



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, 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,
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ROYAL
PROPERTIES

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Patterson, NY

RETAIL SPACE & PAD SITE FOR LEASE

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