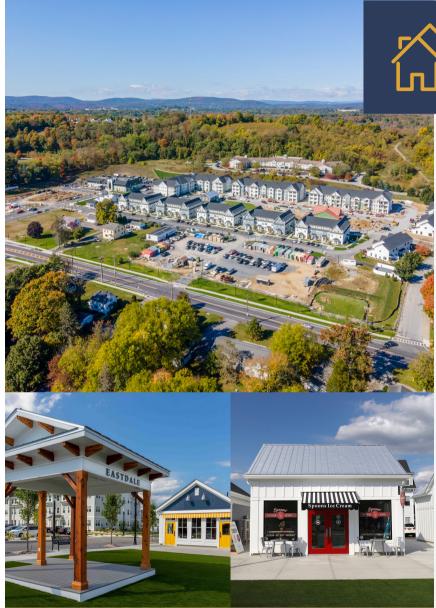


EASTDALE VILLAGE LIVE, WORK, PLAY & SO MUCH MORE!



Built-To-Suit Options

About the Project

Eastdale Village will create a new town with a smart-growth designed, walkable commercial and residential neighborhood with a pedestrian center.

People can live, work, shop and play in this neighborhood inspired by traditional Northeastern main streets and neighborhoods.

Eastdale Avenue will include outdoor dining, a public green, benches & bike racks. This mainstreet area will be home to evening and weekend events.

Features

- Built-To-Suit
 Options
- 800-2,500 SF
- 20 Year PILOT Program
- Wide Sidewalks & Lush Landscaping
- 400+ Apartments
 On Site
- For Lease & Purchase Product
- Exceptional Property Maintenance

Give us a call!

Shelby Adrian Commercial Leasing 845-275-2913 sadrian@eastdalevillage.com www.eastdalevillage.com **FACT SHEET**

Located on the east side of Poughkeepsie spanning US Route 44 (Dutchess Turnpike), Eastdale Village will create a new Town Center, with a smart-growth designed, walkable commercial and residential neighborhood. People can live, work, shop and play in this neighborhood inspired by traditional Northeastern main streets and neighborhoods.

LOCATION & SIZE

· Strategically located on Route 44 on the east side of Poughkeepsie, approximately 2.5 miles northeast of the city and 3 miles southwest of Pleasant Valley.

· Core of a mixed-use zoning district specifically created by the Town of Poughkeepsie to craft a neighborhood like this.

 \cdot 35 acres of the 60-plus acre project (less than 60 percent) will be developed, leaving the remaining 25-plus acres as open space with Wappinger Creek access, passive and active parks, and other recreational uses.

 \cdot Up to 120,000 square feet will be designated for commercial, retail, service, medical, financial, institutional and office uses.

• Approximately 400 residential rental units, with a mix of studio, one-, two- and three-bedroom units meeting the needs of a broad cross-section of the population.

PROJECT DETAILS

Vibrant residential and commercial outdoor spaces with public squares, community centers, and prominent village greens.

Hooker

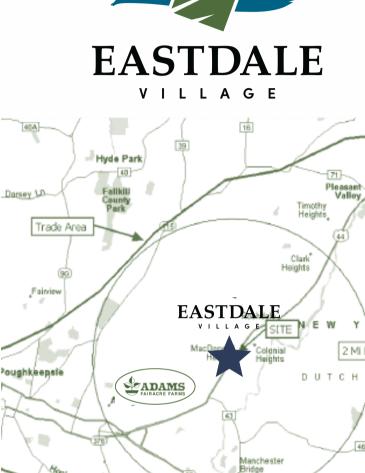
Mixed-use main street commercial buildings with offices and residences above the first floor.

Elevator-serviced, center-corridor apartments, strategically located within the project to meet the demand, particularly from active adults, for traditional apartment living.

Uniquely designed residential buildings with ground floor, single level living and 2-story townhome living to meet the demands of renters who want direct access to their front door.

Live/work buildings, designed to allow a business owner to live above their work-place.





REAL ESTATE TAXES & PILOT PROGRAM

Eligible commercial users will benefit from a strong Payment in Lieu of Taxes Program (PILOT) which has been established for the project and will extend over the next 20 years. This will result in a significant reduction in County, Town and Arlington School District taxes of more than 53% over the 20 year period. The PILOT program is structured as follows:

- · Years 1 thru 5 = 75% reduction
- Years 6 thru 10 = 63% reduction
- Years 11 thru 15 = 50% reduction
- Years 16 thru 20 = 25% reduction



