

# STATELINE CENTER

BREWSTER | 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 9 and US Route 6 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.

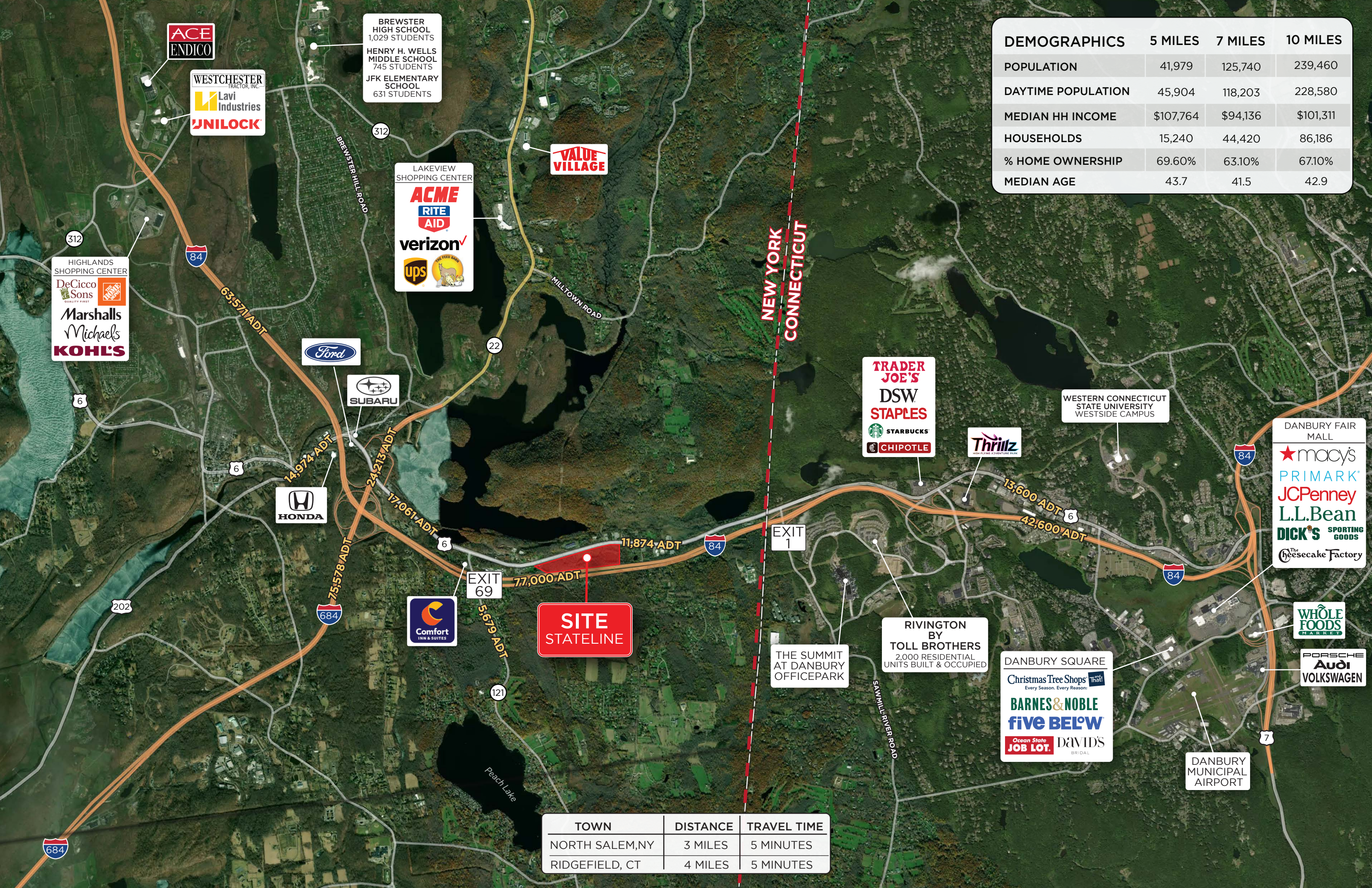
Putnam County is an affluent county of 99,003 residents with mostly single-family homes and a median household income of \$104,674. Top employers are in the healthcare, manufacturing and retail/grocery sectors. Putnam Hospital with 164 beds is located in Carmel. Residents also commute to New York City 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.



<b>DEMOGRAPHICS</b>	<b>5 miles</b>	<b>7 miles</b>	<b>10 miles</b>
Population	41,979	125,740	239,460
Daytime Population	45,904	118,203	228,580
Median HH Income	\$107,764	\$94,136	\$101,311
Number of Households	15,240	44,420	86,186
% Home Ownership	69.6%	63.1%	67.1%
Median Age	43.7	41.5	42.9

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**SITE STATELINE**

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

HIGHLANDS SHOPPING CENTER  
DeCicco Sons  
Marshalls  
Michaels  
KOHLS

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  
SUBARU  
HONDA

TRADER JOE'S  
DSW  
STAPLES  
STARBUCKS  
CHIPOTLE

Thrillz  
HIGH FLYING ADVENTURE PARK

WESTERN CONNECTICUT STATE UNIVERSITY  
WESTSIDE CAMPUS

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

Comfort INN & SUITES

EXIT 1

THE SUMMIT AT DANBURY OFFICEPARK

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

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

WHOLE FOODS MARKET

PORSCHE  
Audi  
VOLKSWAGEN

DANBURY MUNICIPAL AIRPORT

684

312

6

202

312

22

EXIT 69

121

84

84

7

84

63,571 ADT

14,974 ADT

24,213 ADT

17,061 ADT

75,578 ADT

5,679 ADT

77,000 ADT

11,874 ADT

13,600 ADT

42,600 ADT

BREWSTER HILL ROAD

MILLTOWN ROAD

NEW YORK  
CONNECTICUT

SAMUEL RIVER ROAD

Peach Lake

**SITE 2**  
STATELINE

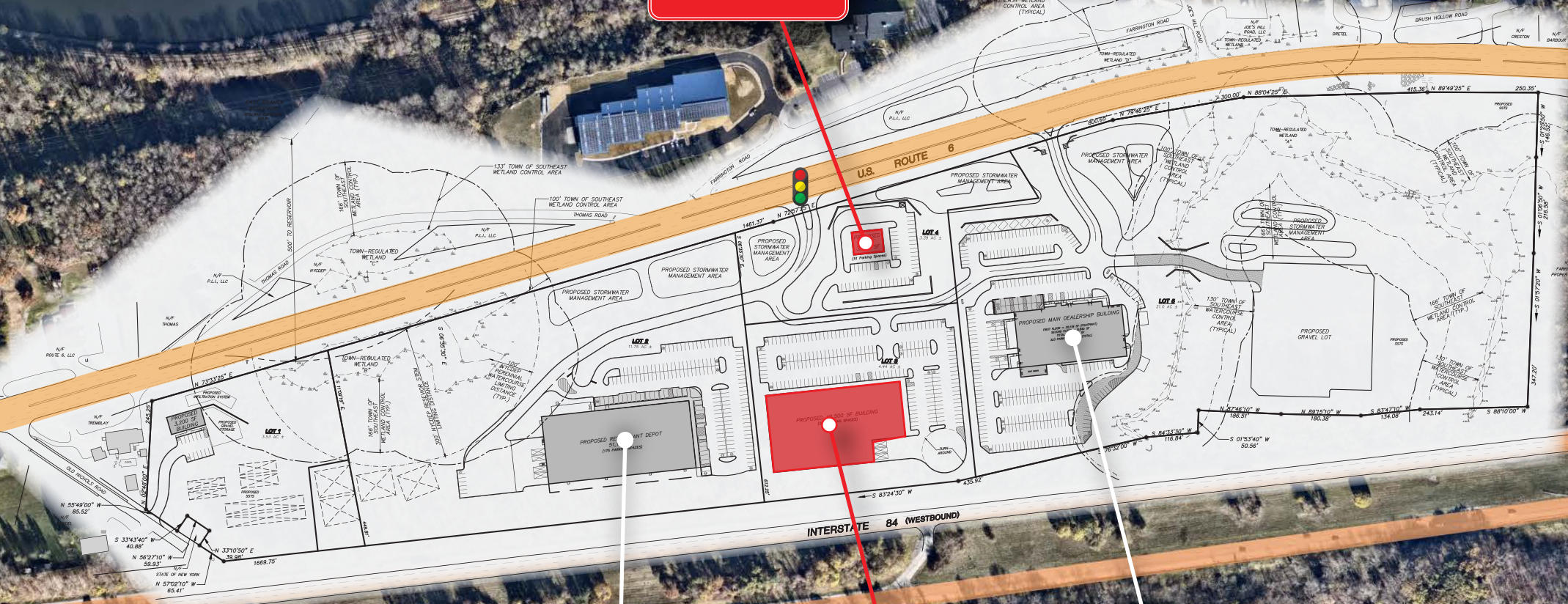
**11,874 ADT**



**77,000 ADT**



**SITE 1**  
STATELINE



# Stateline Center

- 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

## Retail 2 - 3,600 SF

51 PARKING SPACES  
2.5 ACRES  
MULTIPLE DRIVE-THRU OPTIONS



## Retail 1 - 49,500 SF

210 PARKING SPACES  
5.5 ACRES

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