

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 main-street 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

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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.
- 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.
- 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.

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

