



SCALZO
COMMERCIAL
NEW DEVELOPMENT

3810 DANBURY RD

3810 Danbury Rd | Brewster, NY 10509

For Sale





PROPERTY DESCRIPTION

SR-6 Zoning allows for many uses, and this property is zoned for a 3,000 SF building. If you would like to go bigger, you would have to present your "Statement of Proposed Use" to the town for review. There are no approvals; electric is on the street. Prime location, easy on/off Route 84 East & West, Route 22, and Route 684 N/S. Danbury Road/Route 6 is a fast-growing commercial area; this lot is near Restaurant Depot and Subaru. The Danbury line and Mill Plain Rd are just down the road.

OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.551 Acres

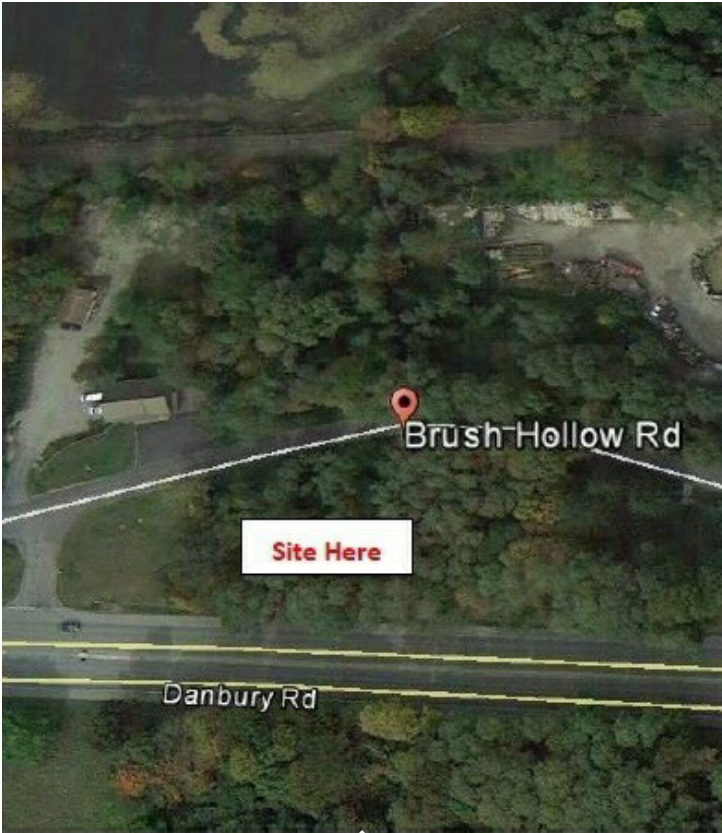
LOCATION DESCRIPTION

In the heart of Brewster, NY, this location offers a wealth of nearby amenities and attractions, making it an ideal prospect for land or office investors. From dining and retail options to recreational spots, the area provides an appealing draw for businesses and potential future tenants. Nearby points of interest include Southeast Museum, Thunder Ridge Ski Area, and the tranquil Great Swamp Conservancy, adding to the area's allure. With a thriving community and convenient access to major transportation routes, this location presents a compelling opportunity for commercial development and growth.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	36	162
Total Population	48	99	445
Average HH Income	\$196,299	\$197,048	\$190,745

Property Details & Highlights

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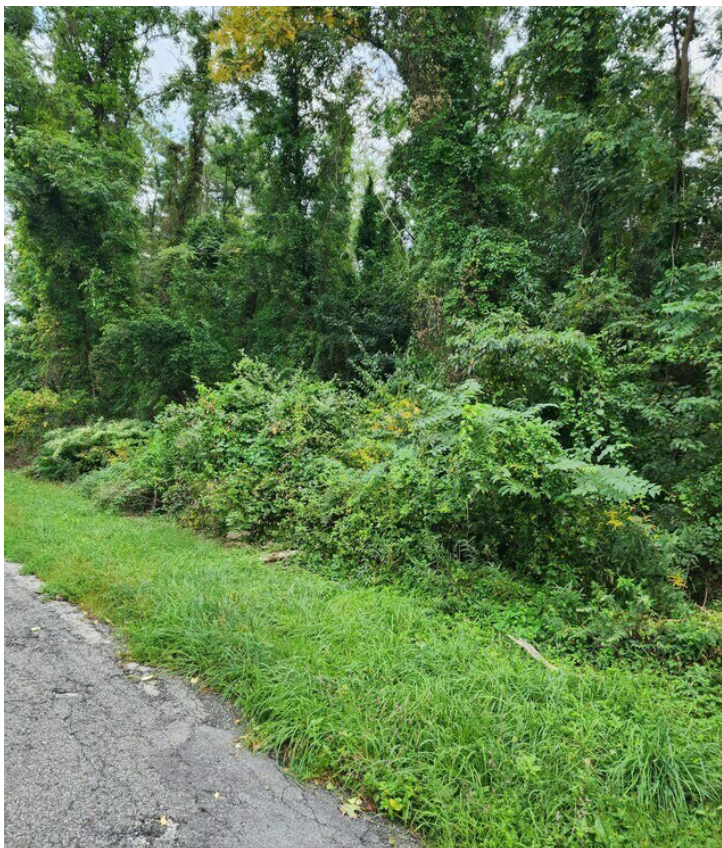


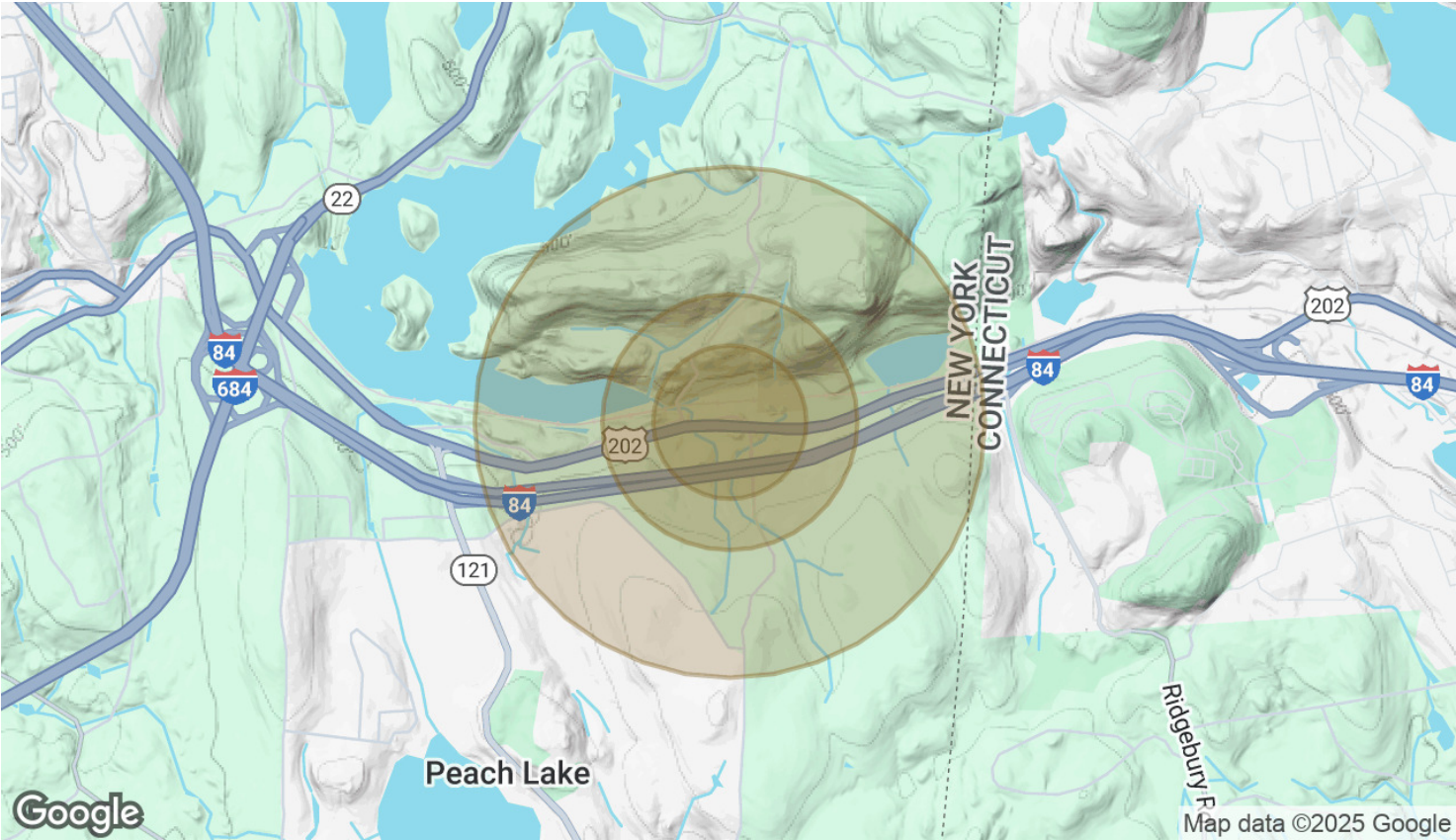
Building Name	3810 Danbury Rd
Property Type	Land
Property Subtype	Office
APN	68.-2-44.1
Building Size	0 SF
Lot Size	0.551 Acres
Number of Lots	1
Number of Buildings	0

- Great location on fast-growing Route 6
- Wooded lot, located on Danbury Road and between Brush Hollow Road
- Mostly level with a slope at one end of the lot

Additional Photos

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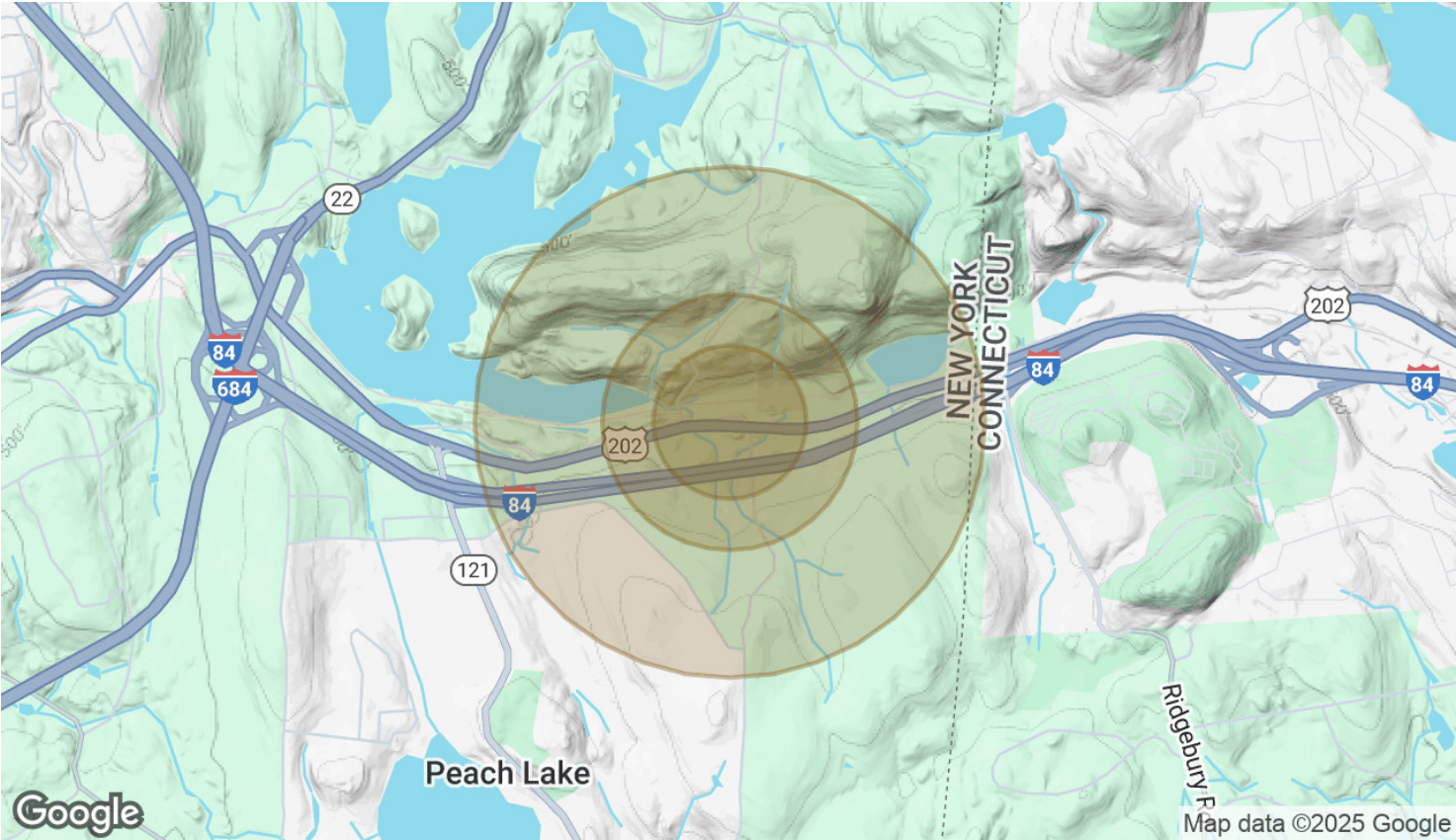




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	48	99	445
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	36	162
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$196,299	\$197,048	\$190,745
Average House Value	\$665,044	\$662,668	\$680,770

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	40	83	375
% White	83.3%	83.8%	84.3%
Total Population - Black	1	2	8
% Black	2.1%	2.0%	1.8%
Total Population - Asian	1	2	9



% Asian	2.1%	2.0%	2.0%
Total Population - Hawaiian	0	0	1
% Hawaiian	0.0%	0.0%	0.2%
Total Population - American Indian	0	0	0
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	1	3	11
% Other	2.1%	3.0%	2.5%

Demographics data derived from AlphaMap

Agents Contact

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LYNN KIEPER

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Scalzo Commercial & New Development

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