



## 2015 Middle Main Business Inventory

The Middle Main Initiative  
Hudson River Housing  
313 Mill Street  
Poughkeepsie, NY 12601



## Introduction



Above: Panoramic image of the Middle Main Neighborhood facing South between Academy & N. Clinton Street

This document is an assessment of current businesses and business diversity in the Middle Main Neighborhood of Poughkeepsie, NY. The Middle Main neighborhood runs along Poughkeepsie's Main Street, generally from Academy Street to Pershing Avenue, between both arterials (Route 44/55). The neighborhood sits at the intersection of Poughkeepsie's African American, Latino, and European-American communities.

In terms of business diversity, the unique and vibrant mix of cultures, ethnicities and history contained in Middle Main generates incredible energy. The neighborhood has the largest mix of Latino and Caribbean eateries and small retailers in the Hudson Valley; it contains several properties listed on the National Historic Register; it is home to a growing population of artists and young professionals; and it has been said that it contains the largest population of Oaxacans outside of Oaxaca, Mexico.

## Methodology

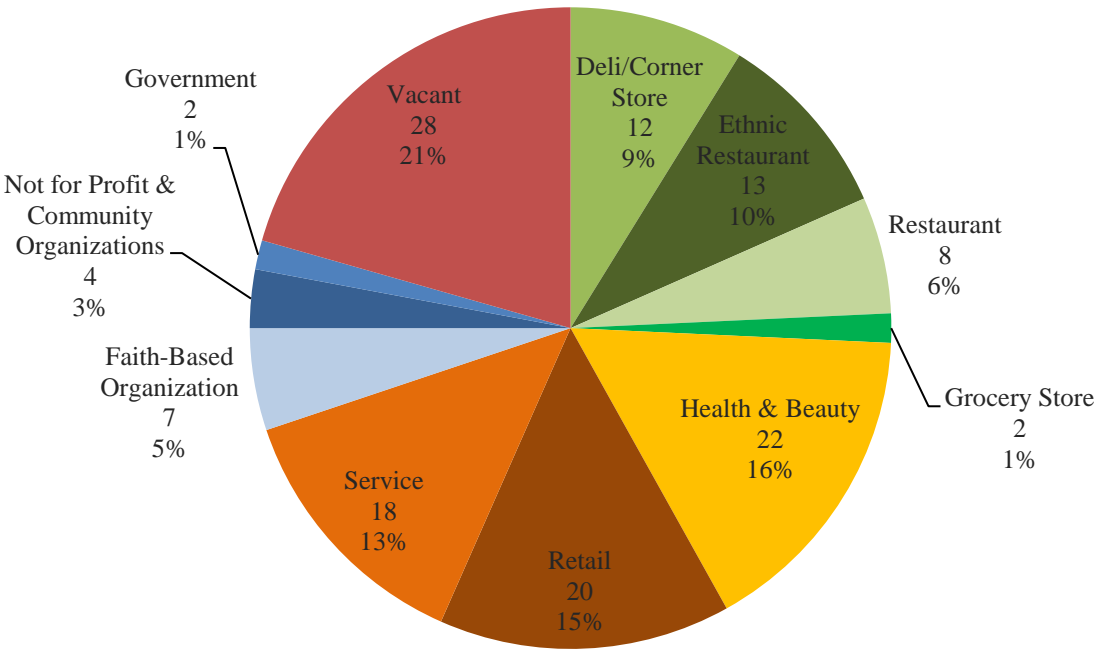
The 2015 Middle Main Business Inventory was completed with the support from volunteers including local neighborhood residents, youth volunteers from Nubian Directions and Nubian Directions staff.

Information provided for this report was collected January 19<sup>th</sup> as part of the 2015 Martin Luther King Day of Service. Volunteers were then assigned to survey specific sections along Main Street. Supplemental information was gathered through Parcel Access.



Above: Volunteers observing business types, business address and contact information for vacant buildings.

### 2015 Middle Main Business Inventory



79% of Middle Main storefronts are occupied

21% of Middle Main storefronts are vacant

26% of Middle Main is composed of food-related businesses such as Ethnic Restaurants, Restaurants, Grocery Stores, and Deli/Corner Stores

44% of Middle Main is composed of essential neighborhood Services, Retail and Health & Beauty Supply Stores

9% of Middle Main includes Faith-based Organizations, Not for Profit & Community Organizations and Government

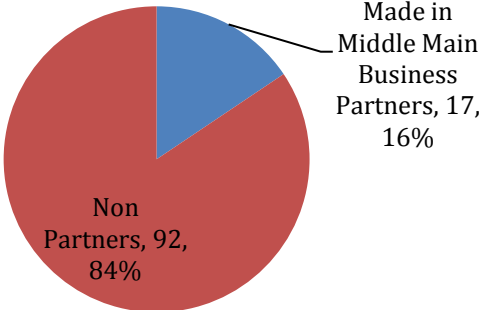


### 2015 Made in Middle Main Business Partners

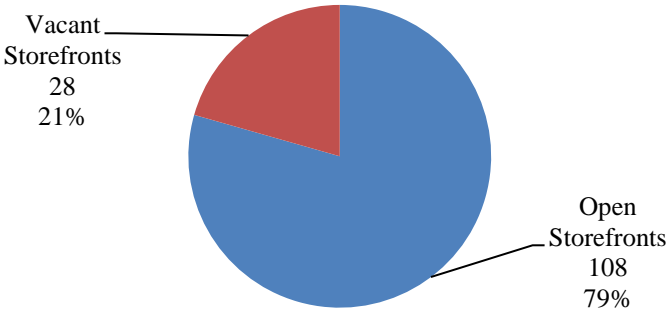
Note: all partners listed below link directly available websites and Facebook pages

- 1. Art Centro
- 2. El Charrito
- 3. El Patrón Mexican Cuisine
- 4. Gisselle's Bakery
- 5. Mainstay CoWorking
- 6. Mid Hudson Heritage Center
- 7. Pancho Villa Deli & Restaurant
- 8. Pat's Kitchen
- 9. Spicy Mexican Grill
- 10. Alex's Barber Shop
- 11. Tropical Fresh
- 12. Michel's Coffee Shop
- 13. Sally's African Hair Braiding
- 14. My Place Pizza
- 15. The Nuddy Bar & Grill
- 16. C&F Shoe Repair
- 17. DC Indoor Golf

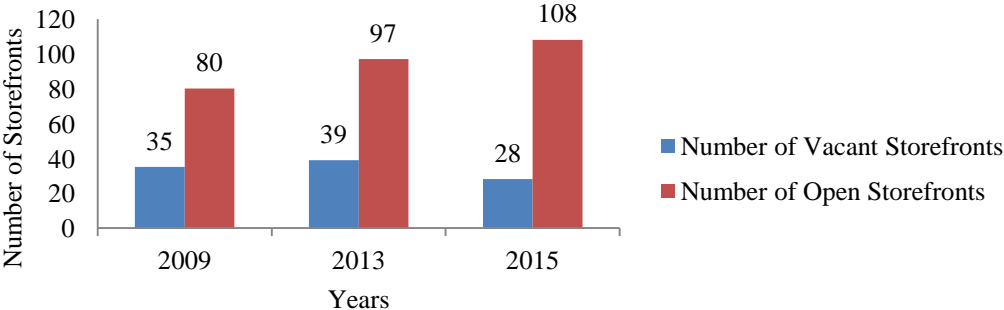
**2015 Made in Middle Main Business Partners** (Cont. from previous page)



**Occupied & Vacant Storefronts Observed in 2015**



**Changes in Open & Vacant Storefronts Observed 2009 - 2015**



**Observed Changes between 2013 and 2015 Business Inventories**

Vacant storefronts **decreased by 26%** from a 29% vacancy rate in 2013

- Health & Beauty (1.2% Decrease)
- Service (12.6% Decrease)
- Faith-Based Organizations (2.8% Increase)
- Not for Profit & Community Organizations (3.2 % Decrease)
- Retail (5.5% Decrease)
- Ethnic Restaurants (3.8% Decrease)



## Vacant Properties in Middle Main

Commercial vacancies in Middle Main create many challenges for residents and business owners living and working in the neighborhood. These challenges include the creation of urban blight, which detracts from the overall neighborhood character and hinders local tourism from surrounding neighborhoods, towns and cities. After being observed during surveying, supplemental information about addresses was researched using Dutchess County Parcel Access in order to obtain basic information about properties, property owners, market value and available commercial space.<sup>1</sup>

### Supplemental information about Vacant Commercial Spaces

- Vacant storefronts are located in properties that have an estimated total market value of **\$4,941,800** in real estate, with average property values of **\$274,544**.<sup>2</sup>
- These properties occupy an average **.20 acres** (8,712 square feet)
- These properties also take up an estimated total area of **3.48 acres** (151,588 square feet)
- There is an estimated **83,251 sq. ft** in commercial space for the 28 vacant storefronts
- **Absentee landlords own many properties with vacant storefronts**. Many also live in cities such as White Plains, Hopewell Junction, Brooklyn and New York City.<sup>3</sup>
- However, many properties with vacant storefronts are **historic 19<sup>th</sup> and early 20<sup>th</sup> century buildings**, some of which listed on the National Registry of Historic Buildings.<sup>4</sup>



**Above Left:** Vacant Storefronts at 399 Main Street await new commercial tenants. Many buildings like this one, which was originally constructed in 1880, in addition to having commercial vacancies are not fully occupied, creating further problems for new business development and public safety in Middle Main. The decorative elements on the cornice of this building are in many cases commonplace for many buildings of the time.

**Above Right:** Vacant storefront observed at 358 Main Street

<sup>1</sup> All information collected on vacant properties may contain some inaccurate information as most properties contain data from late 2013 or early 2014.

<sup>2</sup> All property assessments are made publically available through [Dutchess County Parcel Access](#). This is full service online resource, which is made possible from efforts and cooperation between many staff departments. Information includes parcel outlines and dimensions from the [Dutchess County Real Property Tax Service](#), parcel data and building photos from the municipal assessors, field maps and much more.

<sup>3</sup> Absentee landlords in many cases can become negligent in maintenance or ignoring illegal activities that may occur either in or within a close proximity of their property.

<sup>4</sup> According to the 1986 Historic Resource Survey, there are 13 properties listed as Historic Properties in Middle Main. For more information about specific properties in the City of Poughkeepsie and Dutchess County, including maps, photos and documents, please see: [1986 Historical Resource Survey](#)

## Conclusions

While there has been considerable improvement since 2009 in terms of new businesses opening in the neighborhood, Middle Main still faces many challenges. Going forward, the Middle Main Initiative will work to meet the following challenges, supporting in:

1. **Marketing Vacant Properties to new retailers**
2. **Building Relationships with Property Owners who own Vacant Commercial Spaces and**
3. **Attracting and maintaining anchor businesses in the neighborhood**

## Further Actions Needed

For subsequent business inventories either implemented by the Middle Main Initiative, future work will seek to:

1. **Understand Strengths, Weaknesses of Commercial Businesses:** measuring factors such as how businesses are performing as compared to previous years, if they are expecting to stay open in the neighborhood, if they are planning to expand and possibly what improvements they would like to see in Middle Main.
2. **Attract New Made in Middle Main Business Partners:** While Middle Main has engaged with 16% of total neighborhood businesses, there is always room for new partners who want to work together in creating a shared vision of success.
3. **Create stronger relationships with existing Made in Middle Main Business Partners:** Relationships with current partners should seek to understand specific goals for businesses. In turn, Middle Main can support in leveraging resources for businesses to achieve long-term success and fiscal sustainability, thereby directing them towards resources that are needed most.



### The Middle Main Initiative

The Middle Main Initiative is a program of Hudson River Housing, a Poughkeepsie-based nonprofit organization with a mission to improve lives and communities.

### Our Mission

Through advocacy, collaboration and action, we are working to build a strong, vibrant and creative neighborhood of choice in Poughkeepsie.

[www.middlemain.com](http://www.middlemain.com)

[Middle Main Poughkeepsie](https://www.facebook.com/MiddleMainPoughkeepsie)

[@MiddleMain](https://twitter.com/MiddleMain)

[pokmiddlemain](https://www.instagram.com/pokmiddlemain)