

FOR LEASE: 47-49 S. Water Street, Peekskill, NY
Unique 14K SF Stand-Alone Industrial/Flex/Retail Building
Former 17-Year Successful Brewery & Event Site

ADMIRAL
REAL ESTATE SERVICES



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CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com

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PEEKSKILL, NY | 47-49 S. Water Street
 Rare Multi-Use Building Near Hudson River Waterfront
 Incredibly Unique Opportunity with Numerous Possibilities



The former 17-year long running Peekskill Brewery was a highly-trafficked and well-respected establishment not only in the community but to Westchester County and the larger surrounding region. The business was a beloved and well-known Hudson River destination bar/restaurant, a staple to major corporations for business events, and large social events such as weddings and reunions. Additionally, the bar/restaurant, the Brewery had a major in-house following and outside catering business.

- 14,000 SF; (3,500 SF Per Floor) - Potentially Divisible
- Full 3,500 SF Roof Deck
- Magnificent Views of the Hudson River
- Elevator Access to All Floors Including Roof Deck
- Ground Floor Features Full Brewery and Bar
- Second Floor Includes Kitchen and Additional Bar
- Refrigerator and Freezer Available
- High Ceilings, ADA Restrooms, Security System
- Basement Included; Separate Storage Available
- Fantastic Parking in Adjacent Dedicated Private Lot
- Municipal Parking Also Nearby
- Zoning: WF 2 (Retail, Personal Service, Fitness, Community/Cultural Centers, Government, Theaters, Museums, Restaurants with Fewer than 199 Seats, Artist Loft)
- Great Highway Access; Located in Downtown Peekskill Right Off Route 9; Near Route 202 and Route 6
- Incredibly Close to Hudson River and Riverfront Park
- Walking Distance to Metro-North Train Station

WESTCHESTER COUNTY (NY)
STRONG SPENDING POWER

\$22.1 Billion in Westchester
RETAIL DEMAND

KEY FACTS (15-Min Drive-Time of Site)

POPULATION	MEDIAN AGE
88,216	43
AVG INCOME	DISPOSABLE INCOME
\$160,522	\$89,395

DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$101,565	\$134,207	\$160,522
Median HH Income	\$72,319	\$93,762	\$111,173
Population	16,826	48,038	88,216
Total Households	6,101	17,846	32,102
Disposable Income	\$56,776	\$75,267	\$89,385
Median Age	39	43	43



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DOWNTOWN MAP



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PHOTOGRAPHS | 1



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PHOTOGRAPHS | 2



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PHOTOGRAPHS | 3



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PHOTOGRAPHS | 5



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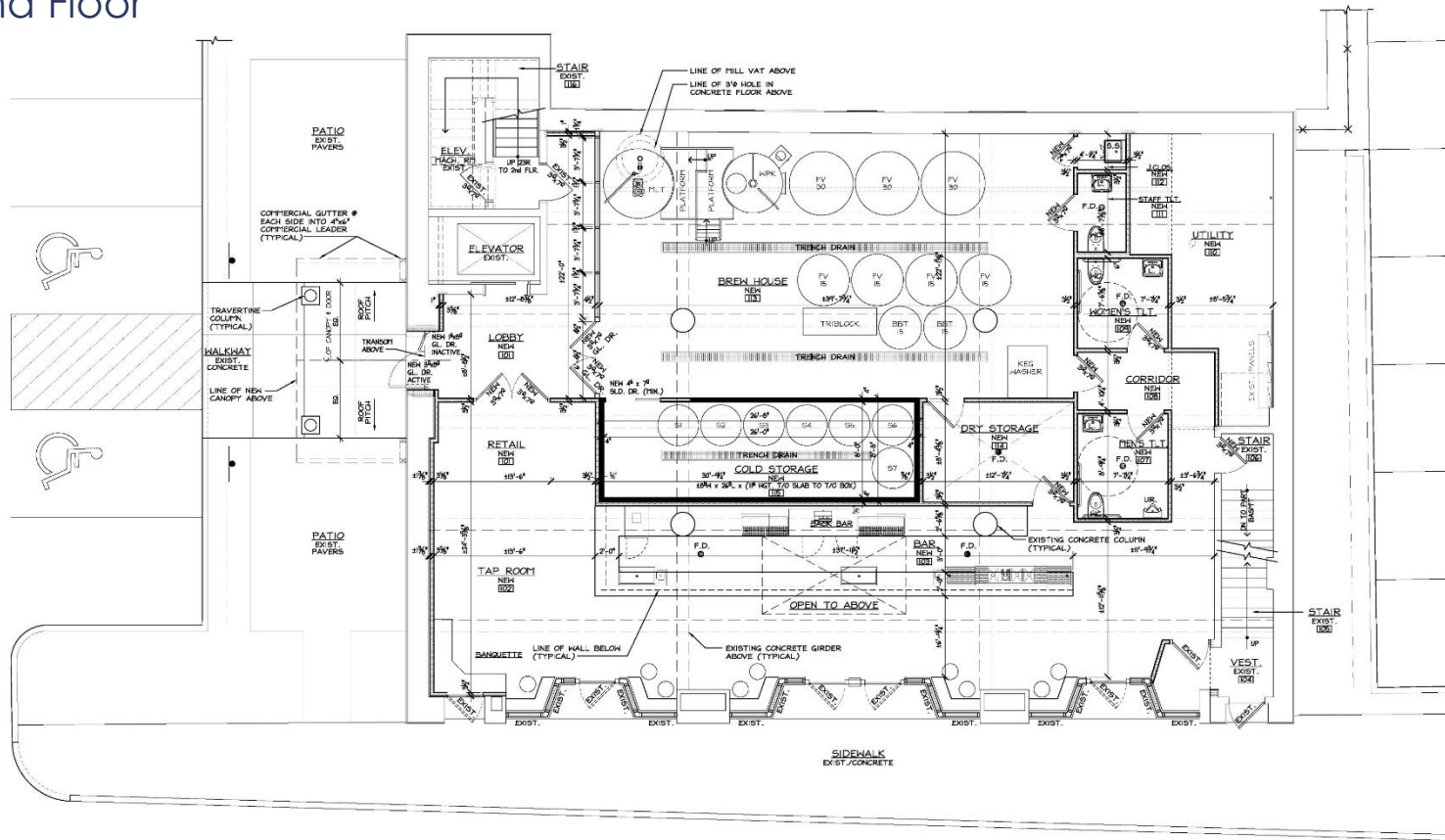
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FLOOR PLAN

Ground Floor



PROPOSED GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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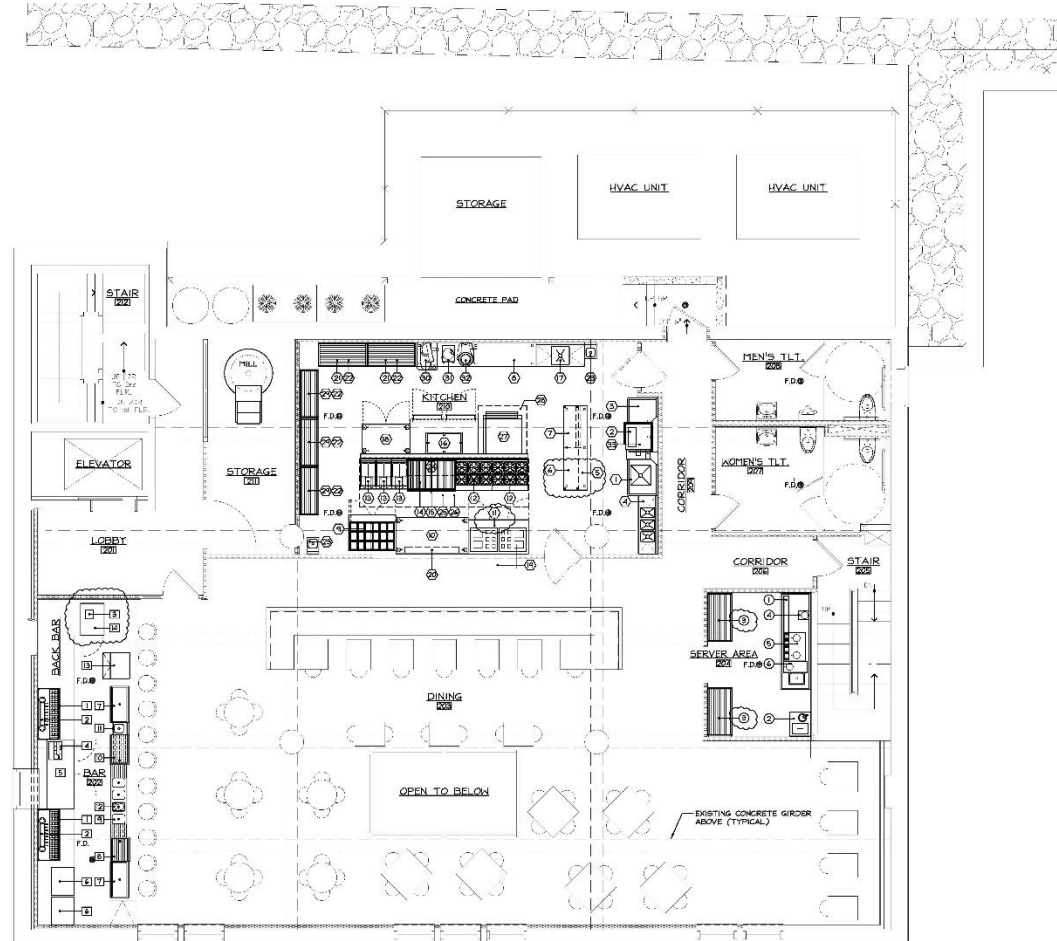
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FLOOR PLAN Second Floor



PROPOSED 2nd FLOOR EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



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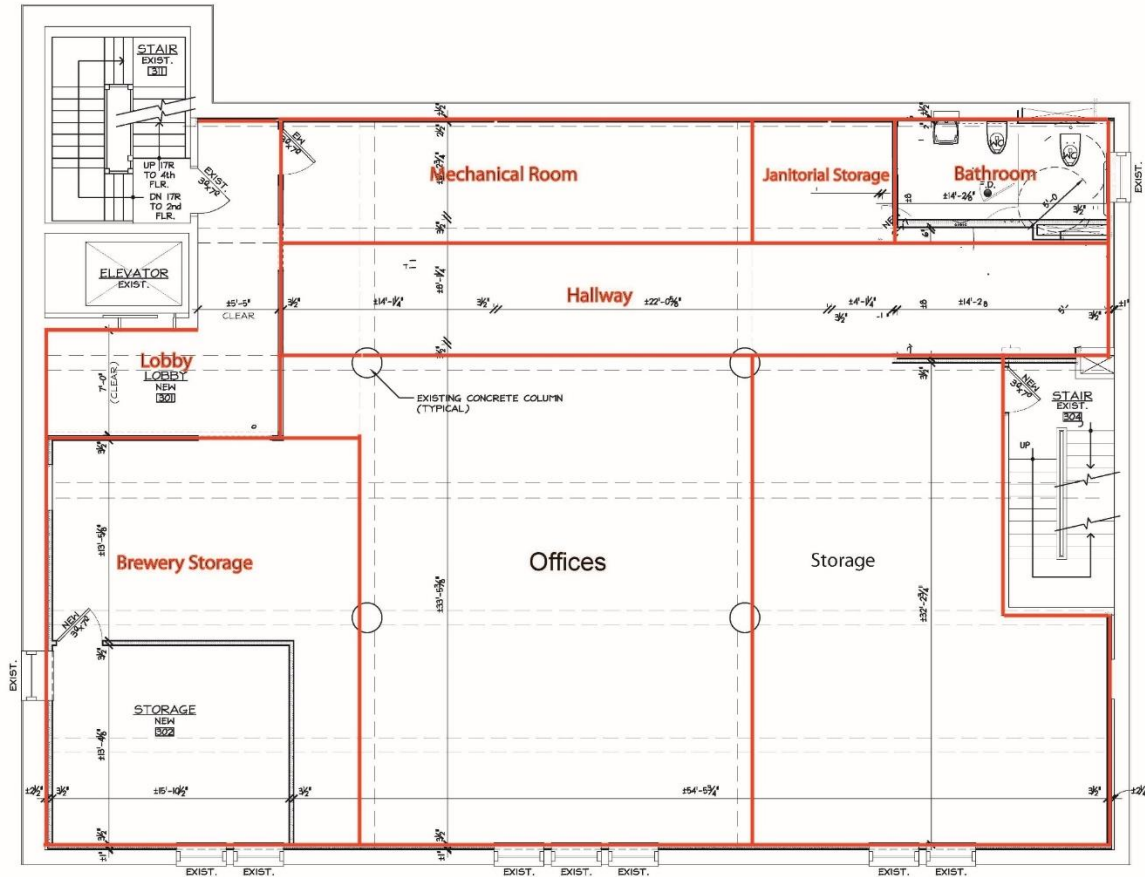
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FLOOR PLAN Third Floor



PROPOSED 3rd FLOOR PLAN
SCALE: 1/4" = 1'-0"



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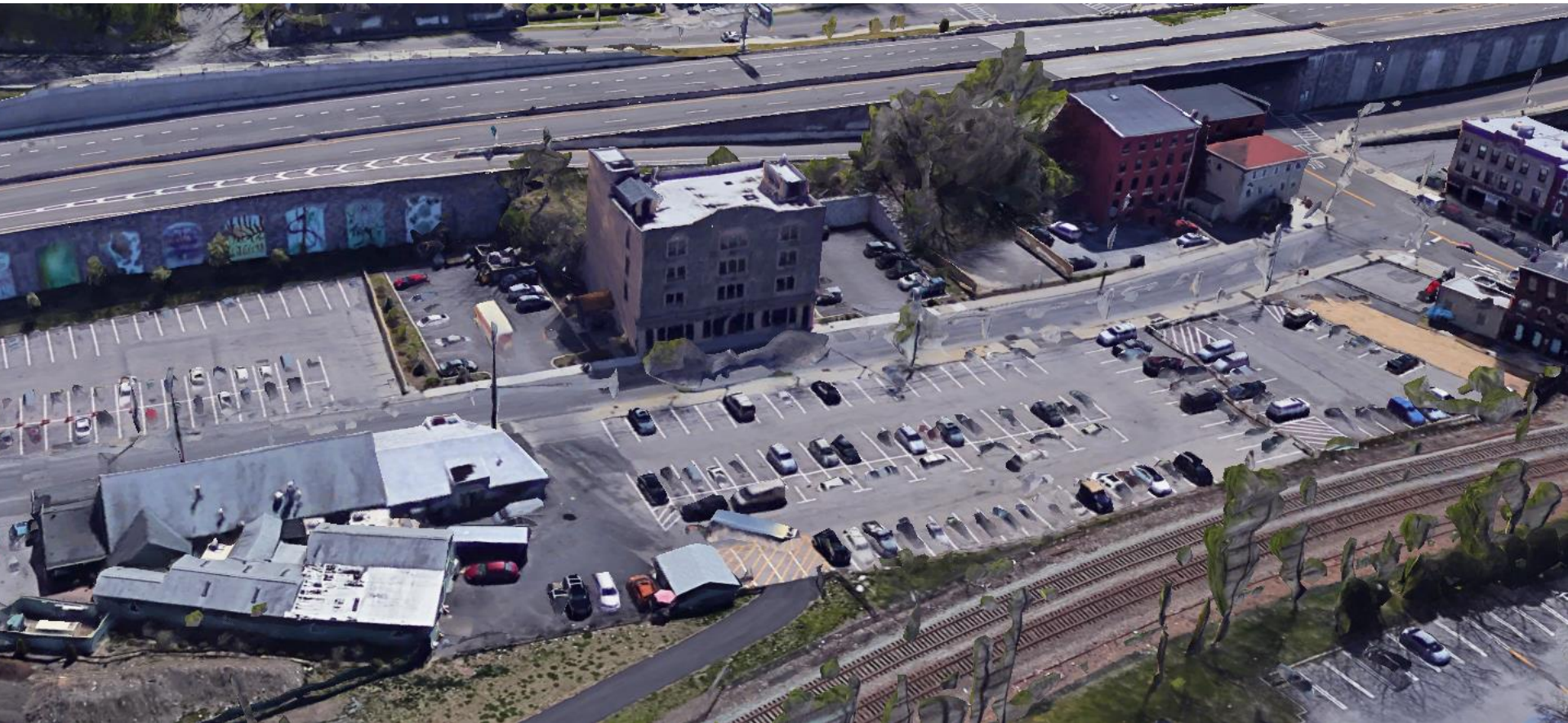
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AERIAL | 1



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AERIAL | 3



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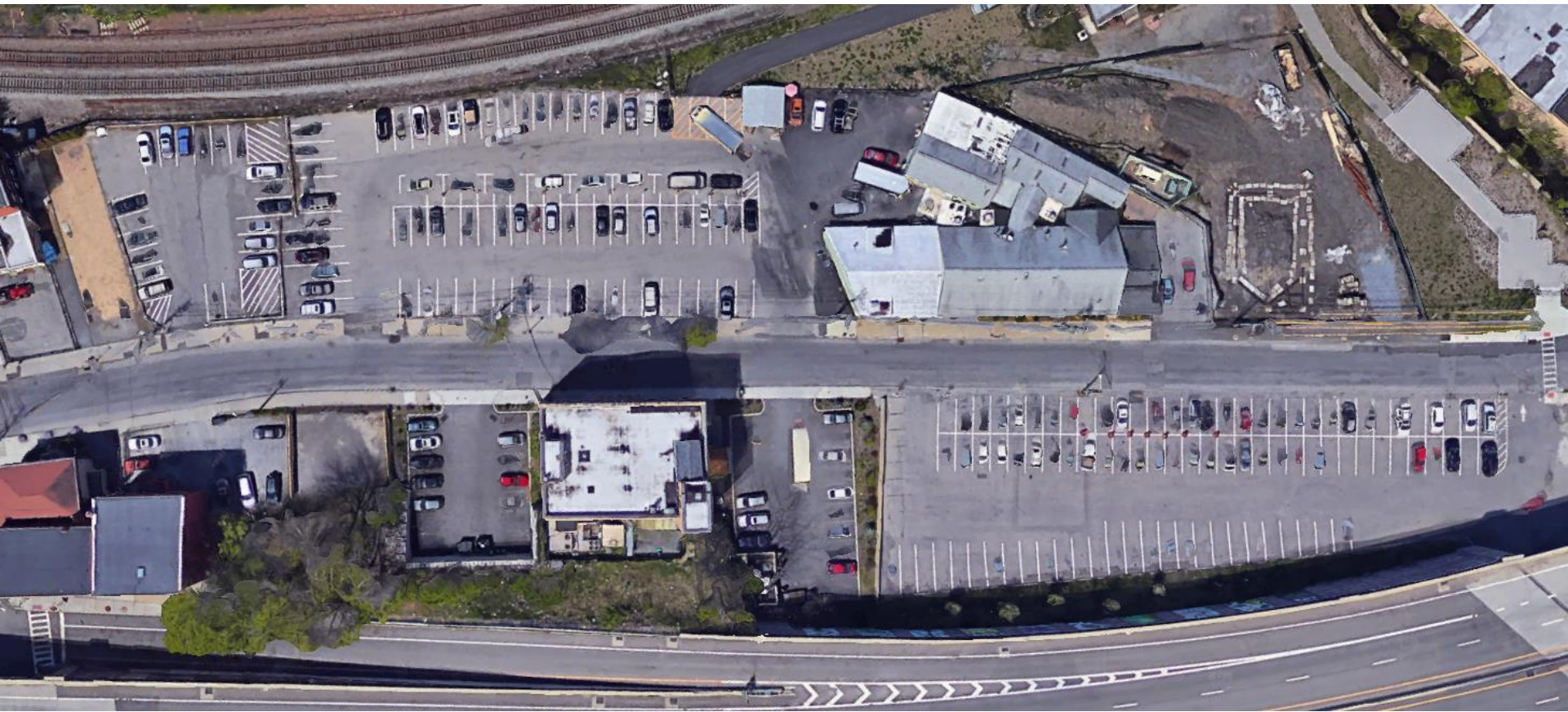
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AERIAL | 5



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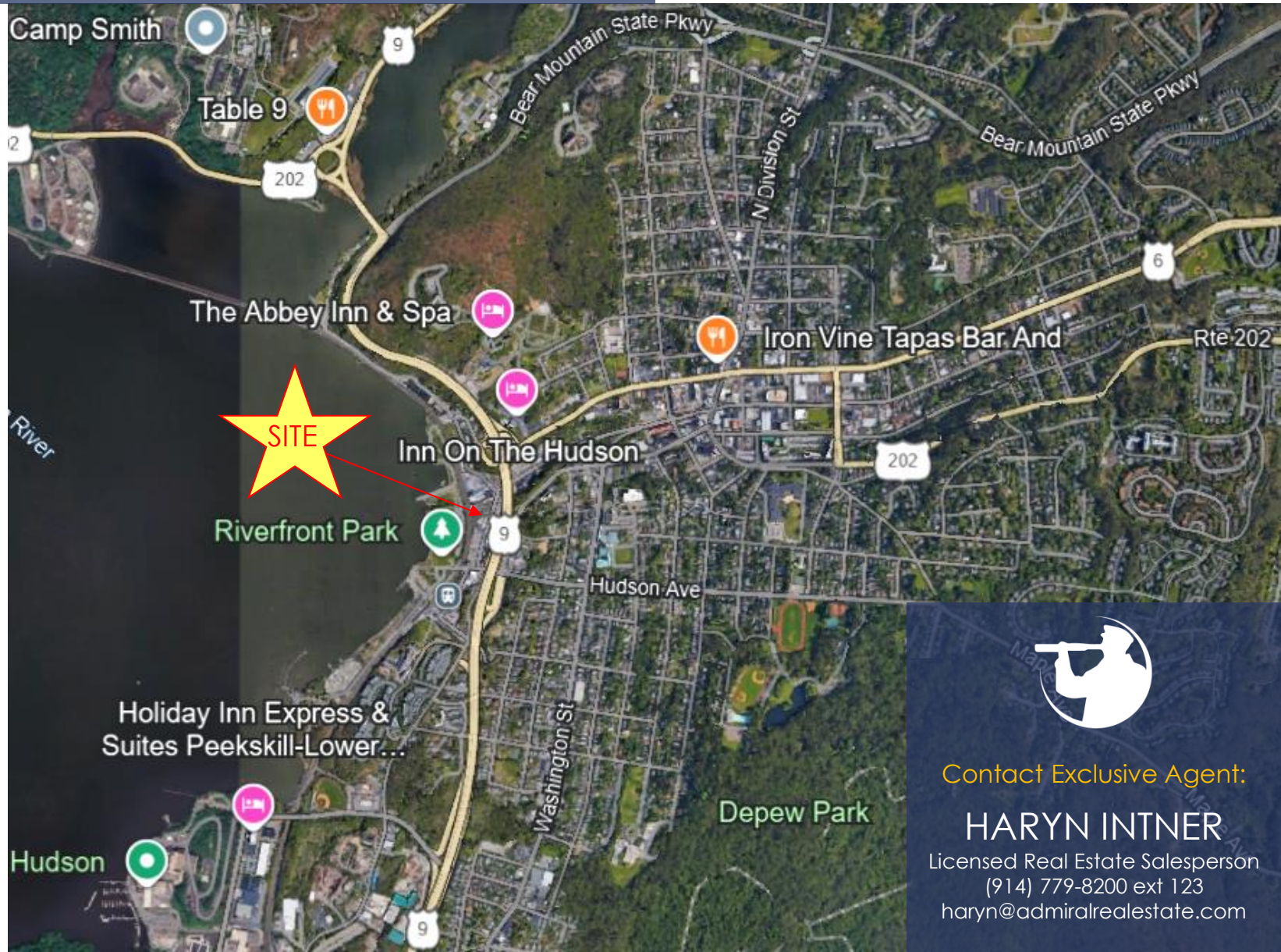
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MAP



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