



AVAILABLE:

2,822 SF (28' X 100')

2,250-6,050 SF Pad Site (Drive-Thru Possible, Ground Lease/Build to Suit)

CO-TENANTS:

Acme Market, Dollar Tree, Chase Bank (Coming Soon), Choice Pet, Verizon, Dunkin'/Baskin Robbins, Papa John's Pizza, Subway and Ally Nails

NEIGHBORING RETAILERS:

Hannaford, M&T Bank, PCSB Bank, Advance Auto Parts, Tractor Supply, AutoZone, Dollar General, World Gym, KFC, The Farmhouse, Mobil, Mavis Discount Tire, CrossFit, Putnam County National Bank, Iron & Wine, Froggy's Deli & Catering, Daryl's House and more

TRAFFIC COUNT:

18,675 Cars per Day Along Route 22

9,455 Cars per Day Along Route 311

ADDITIONAL INFORMATION:

- 87,571 SF Grocery Anchored Shopping Center with Signaled Access
- High Visibility from Route 22
- One of Putnam County's Primary Traffic Corridors
- Over 400 Parking Spaces
- Food Uses are Now Allowed as Property was Recently Connected to Municipal Sewer

RENT:

Call for Details

CAM/TAXES:

\$9.62/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	6,551	24,825	56,935
Avg. HH Income	\$134,831	\$150,393	\$159,662

For More Information,
Please Contact:

914-237-3400

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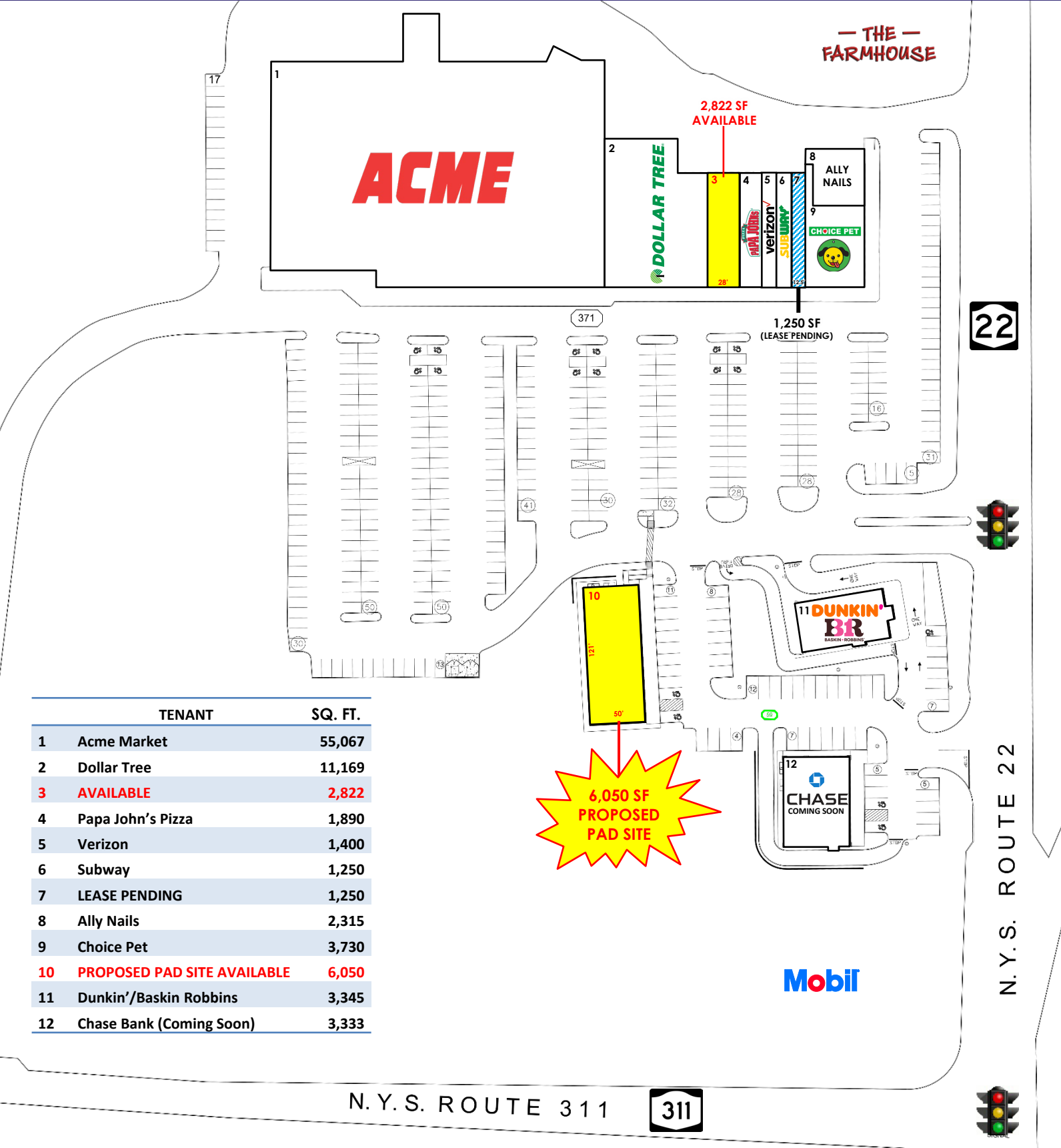
Mario Fernandes – Ext. 113
Mario@RoyalPropertiesInc.com



ROYAL

PROPERTIES

www.RoyalPropertiesInc.com



TENANT	SQ. FT.
1 Acme Market	55,067
2 Dollar Tree	11,169
3 AVAILABLE	2,822
4 Papa John's Pizza	1,890
5 Verizon	1,400
6 Subway	1,250
7 LEASE PENDING	1,250
8 Ally Nails	2,315
9 Choice Pet	3,730
10 PROPOSED PAD SITE AVAILABLE	6,050
11 Dunkin'/Baskin Robbins	3,345
12 Chase Bank (Coming Soon)	3,333

**6,050 SF
PROPOSED
PAD SITE**



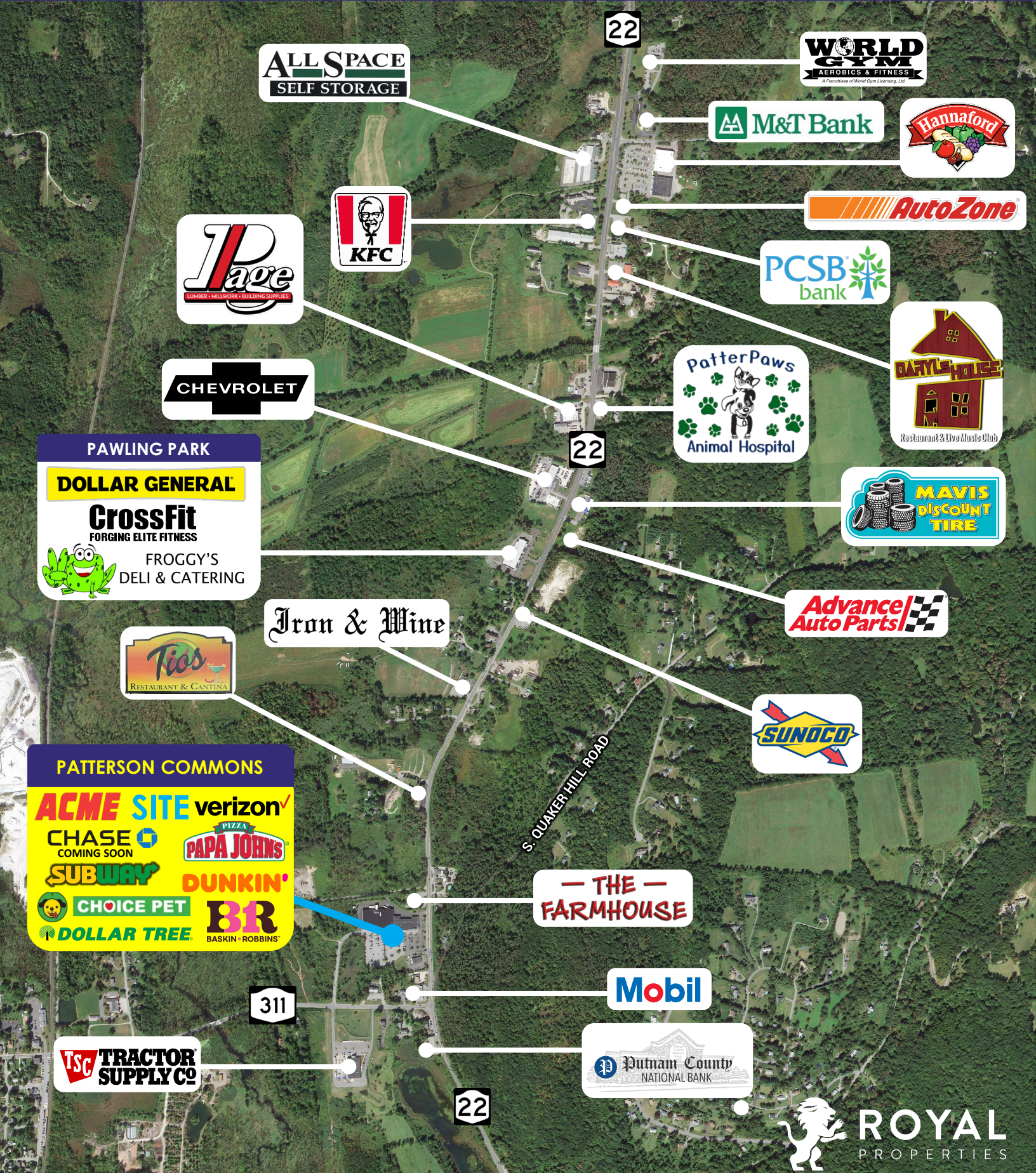
Patterson, NY

RETAIL SPACE & PAD SITE FOR LEASE

3101 Route 22

Patterson Commons





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