

**CARMEL, NY - FREESTANDING BUILDING**

1819 ROUTE 6, CARMEL, NY 10512



**OFFERING SUMMARY**

Sale Price:	Negotiable
Available SF:	1.17 Acres
Lease Rate:	Call for Details
Building Size:	15,000 SF
Price / SF:	-

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Available Immediately: Retail space for lease/sale in strong commercial area located in Carmel NY

**PROPERTY HIGHLIGHTS**

- Available Immediately For Lease/Sale
- Build-to-Suit 1,645 SF
- Prime Retail Site in Strong Commercial Area
- Great for Fast Food
- Good Visibility
- Convenient Access to Route 52, Route 35 and Old Route 6

FOR MORE INFORMATION CONTACT:

**SCOTT MILICH**

201.703.9700 x139  
smilich@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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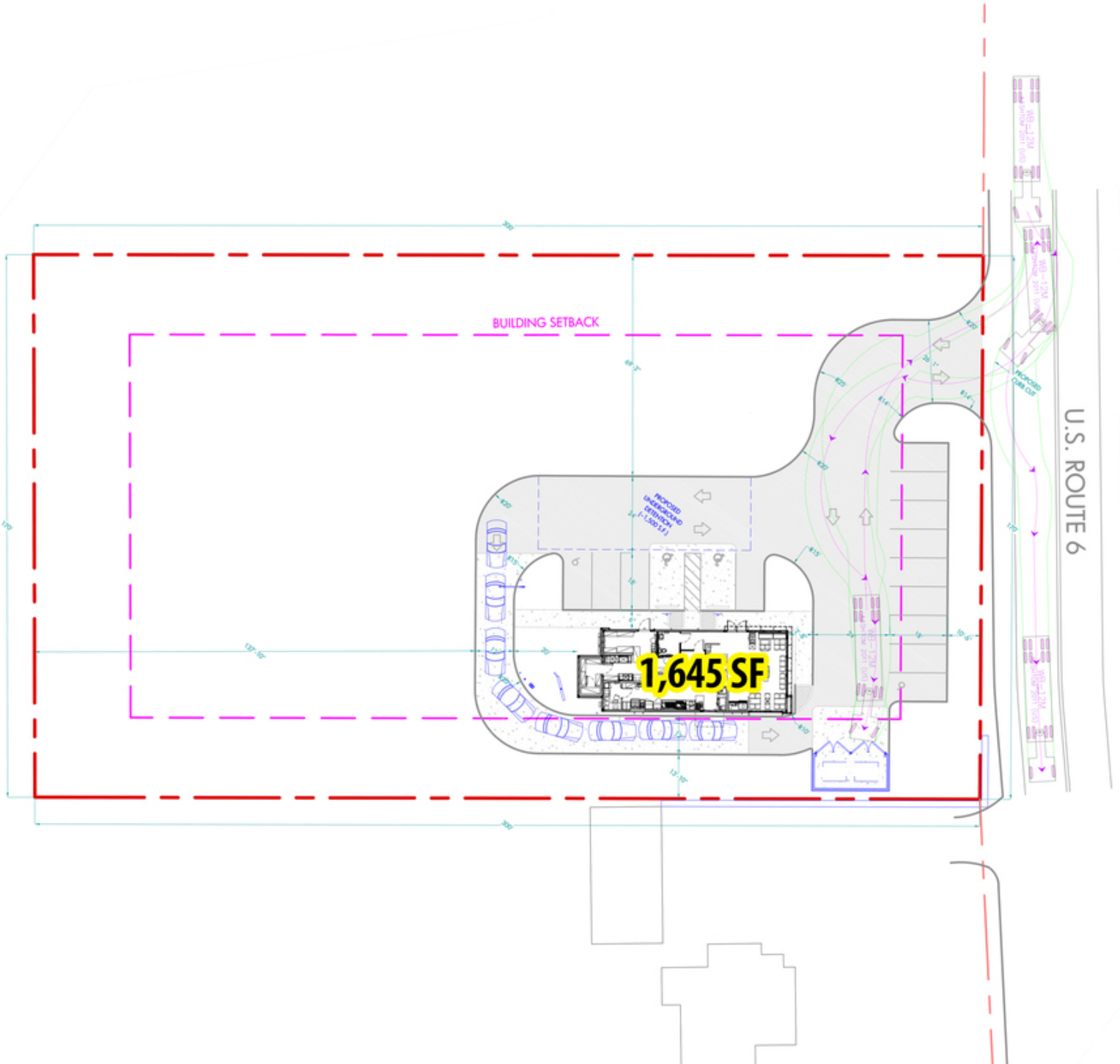
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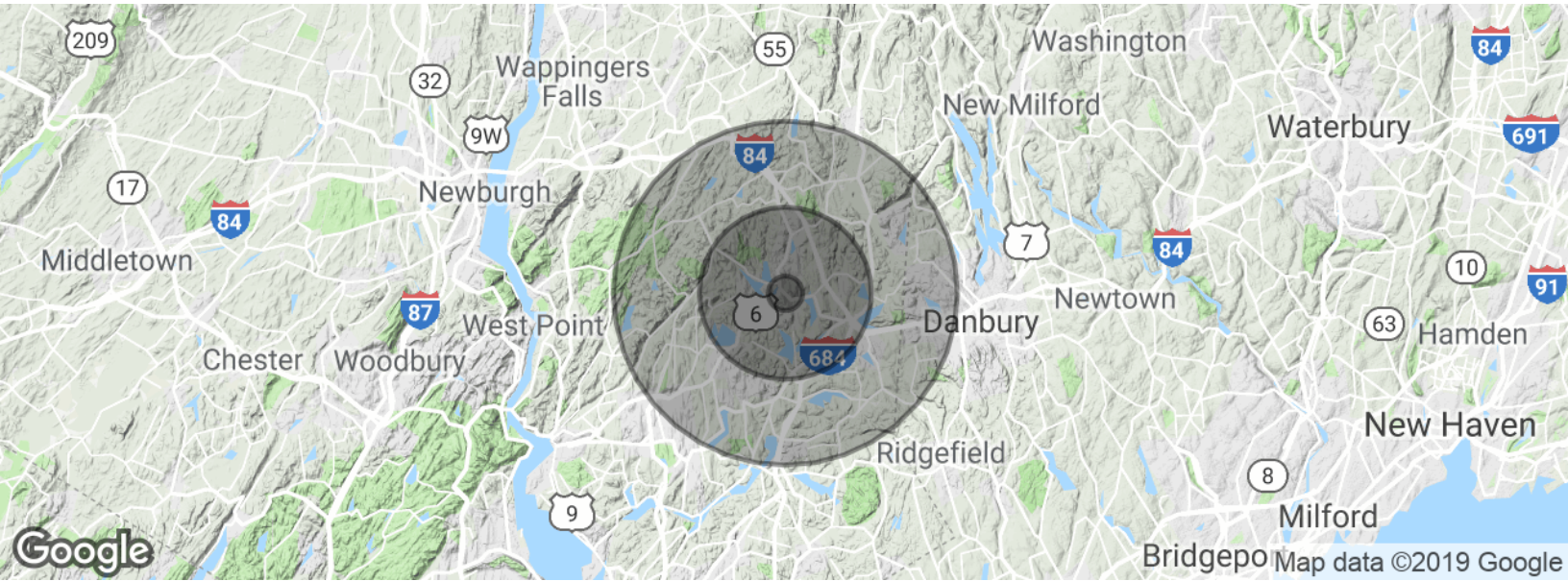
PROUD MEMBER OF

**RETAIL BROKERS NETWORK**

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,178	50,293	150,588
Median age	40.6	41.8	42.5
Median age (Male)	39.8	41.0	41.6
Median age (Female)	41.8	42.9	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	705	18,267	53,230
# of persons per HH	3.1	2.8	2.8
Average HH income	\$112,230	\$110,188	\$122,628
Average house value	\$519,958	\$455,602	\$481,717

\* Demographic data derived from 2010 US Census

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