

SHOPPES AT SOUTH HILLS

1895 SOUTH ROAD, POUGHKEEPSIE, NY 12601

The Shoppes at South Hills is located along the highly trafficked Route 9 corridor, which is the most established commercial corridor in Dutchess County. Anchored by ShopRite and a new At Home, this center sits in a trade area of ~100,000+ people with an average income of \$113,000+. National junior anchors at the center include Hobby Lobby, Ashley Home Store Outlet, and Bob's Discount Furniture.



PROPERTY INFORMATION

Type	Neighborhood Shopping Center
GLA	517,450 +/- sf
Parking	3,111 Spaces
Anchor	ShopRite, At Home, Hobby Lobby, Bob's Discount Furniture, Ashley Home Store

LEASING INFORMATION

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411 Theodore Fremd Ave
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TENANT ROSTER

3. Cozy Home.....	9,208 sf
10. At Home.....	84,180 sf
20. Hobby Lobby.....	49,838 sf
36. Pet Goods	16,151 sf
40. Available	80,275 sf
50. Available	15,300 sf
51. Available	1,844 sf
55. Available	5,650 sf
60. ShopRite	76,880 sf
70. Hudson Valley Pickleball.....	37,526 sf
77. Available	2,200 sf
80. Bob's Discount Furniture	32,297 sf
88. Chuck E Cheese	9,548 sf
90. Ashley Home Store.....	55,808 sf
101. Rush Bowls	1,574 sf
103. Available	1,150 sf
105. Available	1,500 sf
107. Available	1,526 sf
109. European Wax Center	1,503 sf
113A. Weight Watchers (WW).....	1,632 sf
114. Hand & Stone Massage & Spa .	1,503 sf
115. Orangetheory Fitness	3,283 sf
116. Available	2,200 sf
117. Available	2,060 sf
118. Available	2,060 sf
119. Club Pilates	2,060 sf
120A. Fleet Feet	1,900 sf
121. Sola Salons.....	7,632 sf
122A. Available	3,021 sf

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DEMOGRAPHICS

	1 MI.	3 MI.	5 MI.
POPULATION	4,482	30,630	70,531
HOUSEHOLDS	1,811	11,790	27,724
AVERAGE HHI	\$ \$98,944	\$110,709	\$127,086



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