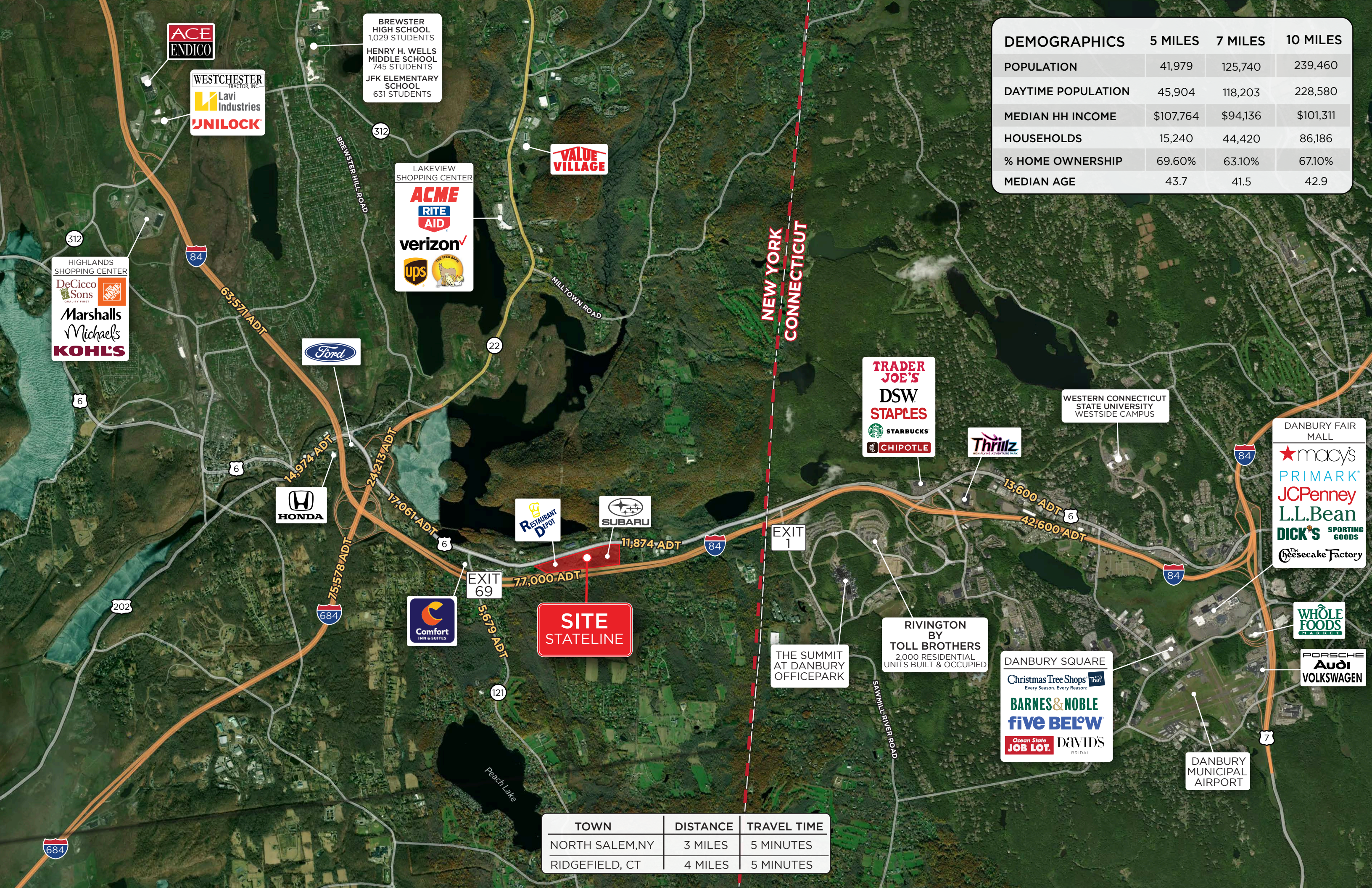


STATELINE

BREWSTER | NEW YORK



DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
POPULATION	41,979	125,740	239,460
DAYTIME POPULATION	45,904	118,203	228,580
MEDIAN HH INCOME	\$107,764	\$94,136	\$101,311
HOUSEHOLDS	15,240	44,420	86,186
% HOME OWNERSHIP	69.60%	63.10%	67.10%
MEDIAN AGE	43.7	41.5	42.9



TOWN	DISTANCE	TRAVEL TIME
NORTH SALEM, NY	3 MILES	5 MINUTES
RIDGEFIELD, CT	4 MILES	5 MINUTES

HIGHLANDS SHOPPING CENTER
DeCicco Sons
Marshall's
Michaels
Kohl's

ACE ENDICO
WESTCHESTER TRACTOR, INC.
Lavi Industries
JUNILOCK

BREWSTER HIGH SCHOOL
1,029 STUDENTS
HENRY H. WELLS MIDDLE SCHOOL
745 STUDENTS
JFK ELEMENTARY SCHOOL
631 STUDENTS

LAKEVIEW SHOPPING CENTER
ACME
RITE AID
verizon
ups

VALUE VILLAGE

Ford

HONDA

RESTAURANT DPOT

SUBARU

SITE STATELINE

Comfort INN & SUITES

TRADER JOE'S
DSW
STAPLES
STARBUCKS
CHIPOTLE

Thrillz

WESTERN CONNECTICUT STATE UNIVERSITY WESTSIDE CAMPUS

DANBURY FAIR MALL
macy's
PRIMARK
JCPenney
L.L.Bean
DICK'S SPORTING GOODS
The Cheesecake Factory

WHOLE FOODS MARKET

PORSCHE
Audi
VOLKSWAGEN

DANBURY SQUARE
Christmas Tree Shops
BARNES & NOBLE
five BELOW
Ocean State JOB LOT.
DAVID'S BRIDAL

DANBURY MUNICIPAL AIRPORT

EXIT 1

EXIT 69

RIVINGTON BY TOLL BROTHERS
2,000 RESIDENTIAL UNITS BUILT & OCCUPIED

THE SUMMIT AT DANBURY OFFICEPARK

684

84

6

63,571 ADT

14,974 ADT

24,213 ADT

17,061 ADT

75,578 ADT

77,000 ADT

11,874 ADT

5,679 ADT

13,600 ADT

42,600 ADT

BREWSTER HILL ROAD

MILLTOWN ROAD

NEW YORK
CONNECTICUT

SAMUEL RIVER ROAD

Peach Lake

312

312

22

6

202

684

121

84

84

7

SITE 2
STATELINE

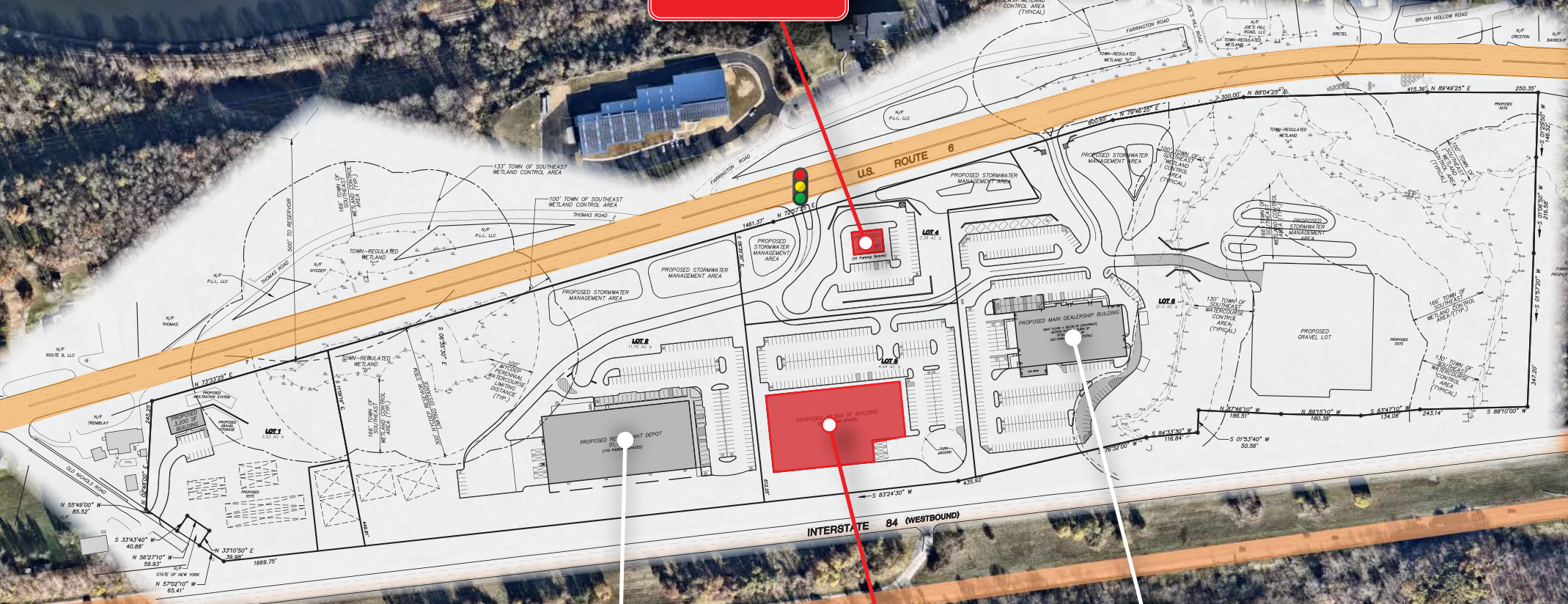
11,874 ADT



77,000 ADT

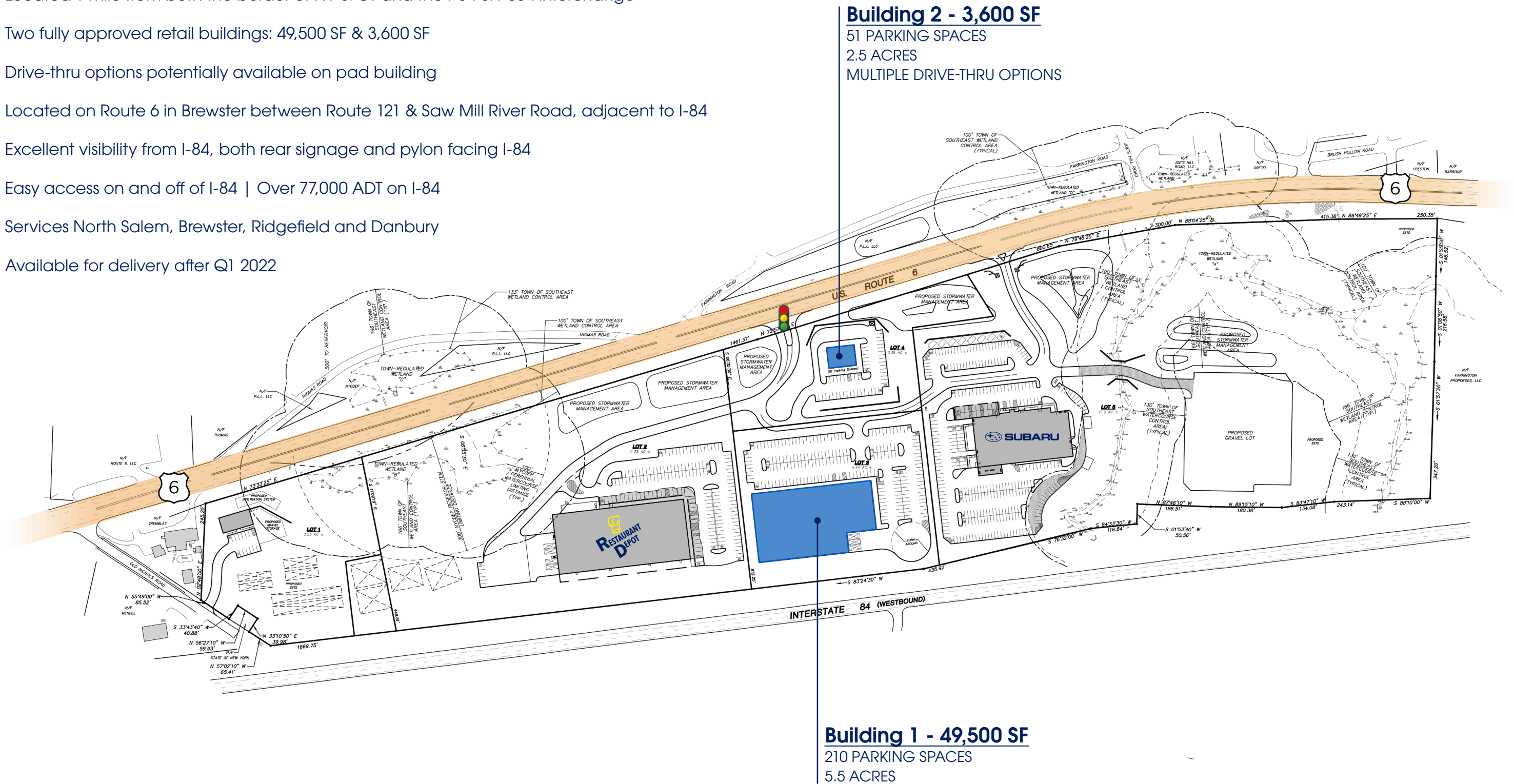


SITE 1
STATELINE



Stateline

- Located 1 mile from both the border of NY & CT and the I-84 & I-684 interchange
- Two fully approved retail buildings: 49,500 SF & 3,600 SF
- Drive-thru options potentially available on pad building
- Located on Route 6 in Brewster between Route 121 & Saw Mill River Road, adjacent to I-84
- Excellent visibility from I-84, both rear signage and pylon facing I-84
- Easy access on and off of I-84 | Over 77,000 ADT on I-84
- Services North Salem, Brewster, Ridgefield and Danbury
- Available for delivery after Q1 2022



STATELINE

BREWSTER | NEW YORK

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