



# PATTERSON CROSSING

PATTERSON | NEW YORK



# Putnam County | New York

Putnam County, New York is located in the lower Hudson River Valley and stretches from the Hudson River to the New York-Connecticut border. Major highways I-84, I-684, The Taconic State Parkway and US Route 9 run through the state providing access from Westchester County below and Dutchess County above. Route 6 runs east to west connecting west Putnam County to Danbury, CT. Putnam is only an hour away from Grand Central Station via Metro North's Harlem and Hudson Lines.

Putnam County is an affluent county of 99,003 residents with mostly single-family homes and a median household income of \$104,674. Top employers are in the healthcare, manufacturing and retail/grocery sectors. Putnam Hospital with 164 beds is located in Carmel. Residents also commute to New York City or lower Westchester County businesses for work. Recreationally, Putnam County is known for beautiful Fahnestock State park, part of the Appalachian Trail, for hiking and hunting.

Major shopping centers in Putnam County includes The Highlands Retail Center anchored by Home Depot, Kohl's, Marshalls, Michaels and DeCiccio's, and properties owned by Urstadt Biddle Properties, including Somers Commons, anchored by Stop & Shop, Home Goods and New York Sports Clubs, and Carmel ShopRite Plaza, anchored by ShopRite and Cinema8.

## DEMOGRAPHICS

	5 miles	7 miles	10 miles
Population	35,005	66,547	143,004
Daytime Population	30,906	58,370	125,759
Median HH Income	\$101,339	\$102,124	\$106,952
Number of Households	12,103	23,418	50,102
% Home Ownership	73.3%	72.0%	74.5%
Median Age	44	44	45





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% HOME OWNERSHIP	73.3%	72%	74.5%



# Market Overview

Hudson River



# Patterson Crossing

Future Regional Shopping Center with 400,000 SF of Retail Fully Approved

Full Access from I-84 and Route 311

Strong National Co-Tenant: **COSTCO WHOLESALE**

Over 66,000 ADT on I-84

Great highway visibility with opportunity for signage facing I-84

Multiple big box and small shop opportunities between 2,000 SF to 150,000 SF

Site Work Completed: Q3 2023



BUILDING A



BUILDING B



BUILDING C

BUILDING D



BUILDING F

BUILDING E

\*PROPOSED RENDERINGS SUBJECT TO TENANT INPUT



# Patterson, NY

## Putnam County

### Single Family Home Sales:

- Median Sale Price \$396,000
- 30% increase in number of homes sold between 2020 to 2021

## Carmel, NY

- Median Sale Price: \$465,000
- 14.8% increase since Oct 2020
- Median HH Income: \$102,220

## Patterson, NY

- Median Sale Price: \$330,000
- 15.6% increase since Oct 2020
- Median HH Income: \$98,978

## Brewster, NY

- Median Sale Price: \$337,000
- Median HH INcome: \$103,335



**SHOPRITE PLAZA**  
137,000 VISITS PER MONTH\*

ShopRite RITE AID GOLDEN GYM CARMEL CINEMA

**PUTNAM PLAZA SHOPPING CENTER**  
150,000 VISITS PER MONTH\*

Tops RITE AID NYSC ACE Hardware Wendy's Starbucks salsa fresca

DUNKIN' CVS KFC McDonald's TACO BELL ROBEEKS

**CARMEL HIGH SCHOOL**  
1,422 STUDENTS

**GEORGE FISCHER MIDDLE SCHOOL**  
1,237 STUDENTS

**921,000 SF INDUSTRIAL FACILITY**  
Q2 2023 DELIVERY

**FUTURE 300-UNIT RESIDENTIAL DEVELOPMENT**

**ACE ENDICO**

**HIGHLANDS SHOPPING CENTER**  
284,000 VISITS PER MONTH\*

DeCicco Sons Quality First Home Depot Marshalls Michaels KOHL'S PET-KRAZE PET FOODS & SUPPLIES Applebee's DUNKIN' COCO NAIL SPA

**BREWSTER HIGH SCHOOL**  
1,029 STUDENTS

**HENRY H. WELLS MIDDLE SCHOOL**  
745 STUDENTS

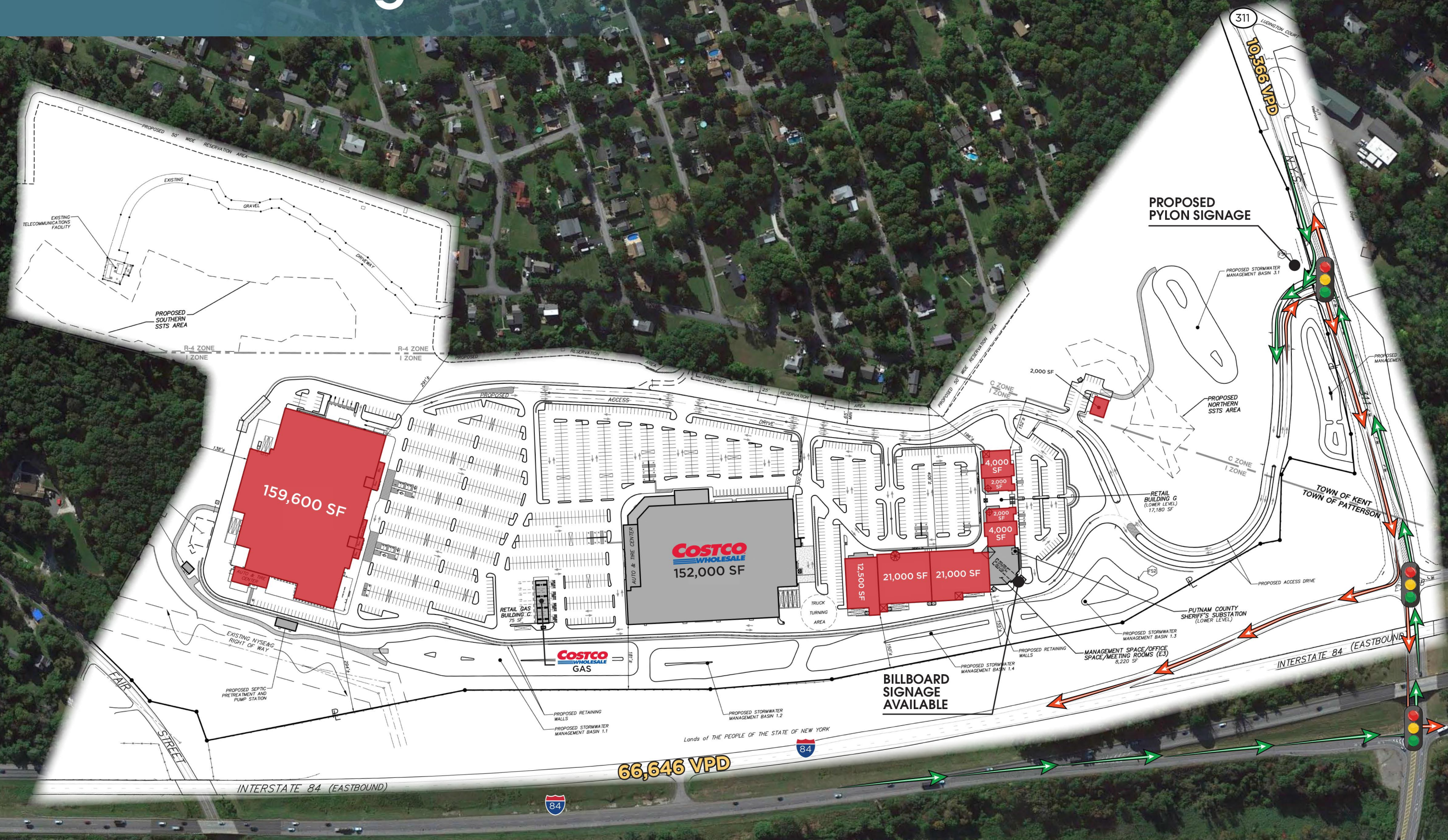
**JFK ELEMENTARY SCHOOL**  
631 STUDENTS

**MTA Metro-North Railroad**  
SOUTHEAST STATION

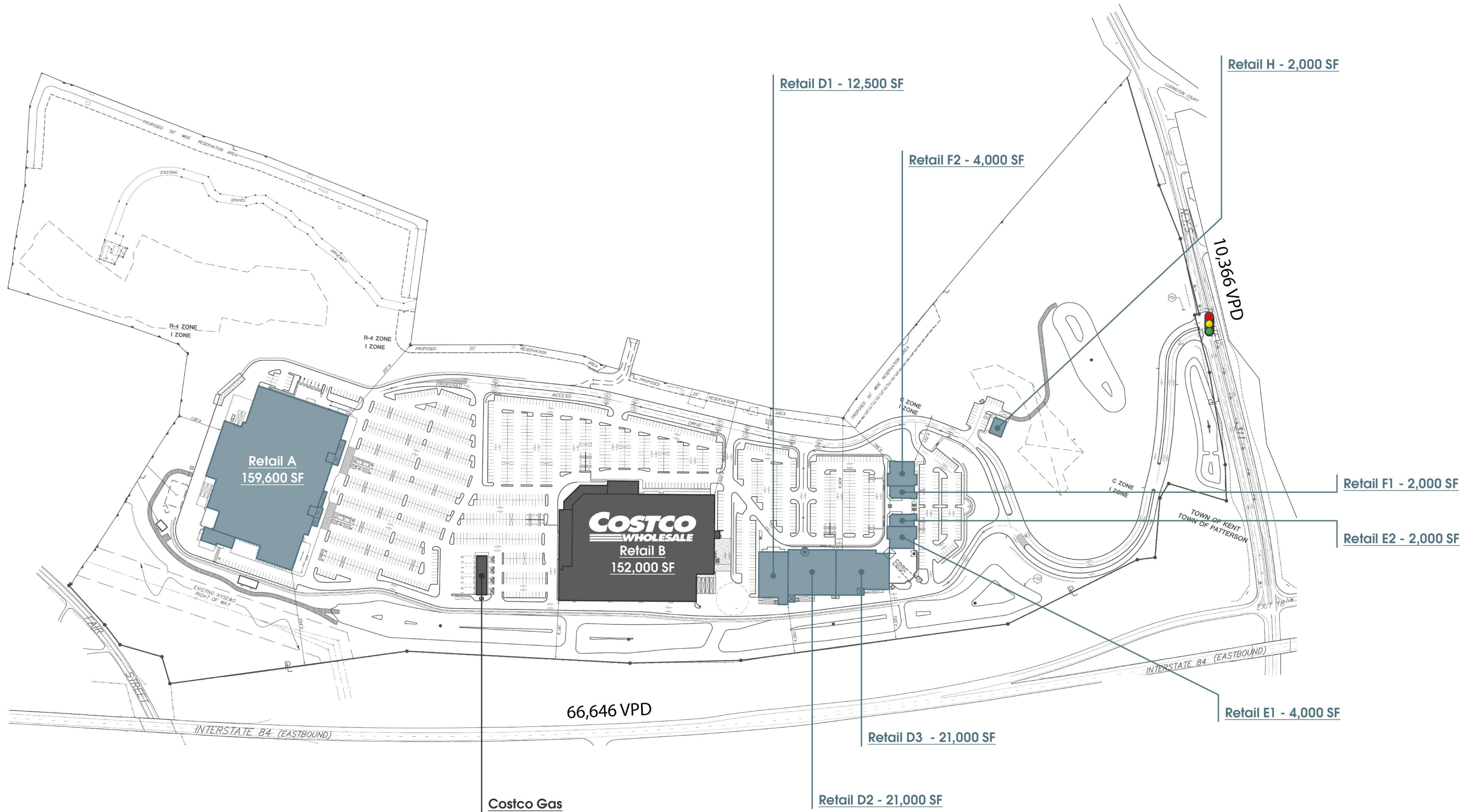
\*DATA FROM OCTOBER 2021 PER PLACER.AI



# Patterson Crossing







# Site Plan



# Trade Area Demographic Profile

## DOMINANT TAPESTRY SEGMENT



21,107 households are *Pleasantville*

42.1% of households are in this segment

### Pleasantville: *Upscale Avenues* LifeMode

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters.



2B

**Pleasantville**

21,107 households

**42.1%**

of Households



1D

**Savvy Suburbanites**

16,680 households

**33.3%**

of Households



8A

**City Lights**

2,456 households

**4.9%**

of Households

## ABOUT THIS SEGMENT



Not cost-conscious, these consumers willing to spend more for quality and brands they like.



Many professionals in finance, information technology, education, or management.



Invest in conservative securities and contribute to charities.



Enjoy outdoor gardening, going to the beach, visiting theme parks, frequenting museums, and attending rock concerts.



Use all types of media equally (newspapers, magazines, radio, Internet, TV).

## ABOUT THIS AREA

**Household Type:**

Single Family

**Employment:**

Prof; Mgmt; Svcs

**Median Age:**

44.7

**Median Household Income:**

\$106,952

**Education:**

51.5% have a college degree



## KEY FACTS FOR THIS AREA

143,004

Population

50,102

Households

2.72

Avg Size Household

198

Wealth Index

117

Housing Affordability

46

Diversity Index

\$395,417

Median Home Value

-0.18%

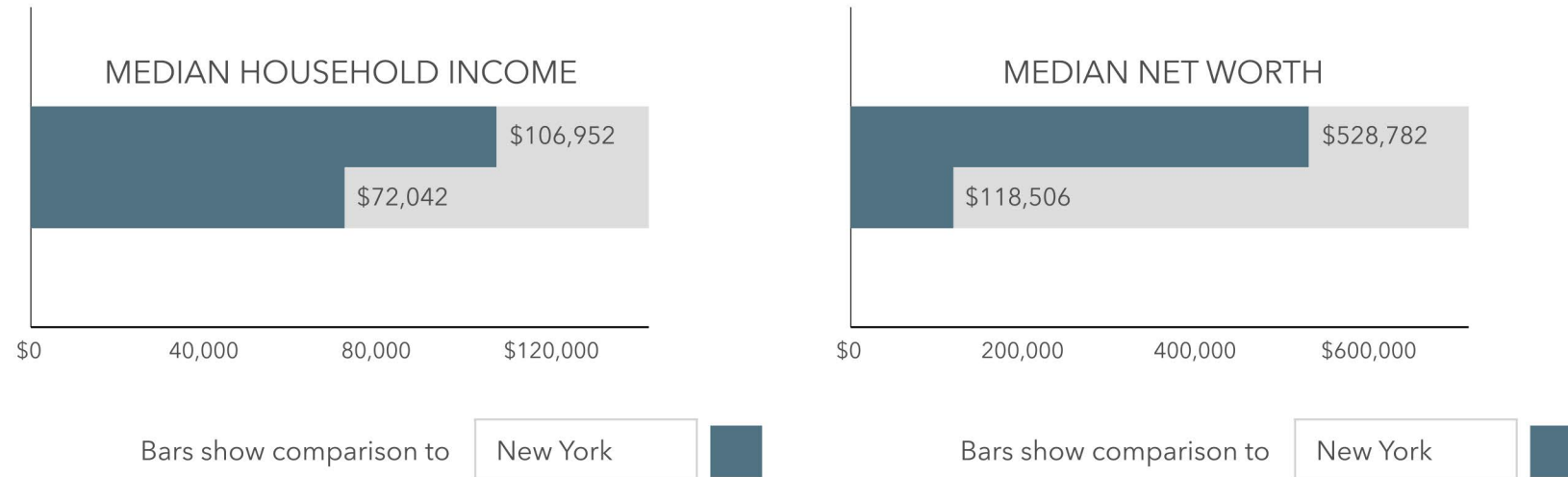
Forecasted Annual Growth Rate



# Trade Area Demographic Profile

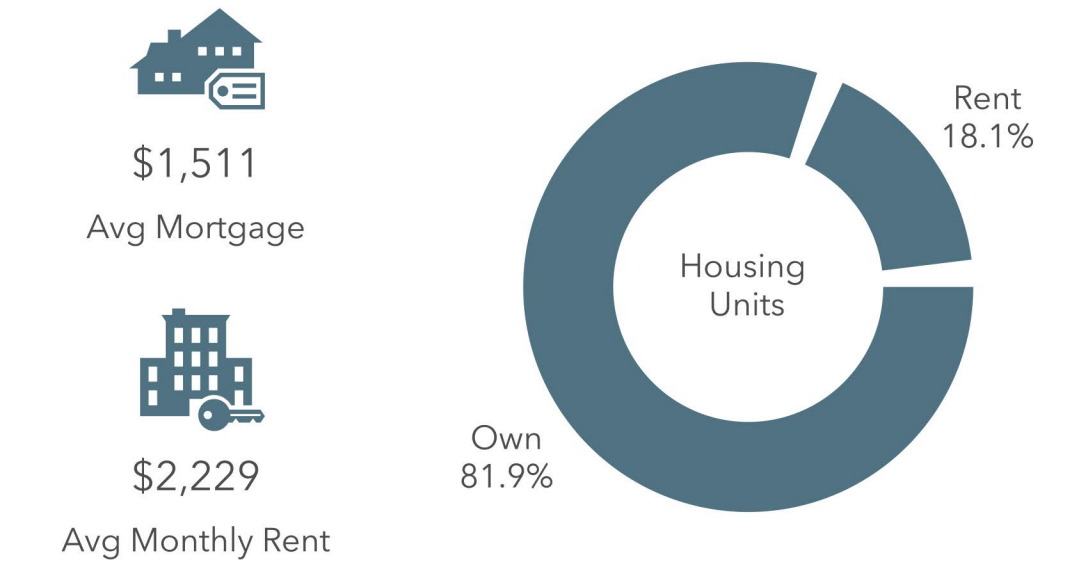
## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



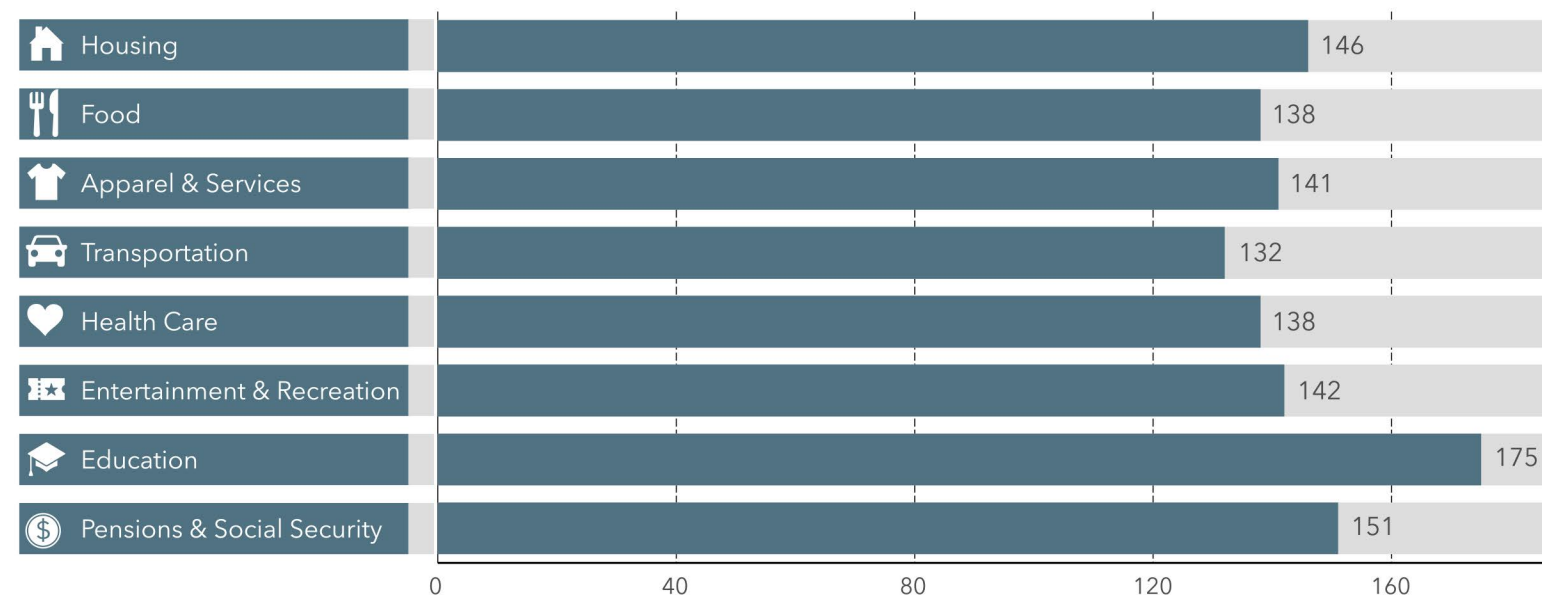
## HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



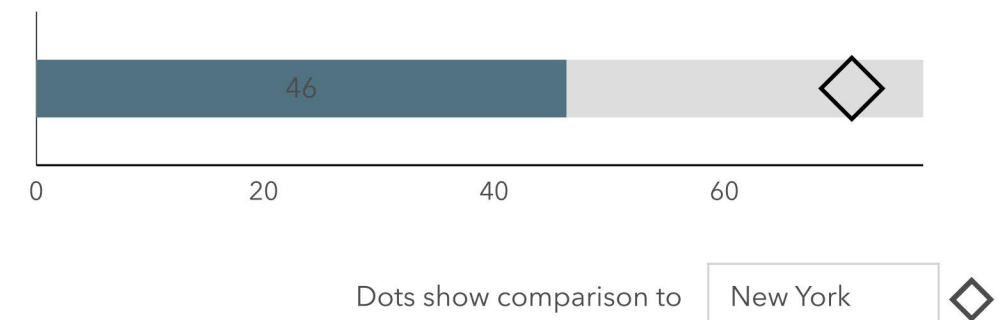
## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



## DIVERSITY

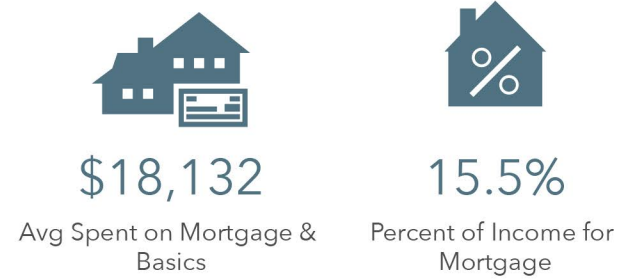
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



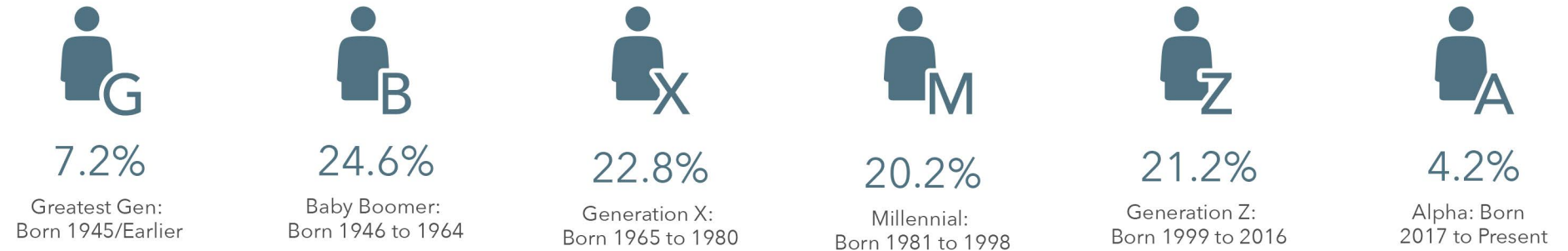


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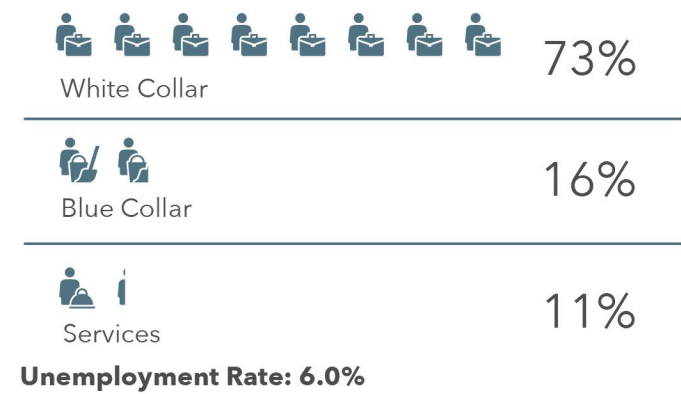
## MORTGAGE INDICATORS



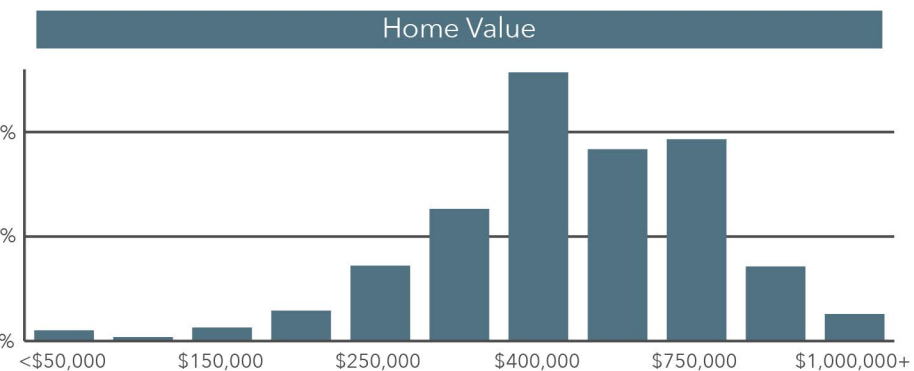
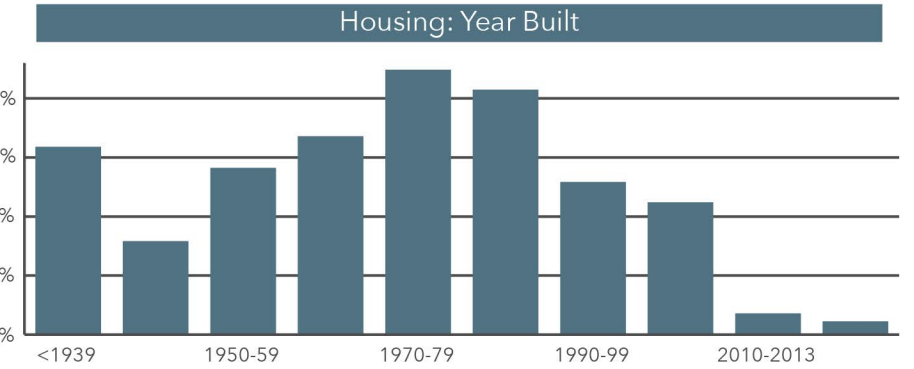
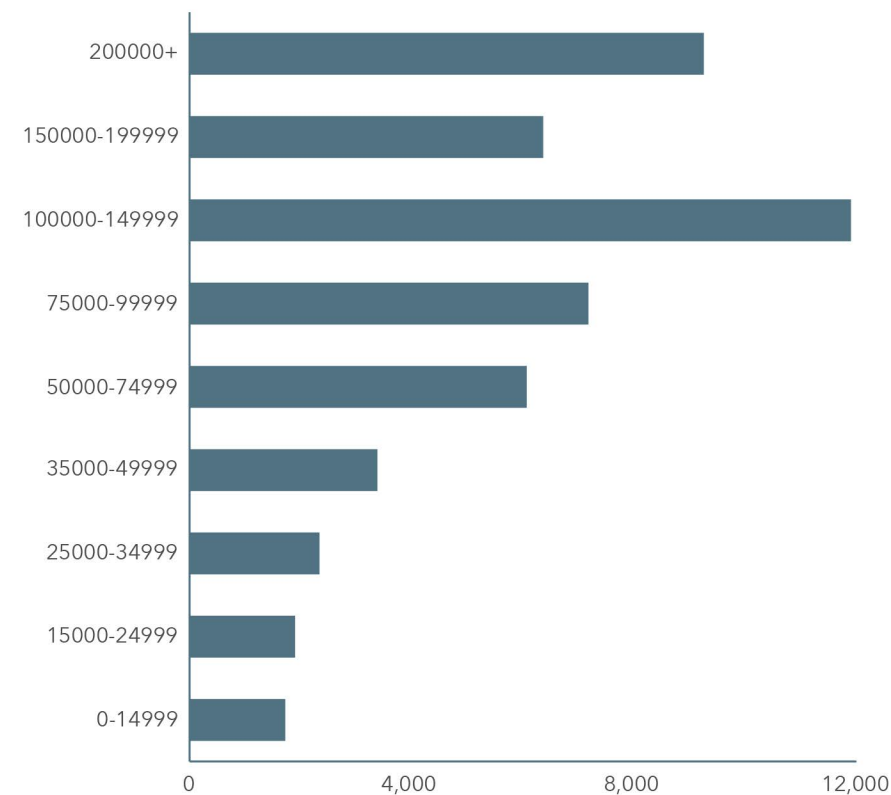
## POPULATION BY GENERATION



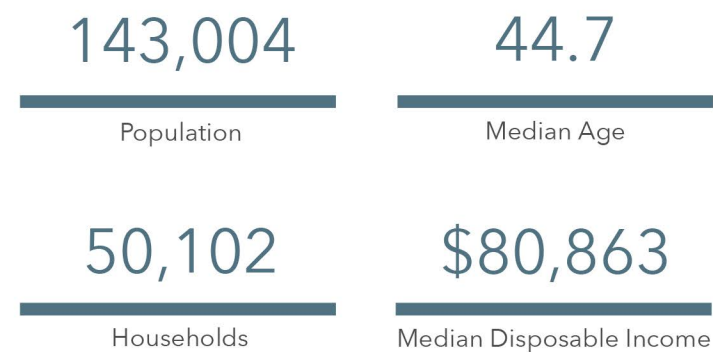
## EMPLOYMENT



## HOUSEHOLD INCOME (\$)



## KEY FACTS







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