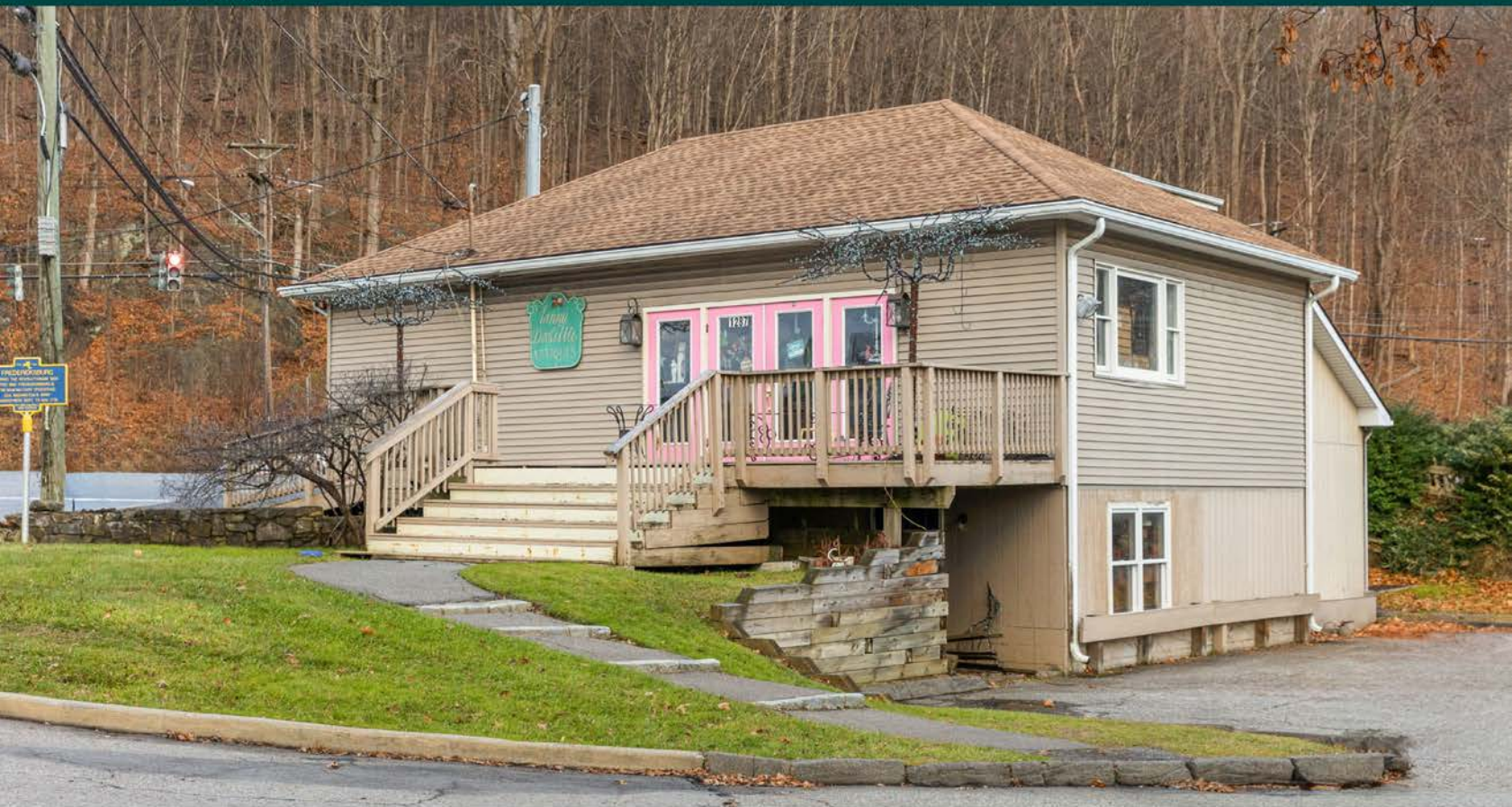




HOULIHAN LAWRENCE
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FOR SALE



1287 Route 311

PATTERSON, NY 12563

3,781
SQFT

\$430,000
OFFERED AT

Owner-occupied - will vacate upon sale...
Longstanding retail/office building at corner of NY-22 and NY-311 in fair condition with 9 off-street parking spaces, unfinished basement and attic for additional space. Allowable uses in C1 zone include a variety of retail uses, including restaurant, veterinary services, health/fitness, nursery, bank, as well as business and professional uses. Oil heat, well/septic. Roof and siding replaced in 2016; furnace old but inspected annually.



THOMAS LAPERCH

Associate Real Estate Broker

M 845.729.4211 O 914.798.4900

tlaperch@houlihanlawrence.com

PROPERTY HIGHLIGHTS



- Building Area: 3,781 SF
- Lot Frontage: 200 FT
- Lot Depth: 75 FT
- Lot Acres: 0.41
- Zoning: C1
- Flood Zone: X
- Heat: Oil
- Water: Well
- Sewer: Septic
- Year Built: 1945
- 2023 Taxes: \$12,468



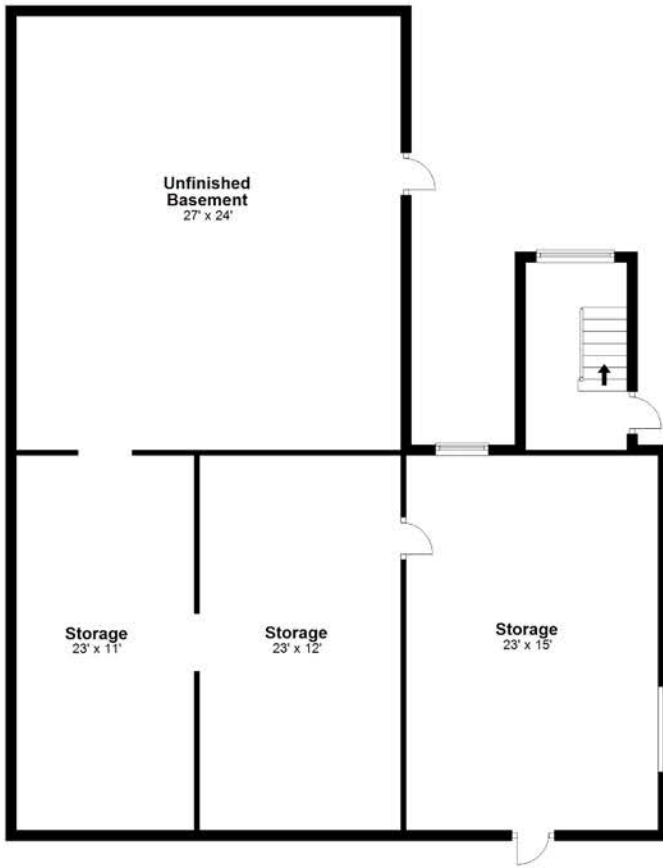
ASKING: \$430,000



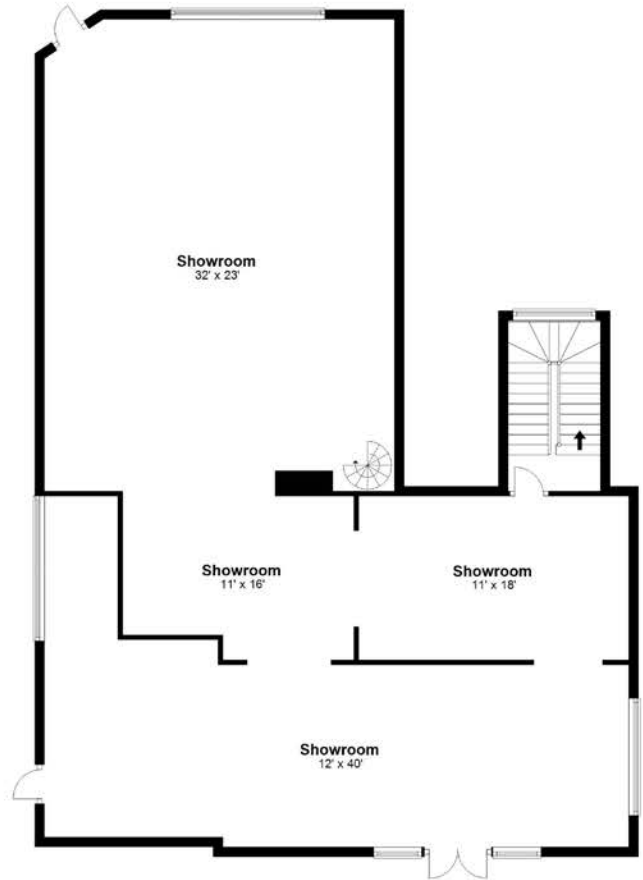
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Floor Plans

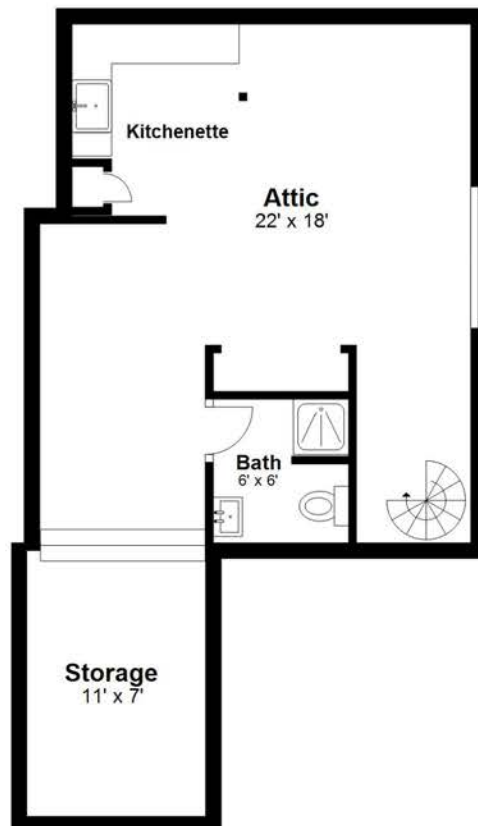
Lower Level



Main Level



Upper Level



Discover Patterson



11,866
POPULATION

59
MILES TO NYC

31
SQUARE MILES



TOWN OF PATTERSON

Located in the northeastern tip of Putnam County, bordering Pawling in Dutchess County, with a rural feeling, yet within easy access of New York and White Plains, via Metro North and I-684, Patterson is set among rolling hills and open fields dotted with farms. Most of its population is centered around the tiny hamlet of Patterson and to a greater extent, in the community of Putnam Lake located in the southeast corner of the town. Originally named Fredricksburg, Patterson was a part of Dutchess County but received its current name in honor of Matthew Paterson a British officer in the French and Indian War. He came to (then) Fredericksburg in 1770 and was a prominent citizen, a justice of the peace, and a member of the Assembly for Dutchess County, Putnam County not being a separate County until 1812. Patterson was the home of Revolutionary War heroes Col. Henry Ludington, and his daughter Sybil Ludington. On April 26, 1777, Sybil rode to rouse her father's militia so they could come to the aid of the patriots in Danbury when that city was burned by the British.

PARKS & RECREATION

An important wildlife sanctuary, the second largest habitat of its kind in New York State, is located in Patterson. It is home to several endangered species, containing 1,600 acres of marshland. Thunder Ridge ski area is the first stop for skiers on their way north on Route 22. Both Green Chimneys School and Camp Herlich offer summer camps. The State of New York purchased two conservation properties that are pristine forested parklands. The 800 acre Wonder Lake State Park and the 300 acre Cornwall Hill Preserve provide public access to hiking and cross country skiing.

EDUCATION

Patterson is served by three school districts: Carmel, Brewster and Pawling – depending on location. The majority of Patterson's children attend the Carmel Central District, which includes Kent Primary School, Kent Elementary, Matthew Paterson Elementary, George Fischer Middle School and Carmel High School.

FOR MORE INFORMATION AND HELPFUL TOWN LINKS VISIT HOULIHANLAWRENCE.COM

Demographics

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$126,898	\$129,872	\$133,464
Median Household Income	\$100,443	\$109,091	\$108,585
< \$25,000	41	592	3,885
\$25,000 - 50,000	81	1,059	5,323
\$50,000 - 75,000	157	1,089	6,503
\$75,000 - 100,000	129	1,066	7,270
\$100,000 - 125,000	141	1,280	6,869
\$125,000 - 150,000	64	919	5,359
\$150,000 - 200,000	70	1,148	6,228
\$200,000+	138	1,390	9,243

Households			
	2 mile	5 mile	10 mile
2010 Households	913	8,826	48,280
2023 Households	821	8,544	50,680
2028 Household Projection	802	8,514	51,383
Annual Growth 2010-2023	0%	0%	0.4%
Annual Growth 2023-2028	-0.5%	-0.1%	0.3%
Owner Occupied Households	639	7,052	42,705
Renter Occupied Households	163	1,463	8,679
Avg Household Size	2.8	2.7	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$32.8M	\$348.4M	\$2.1B

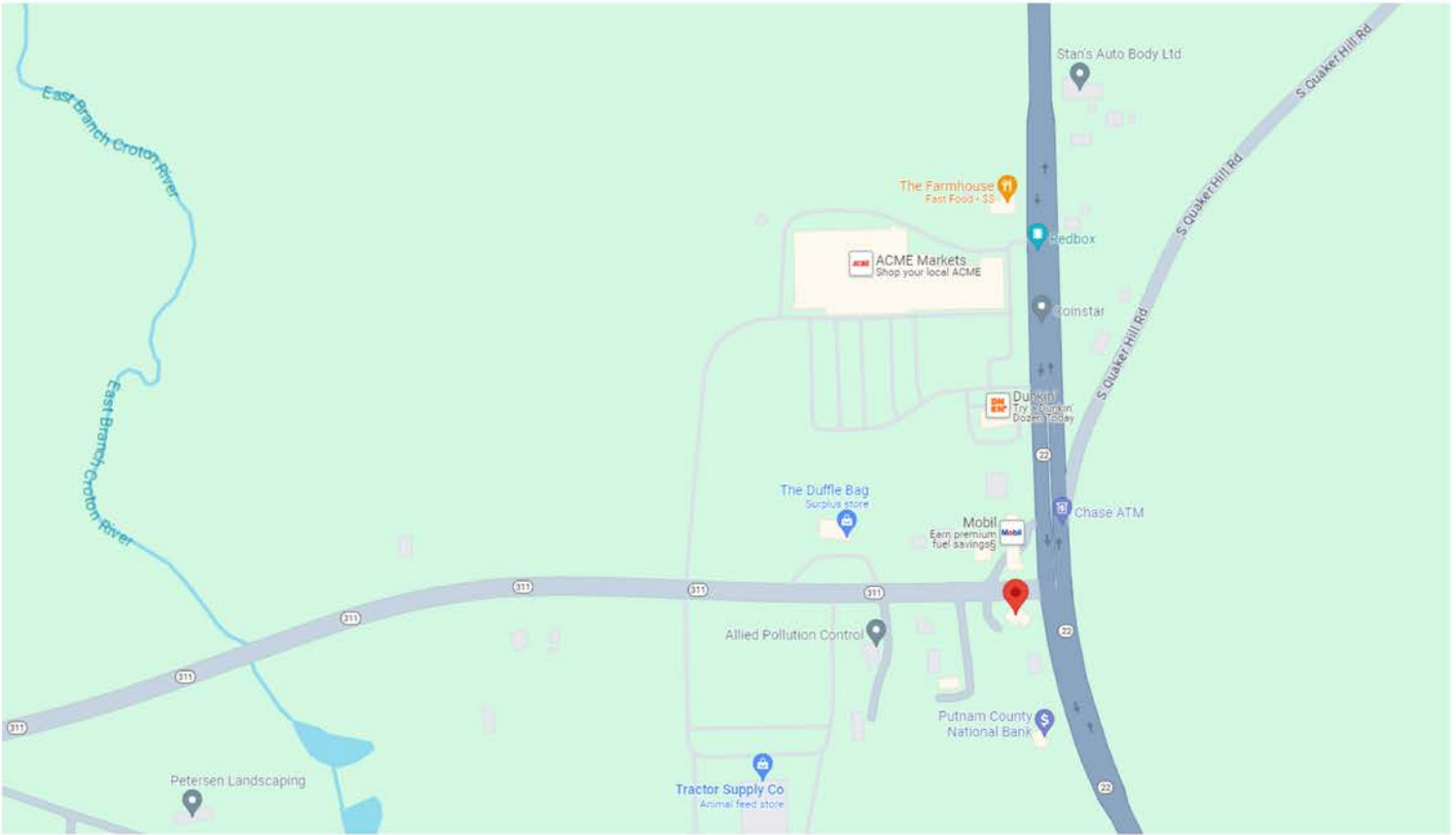
Population			
	2 mile	5 mile	10 mile
2010 Population	3,424	25,774	137,826
2023 Population	3,111	24,969	143,688
2028 Population Projection	3,046	24,875	145,465
Annual Growth 2010-2023	-0.7%	-0.2%	0.3%
Annual Growth 2023-2028	-0.4%	-0.1%	0.2%
Median Age	44	44.1	44.6
Bachelor's Degree or Higher	26%	36%	39%
U.S. Armed Forces	0	0	40

Source: CoStar



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Regional Map



Aerial Map w/ Traffic Count

