

GATEWAY

CARMEL | NEW YORK

Putnam County | New York

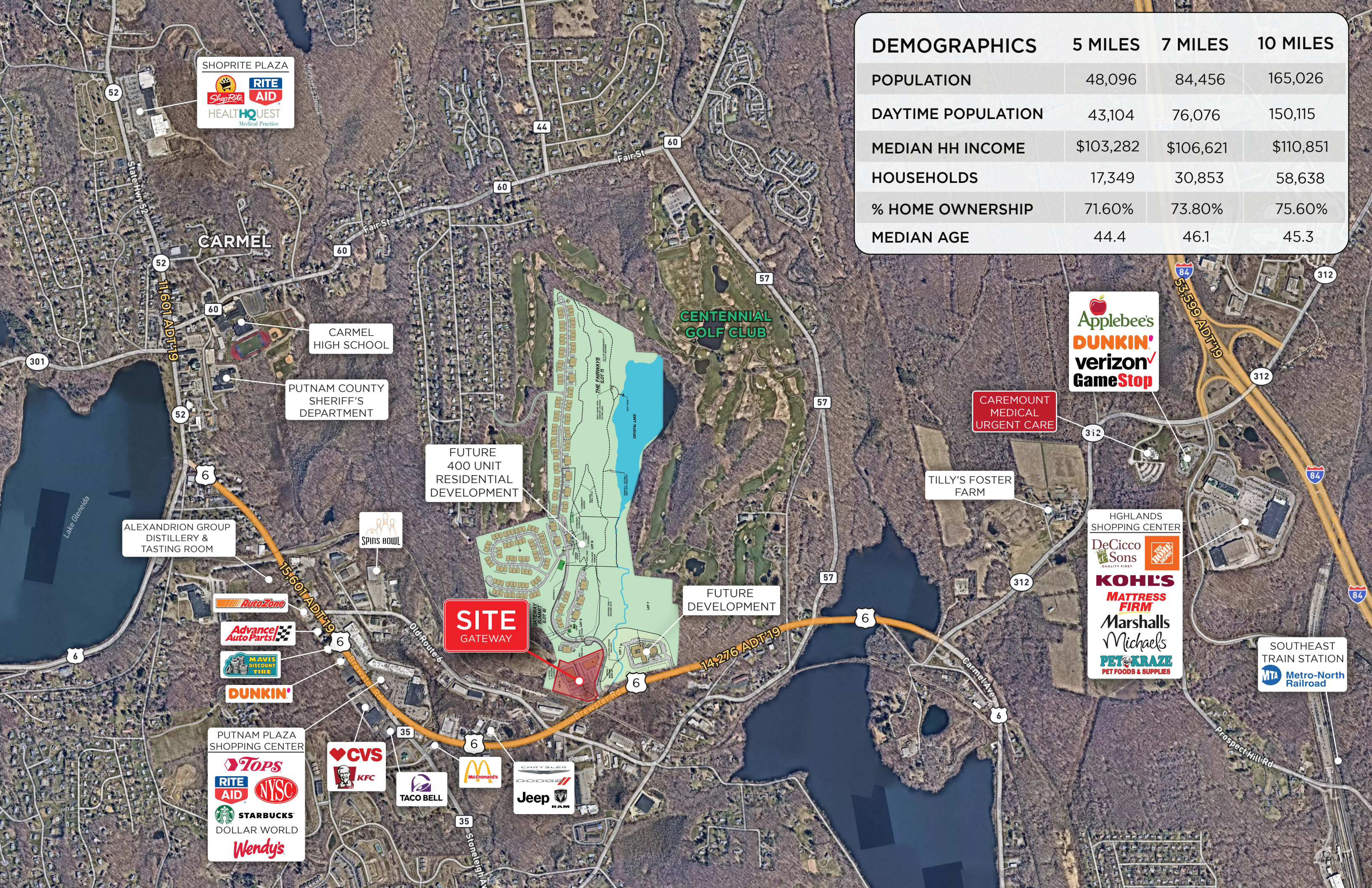
Putnam County, New York is located in the lower Hudson River Valley and stretches from the Hudson River to the New York-Connecticut border. Major highways I-84, I-684, The Taconic State Parkway, US Route 6 and US Route 9 run through the state providing access from Westchester County below and Dutchess County above. 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 DeCicco’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	48,096	84,456	165,026
Daytime Population	43,104	76,076	150,115
Median HH Income	\$103,282	\$106,621	\$110,851
Number of Households	17,349	30,853	58,638
% Home Ownership	71.6%	73.8%	75.6%
Median Age	44.4	46.1	45.3





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PUTNAM PLAZA
SHOPPING CENTER

Tops
RITE AID
NYSC
STARBUCKS
DOLLAR WORLD
Wendy's

FUTURE
300 UNIT
RESIDENTIAL
DEVELOPMENT

**SITE
GATEWAY**

FUTURE
DEVELOPMENT

CHRYSLER
DODGE
Jeep
RAM

CVS
KFC

TACO BELL

McDonald's

HudsonValley
CREDIT UNION

15,601 ADT '19

14,276 ADT '19

6

6

OLD ROUTE 6

BREWSTER ROAD

OLD ROUTE 6

GATEWAY
SUMMIT
(LOT 6)

LOT 5

LOT 7

LOT 1

LOT 3

LOT 2

RETAIL
BUILDING
22,000 S.F.

RETAIL
BUILDING
18,000 S.F.

SIDEWALK

PRIVATE ROAD

BUS
SHELTER

WALKING BRIDGE
AND PATH

EXISTING TRAIL
WALKING PATH

GATEWAY DRIVE (TOWN ROAD)

GATE
HOUSE

PARK

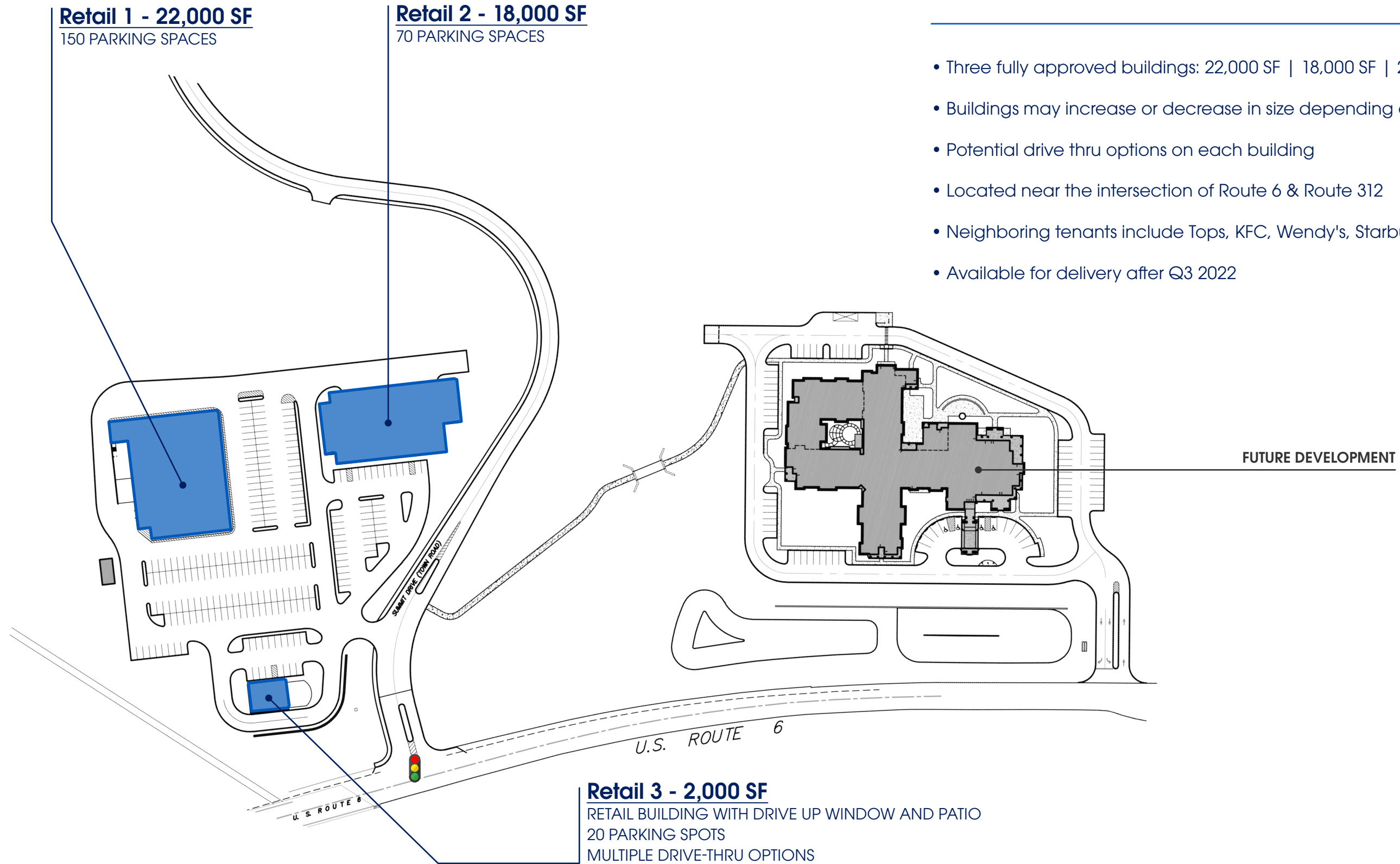
TENNIS
COURT

DOG PARK

TRAILHEAD
PARKING

Gateway

- Three fully approved buildings: 22,000 SF | 18,000 SF | 2,000 SF
- Buildings may increase or decrease in size depending on tenant requirements
- Potential drive thru options on each building
- Located near the intersection of Route 6 & Route 312
- Neighboring tenants include Tops, KFC, Wendy's, Starbucks
- Available for delivery after Q3 2022



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