	3,105		22,001		57,074	
Less than 9th Grade	100	3.2%	648	2.9%	1,352	2.4%
9-12th Grade - No Diploma	43	1.4%	862	3.9%	2,291	4.0%
High School Diploma	658	21.2%	4,416	20.1%	11,206	19.6%
GED or Alternative Credential	232	7.5%	1,028	4.7%	2,286	4.0%
Some College - No Degree	455	14.7%	3,653	16.6%	9,421	16.5%
Associate`s Degree	296	9.5%	2,547	11.6%	6,317	11.1%
Bachelor`s Degree	765	24.6%	4,807	21.8%	12,814	22.5%
Graduate or Professional Degree	556	17.9%	4,040	18.4%	11,387	20.0%
GENDER						
2024 Population	4,325		30,479		80,141	
Males	2,179	50.4%	15,143	49.7%	39,340	49.1%
Females	2,146	49.6%	15,336	50.3%	40,801	50.9%
MARITAL STATUS						
2024 Population 15+	3,581		25,429		67,759	
Never Married	807	22.5%	8,207	32.3%	23,236	34.3%
Married	2,033	56.8%	13,290	52.3%	33,952	50.1%
Widowed	346	9.7%	1,380	5.4%	4,123	6.1%
Divorced	395	11.0%	2,552	10.0%	6,448	9.5%
EMPLOYMENT STATUS						
2024 Civilian Population 16+ in Labor Force	2,237		16,626		43,310	
2024 Employed Civilian Population 16+	2,063	92.2%	15,818	95.1%	41,366	95.5%
2024 Unemployed Population 16+	174	7.8%	808	4.9%	1,945	4.5%
CLASS OF WORKER						
2024 Employed Civilian Population 16+	2,063		15,818		41,366	
White Collar	1,341	65.0%	10,724	67.8%	27,010	65.3%
Services	253	12.3%	2,684	17.0%	7,906	19.1%
Blue Collar	470	22.8%	2,411	15.2%	6,449	15.6%

2001 South Road

Poughkeepsie, New York

	1 MILE	3 MILES	5 MILES
<div><div></div>DAYTIME POPULATION</div>			
2024 Daytime Population	5,459	30,619	72,406
Daytime Workers	3,166 58.0%	15,675 51.2%	32,915 45.5%
Daytime Residents	2,293 42.0%	14,944 48.8%	39,491 54.5%
<div><div></div>HOUSEHOLDS</div>			
2024 Households - Current Year Estimate	1,721	11,868	31,195
2029 Households - Five Year Projection	1,743	11,947	31,742
2020 Households - Census	1,700	11,802	30,746
2010 Households - Census	1,687	11,280	29,545
2020-2024 Compound Annual Household Growth Rate	0.29%	0.13%	0.34%
2024-2029 Annual Household Growth Rate	0.25%	0.13%	0.35%
2024 Average Household Size	2.49	2.55	2.48
<div><div></div>HOUSEHOLD INCOME</div>			
2024 Households	1,721	11,868	31,195
Under \$15,000	33 1.9%	470 4.0%	1,683 5.4%
\$15,000-\$24,999	70 4.1%	448 3.8%	1,346 4.3%
\$25,000-\$34,999	42 2.4%	487 4.1%	1,375 4.4%
\$35,000-\$49,999	205 11.9%	1,186 10.0%	2,809 9.0%
\$50,000-\$74,999	236 13.7%	1,781 15.0%	4,443 14.2%
\$75,000-\$99,999	118 6.9%	1,390 11.7%	3,742 12.0%
\$100,000-\$149,999	404 23.5%	2,692 22.7%	6,678 21.4%
\$150,000-\$199,999	297 17.3%	1,625 13.7%	4,298 13.8%
\$200,000 and Over	317 18.4%	1,789 15.1%	4,822 15.5%
2024 Average Household Income	\$141,418	\$128,073	\$128,591
2029 Average Household Income	\$160,350	\$144,911	\$145,563
2024 Median Household Income	\$114,377	\$102,013	\$100,945
2029 Median Household Income	\$126,511	\$110,767	\$110,108
2024 Per Capita Income	\$54,157	\$50,275	\$50,144
2029 Per Capita Income	\$63,256	\$58,580	\$58,433
<div><div></div>HOUSING VALUE</div>			
2024 Owner Occupied Housing Units	1,490	8,073	21,580
Under \$50,000	55 3.7%	133 1.6%	449 2.1%
\$50,000-\$99,999	69 4.6%	138 1.7%	444 2.1%
\$100,000-\$149,999	43 2.9%	155 1.9%	605 2.8%
\$150,000-\$199,999	117 7.9%	244 3.0%	727 3.4%
\$200,000-\$249,999	122 8.2%	479 5.9%	1,214 5.6%
\$250,000-\$299,999	145 9.7%	712 8.8%	1,746 8.1%
\$300,000-\$399,999	538 36.1%	2,666 33.0%	6,221 28.8%
\$400,000-\$499,999	352 23.6%	1,965 24.3%	5,188 24.0%
\$500,000-\$749,999	34 2.3%	1,208 15.0%	3,578 16.6%
\$750,000-\$999,999	6 0.4%	180 2.2%	758 3.5%
\$1,000,000-\$1,499,999	1 0.1%	65 0.8%	331 1.5%
\$1,500,000-\$1,999,999	1 0.1%	34 0.4%	116 0.5%
\$2,000,000 and Over	8 0.5%	95 1.2%	202 0.9%
2024 Median Value of Owner Occ. Housing Units	\$336,152	\$381,620	\$390,090
2024 Average Value of Owner Occ. Housing Units	\$331,271	\$428,991	\$439,472



Name	Latitude	Longitude
1 2001 South Rd	41.626240	-73.920642

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Contact Us

John Hanlon

john.hanlon@cbre.com

+1 631 370 6030

Marta Villa

marta.villa@cbre.com

+1 973 715 8385

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