

● AVAILABLE



SHOPPES AT SOUTH HILLS
POUGHKEEPSIE, NY

ACADIA Realty. Trust.

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.

ADDRESS

1895 South Rd
Poughkeepsie, NY 12601

GLA

± 517,450 SF

PARKING

3,111 Spaces

ANCHORS

ShopRite, At Home, Hobby Lobby,
Bob's Discount Furniture, Ashley
Home Store Outlet

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MARKET AERIAL



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SITE PLAN



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 Outlet	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.	Available	1,632 SF
114.	Hand & Stone Massage & Spa	1,503 SF
115.	Orange Theory Fitness	3,283 SF
116-117.	Available	4,260 SF
118.	Available	2,060 SF
119.	Club Pilates	2,060 SF
120A.	Fleet Feet	1,900 SF
121.	Sola Salons	7,632 SF

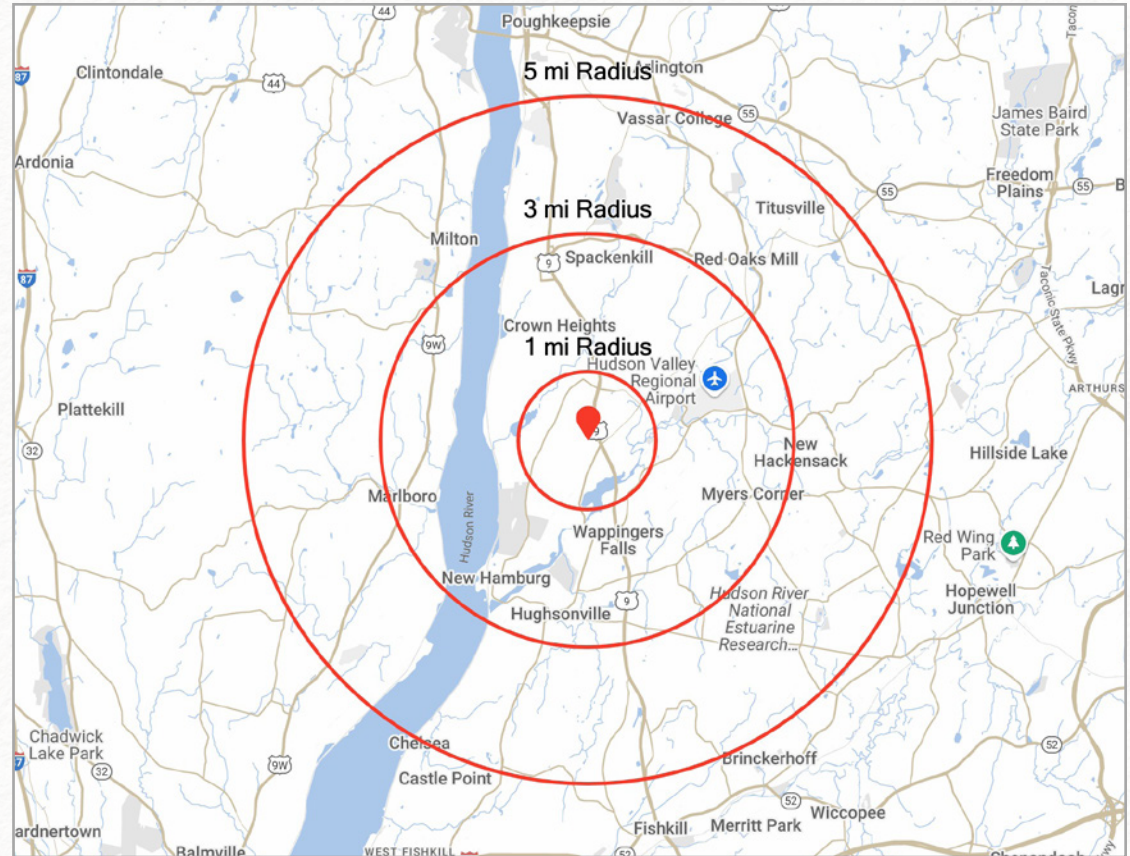
KEY

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DEMOGRAPHICS



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
 POPULATION	5,068	30,428	68,747
 HOUSEHOLDS	2,010	11,752	27,389
 AVERAGE HHI	\$119,714	\$135,022	\$144,085