



POUGHKEEPSIE
Galleria

carter's



SEPHORA



BEAUTY B



POUGHKEEPSIE GALLERIA

The premier retail center in a sophisticated and wealthy bedroom community to New York City.

Trade Area Population

1.3 million

Average HH Income

\$139,987

Total Sales

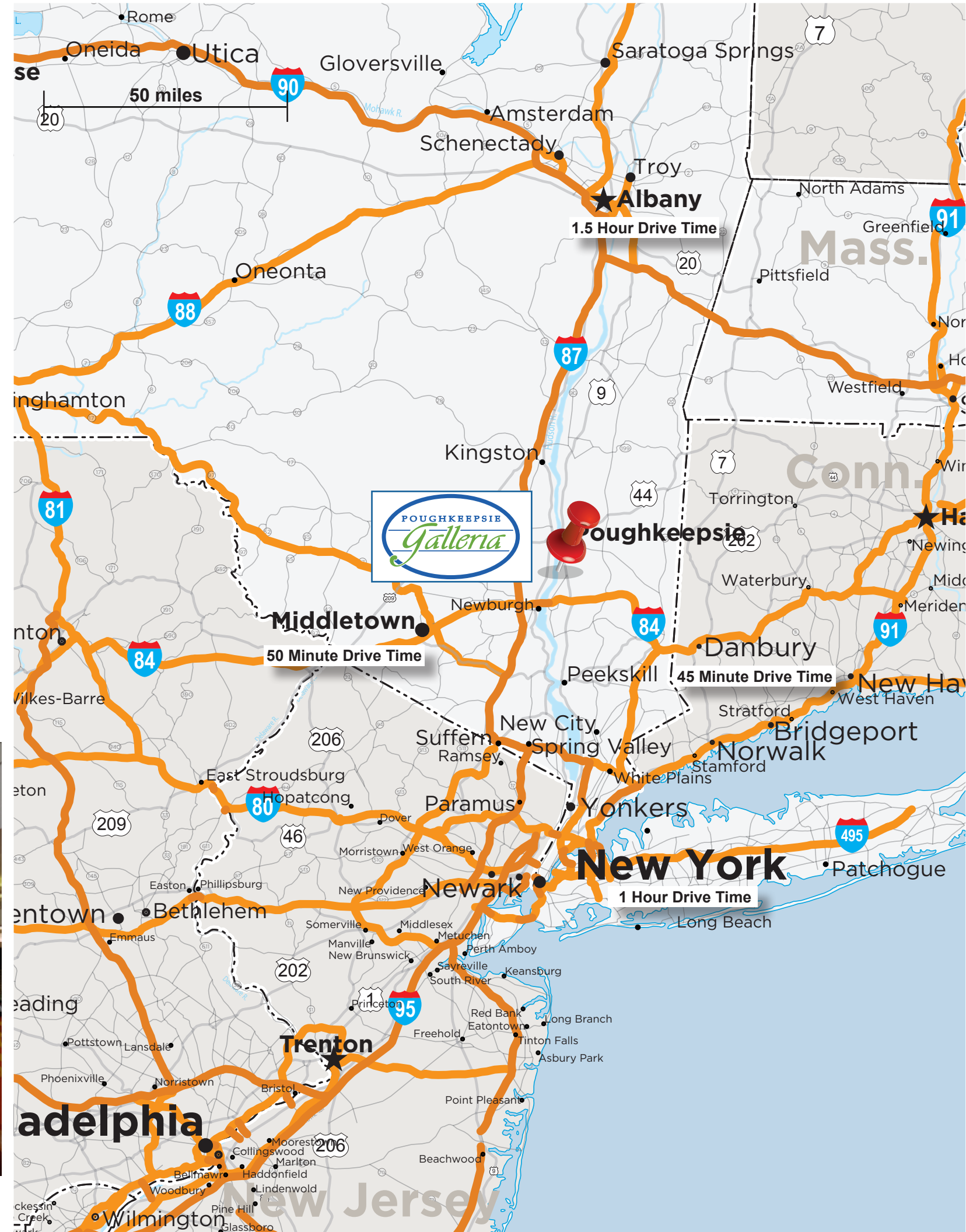
\$248.8 million

Total GLA

1.2 million sf



POUGHKEEPSIE GALLERIA 2



IDEALLY POSITIONED WITHIN THE MARKET

Located halfway between New York City and Albany, in the heart of Dutchess County.

Over 48,950 cars pass the center each day.



TRADE AREA

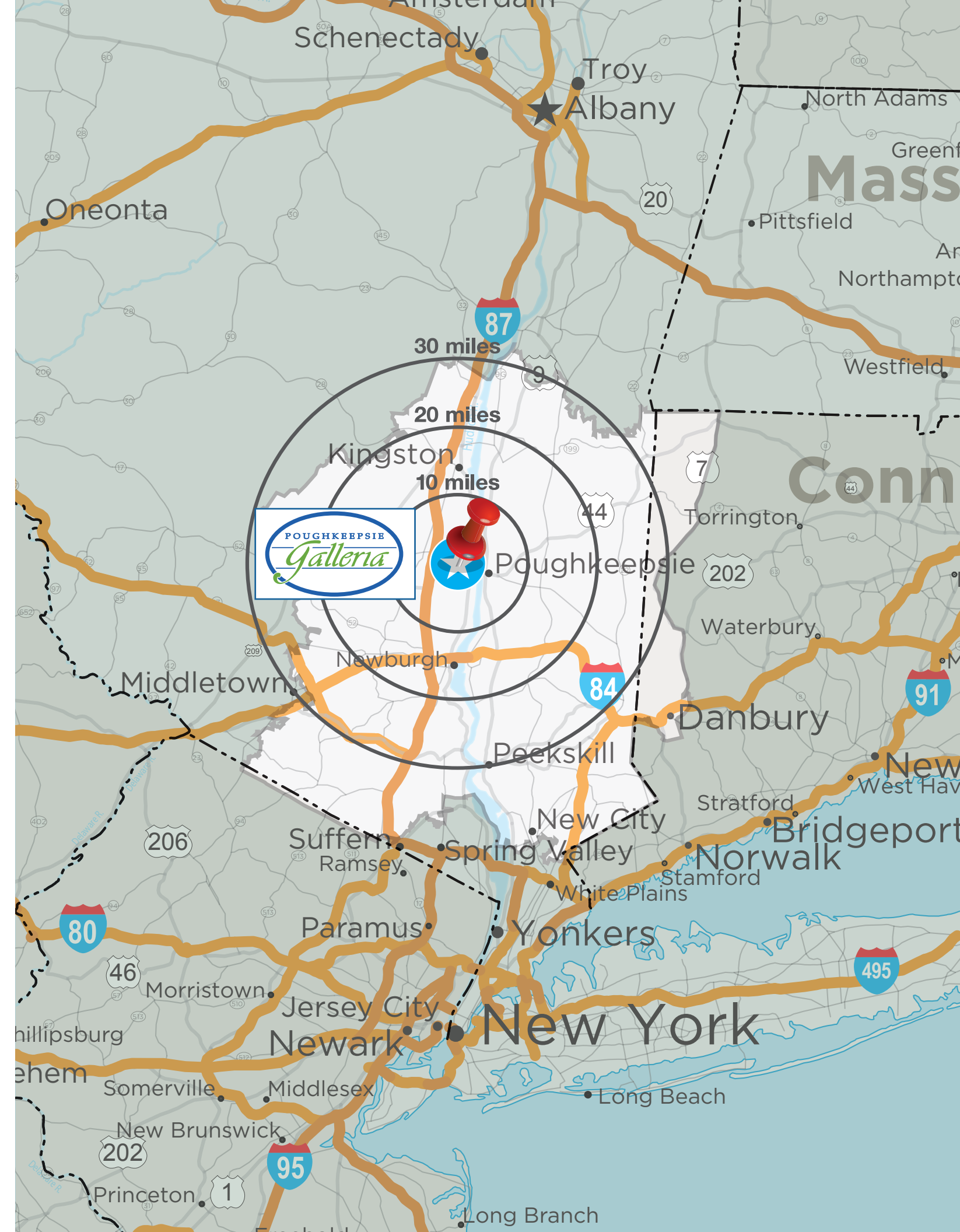
An expansive trade area drawing from west across the Hudson and east into Connecticut.

	10 miles	20 miles	30 miles	Trade Area
Population	257,322	550,528	1,220,873	1,254,228
Households	96,927	202,799	442,933	454,562
Avg HH Income	\$117,053	\$122,080	\$131,128	\$139,987
HH Income > \$75k	56.6%	60.0%	60.8%	62.4%
HH Income > \$100k	44.9%	47.3%	48.5%	50.3%
Total Businesses	9,451	19,533	48,807	50,383
Daytime Employment	109,501	217,937	514,338	522,481



WALKWAY OVER THE HUDSON RIVER

POUGHKEEPSIE GALLERIA 4



STRONG TENANT MIX

A dynamic retail, dining and entertainment experience.

Top Retail Brands



Department Stores & Big Box Retail



Exciting Dining & Entertainment



Coming Soon



EXCITING NEW OPENINGS

Over the last three years, several stores have opened, expanded or remodeled at Poughkeepsie Galleria.

2018

Five Below
LOFT (Remodel)
Taco Bell (Remodel)
Target (Remodel)

2019

Charlotte Russe
RPM Raceway

2020

110 Grill
Charley's Philly Steaks
Target (Remodel)

2021

Macy's (Remodel)

2022

Express (Remodel)
Windsor

2023

Bounce!



FIVE BELOW



110 GRILL



CHARLOTTE RUSSE



CHARLEY'S PHILLY STEAKS



WINDSOR



PANDORA



CARTER'S



RPM RACEWAY

POUGHKEEPSIE GALLERIA 6

ACTIVATING OUR SOCIAL SPACE

Marketing events drive thousands of people to the center on a daily basis and extend dwell time.

Fashion shows, job fairs, celebrity appearances and charitable events are just a few examples of the hundreds of programs that take place within the social space of Poughkeepsie Galleria.

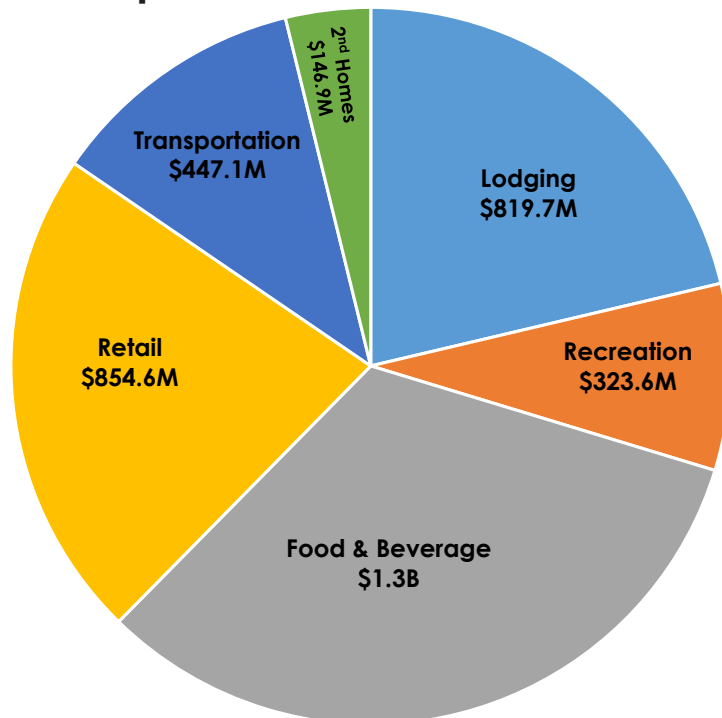


TRAFFIC GENERATORS

Higher education generates \$3.4 billion in economic impact for the region.

- Home to seven world-renowned colleges and universities with a total student population of over 36,200
- Tourism spending in Dutchess County exceeded \$632 million in 2021 with over 4.75 million visitors annually
- Dutchess County's top area attractions include:
 - Culinary Institute of America
 - Walkway Over The Hudson
 - Franklin D. Roosevelt Home and Museum
 - Vanderbilt Mansion
 - SplashDown Beach Water Park

2021
Tourist Spend



Source: Tourism Economics
August 2022



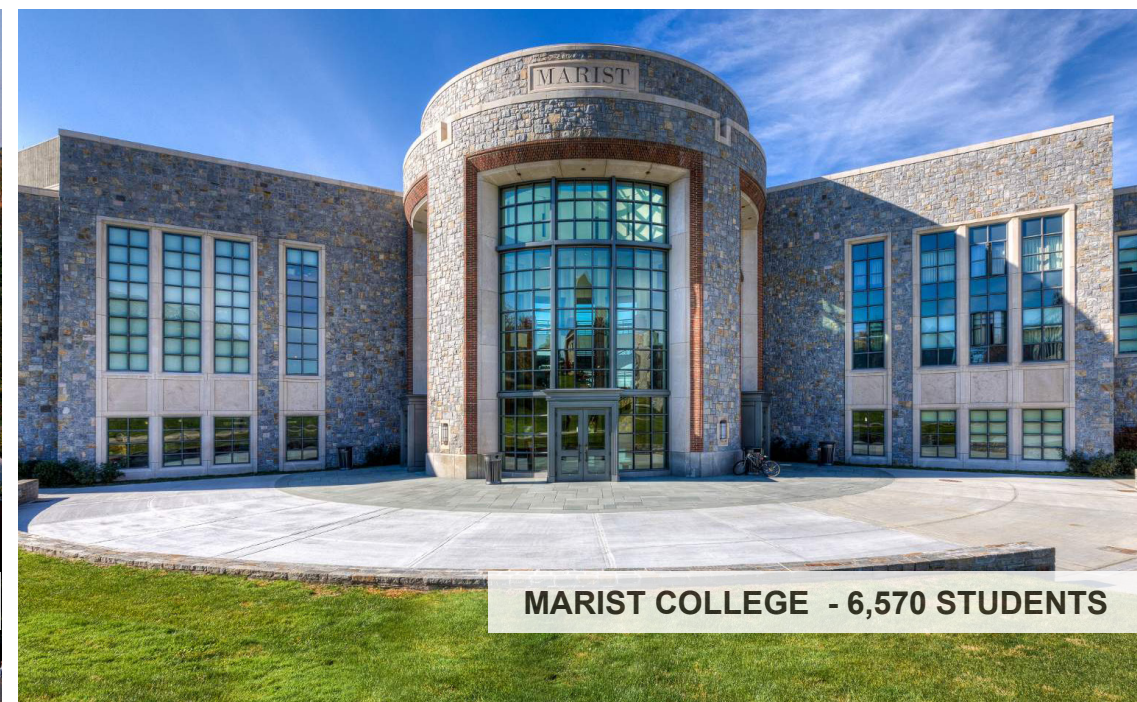
VASSAR COLLEGE - 2,450 STUDENTS



BARD COLLEGE - 2,000 STUDENTS



CULINARY INSTITUTE OF AMERICA - 2,785 STUDENTS



MARIST COLLEGE - 6,570 STUDENTS

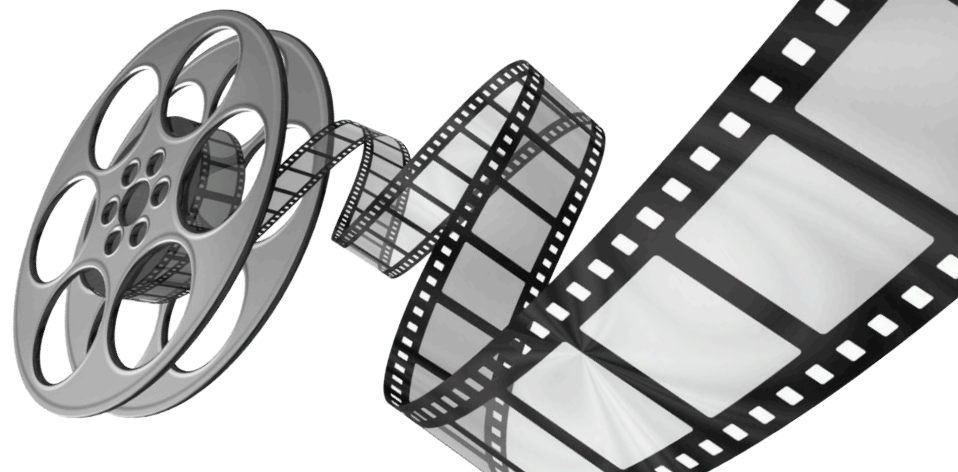
LIGHTS, CAMERA... ACTION!

The Hudson Valley Film Commission has been a conduit for film and media production since 2000, working on over 500 productions generating over \$350 million in direct regional economic development.

Throughout the Hudson Valley in 2022.

- Over \$60.6 million in direct regional spending
- 42,606 rooms rented at local lodging establishments
- 372 production days
- 509 scouting days tallied
- 297 locations used
- Over 723+ local crew members hired
- Over 3,025 local actors and extras hired

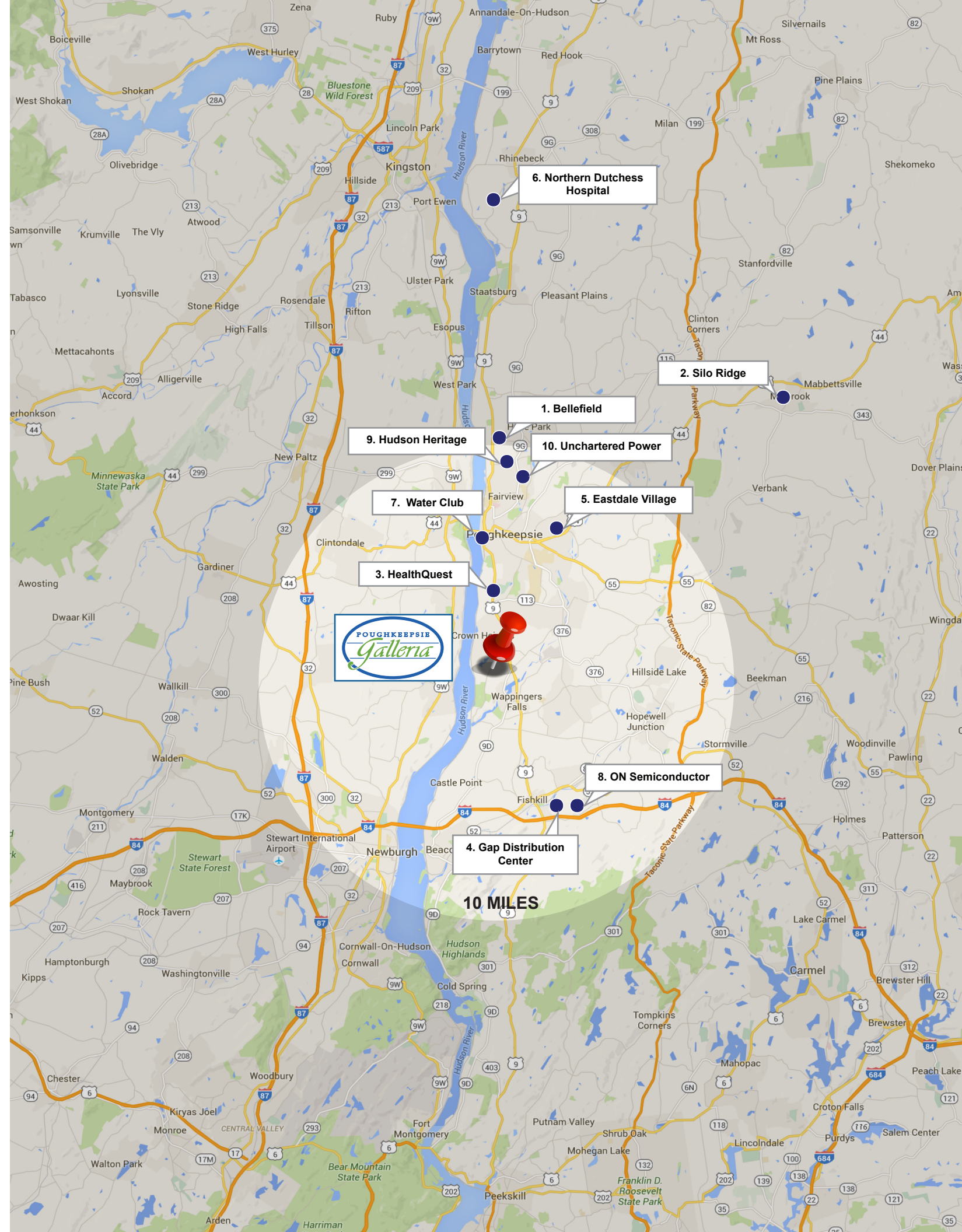
In 2022, the HVFC worked on several new productions including *Pretty Little Liars: Original Sin* (HBO Max), *The Endgame* (NBC Universal), *Spectacular* (Hallmark), *The Gilded Age* (HBO Max), and *Severance* (Apple TV), and *Poker Face* (Peacock TV).



MARKET GROWTH

Over \$460 million in projects are currently under construction in Dutchess County.

TOP DEVELOPMENT PROJECTS	INVESTMENT
1. Bellefield @ Historic Hyde Park	<ul style="list-style-type: none"> Phase I \$664 million including Inn @ Bellefield 550 jobs during construction 370 full-time permanent jobs Commercial & residential project
2. Silo Ridge	<ul style="list-style-type: none"> \$500 million investment 800 acre, 245 single family home community Will create 200 jobs when completed
3. Nuvance (HQ) Medical Pavilion	<ul style="list-style-type: none"> \$545 million investment Opened January 2021
4. Gap Distribution Center	<ul style="list-style-type: none"> \$96 million renovation and expansion
5. Eastdale Village	<ul style="list-style-type: none"> \$90 million multi-phase, mixed-use development Phase I Complete - 120 apartments, community building, medical office Phase 2 underway including town center retail/commercial in addition to residential
6. Northern Dutchess Hospital	<ul style="list-style-type: none"> \$47 million investment 87,000 sf state-of-the-art expansion
7. Water Club Luxury Living	<ul style="list-style-type: none"> \$30 million investment 136 luxury apartments
8. ON Semiconductor	<ul style="list-style-type: none"> Acquired GlobalFoundries East Fishkill semiconductor plant \$720 million investment 150 new jobs
9. Hudson Heritage	<ul style="list-style-type: none"> Five year build-out underway Mixed-use: 134 multi-family units, hotel, urgent care, daycare and retail \$300 million development
10. Unchartered Power	<ul style="list-style-type: none"> New testing and demo facility 2020 completion Six-figure infrastructure investment, seven-figure investment in hiring and pilot programs Launched first US Sustainable Infrastructure Pilot in Poughkeepsie in October 2020



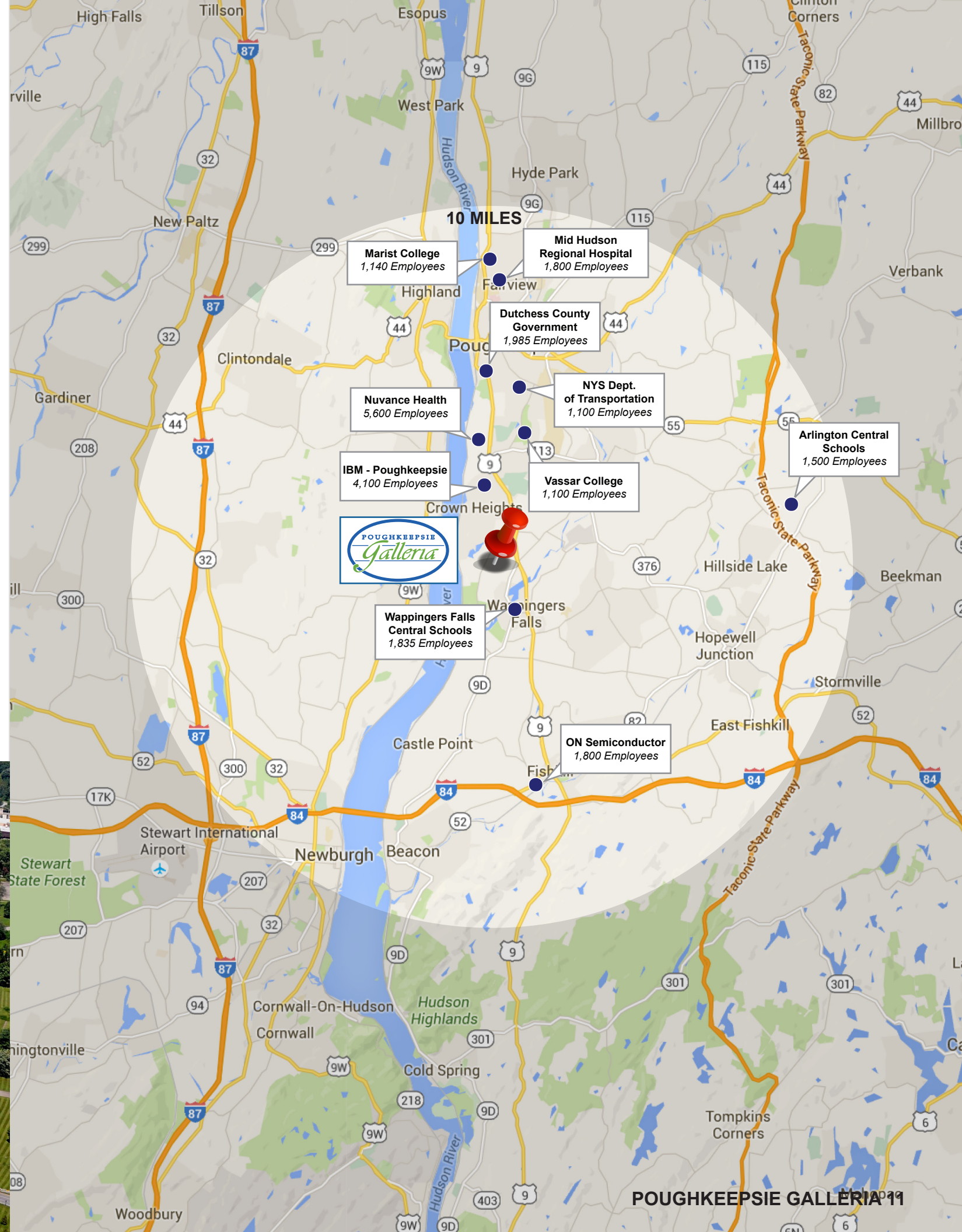
TOP 10 EMPLOYERS

Over 109,501 people work within 10 miles of Poughkeepsie Galleria.

Dutchess County's 15 breweries contribute \$24 million in wages and generate \$92 million in economic impact.



ON Semiconductor



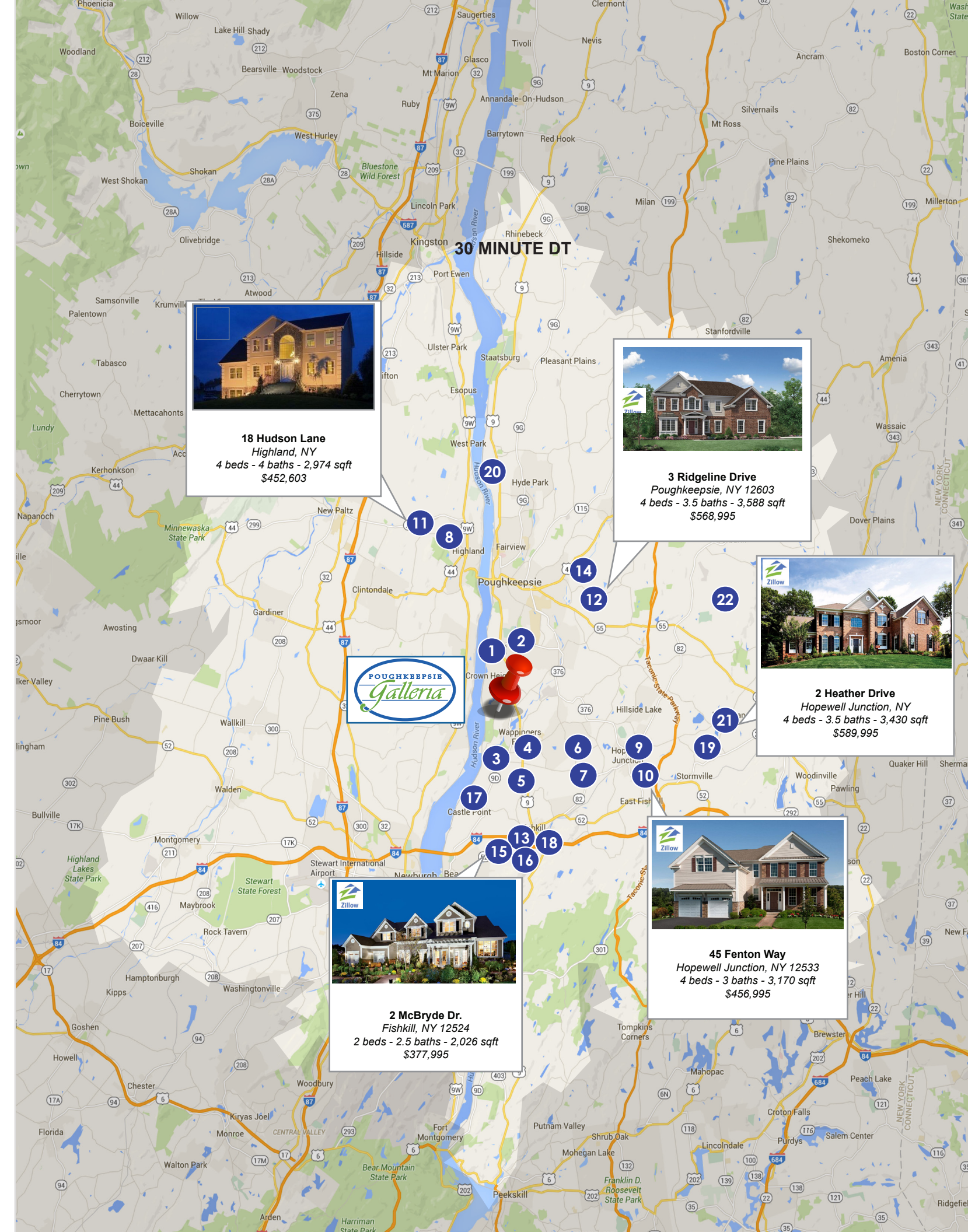
WEALTHIEST DEVELOPMENTS

Bloomberg reports that Poughkeepsie, NY is the 8th most popular relocation destination in the U.S., up 17% from last year.

Development	Home Sale Price	# Units	Drive Time
1. Hudson Pointe Townhomes	\$425,000	60	4 minutes
2. Kingwood Park	\$500,000	40	5 minutes
3. The Preserve Condos	\$300,000	53	9 minutes
4. River Bend at Wappingers Falls	\$300,000	124	10 minutes
5. Old Hopewell Estates	\$600,000	62	12 minutes
6. Regency at Wappingers - Meadows	\$400,000	132	12 minutes
7. Regency at Wappingers - Villas	\$430,000	82	13 minutes
8. Mountainside Woods	\$300,000	162	15 minutes
9. Hopewell Glen - The Meadows	\$450,000	168	15 minutes
10. Hopewell Glen - The Gardens	\$475,000	80	16 minutes
11. The Summit at Highland Hills	\$500,000	89	16 minutes
12. The Hills at Lagrange	\$500,000	157	17 minutes
13. Regency at Fishkill Condos	\$325,000	164	17 minutes
14. Sleight Farm at Lagrange	\$550,000	75	17 minutes
15. Fishkill Woods	\$465,000	80	18 minutes
16. Van Wyck Meadows Townhomes	\$450,000	100	18 minutes
17. Overlook Pointe	\$450,000	263	19 minutes
18. Van Wyck Mews Condos	\$400,000	150	19 minutes
19. Toll Brothers at Four Corners	\$435,000	102	22 minutes
20. River Ridge at Hyde Park	\$400,000	100	25 minutes
21. Beekman Chase	\$600,000	37	27 minutes
22. Silo Ridge	\$1M - \$10M	245	30 minutes

Dutchess County is experiencing a 'buying frenzy' with the rest of the mid-Hudson Valley that was brought on by the pandemic. Limited inventory, buyer demand and prices on the rise have led to market time being significantly reduced.

In April 2021, the median list price of homes in Dutchess county was \$427K, trending +8% year-over-year. The median sale price was \$410K.



AREA LODGING

\$172 million spent on lodging in Dutchess County in 2021 and \$819.7 million in the Hudson Valley.

Rooms within 10 miles
2,277



MOHONK MOUNTAIN HOUSE - NEW PALTZ, NY



PYRAMID LAUNCH PAD

Unparalleled **FREE** onsite marketing and advertising support over 90 days to help propel your brand to its biggest and best grand opening ever.

PROGRAM ELEMENTS



Countdown Phase
30 Days Prior to Opening
Awareness; Building Excitement



Launch Phase
30 Days Grand Opening
Driving Traffic & Sales



Rocket Booster Phase
\$13,200 in **FREE** Onsite Digital Advertising
30 Days Post Opening
Maximizing Results

**NOW OPEN AT
POUGHKEEPSIE GALLERIA!**



STRONG TRAFFIC TO POUGHKEEPSIE GALLERIA!

WEEKLY VISIT TRENDS - PLACER.AI

January - April
2023 / 2022 / 2021

