

## NOW LEASING TWO RETAIL PADS NYS ROUTE 22 - BREWSTER, NY, NEAR I-684



## JOIN RED ROOSTER DRIVE-IN

NYS Route 22
 1560 Route 22
 Brewster, NY 10509

• Location:

Interstate 684 - 3 Minutes / 1.7 Miles Interstate 84 - 5 Minutes / 2.8 Miles

• Type: Retail / Office / Service

Frontage: NYS Route 22

• Acreage:  $4.16 \pm Acres$ 

**Proposed Square Footage:** [2] 2,400 ± SF Buildings Subject to Further Confirmation

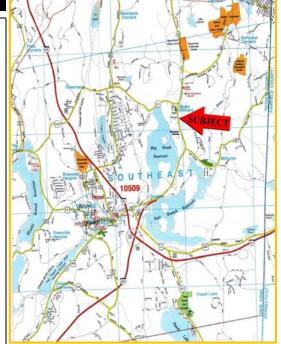
• Parking Spaces: 46

• Area Retailers:

ACME Markets Dunkin Donuts
Burger King McDonald's
M&T Bank First Niagara
Mobil Gulf
AT&T Enterprise









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**Demographics:** 3 Miles 5 Miles 7 Miles Population 14,851 53,016 118,162 Avg. HH Income \$109,834 \$117,004 \$108,346 # of Households 5,308 19.123 41,244

**Area Traffic Count:** 

NYS RT 22 from NYS RT 981B to NYS RT 312 - 23,775 AADT

• Lease Price: \$125,000 Per Year / Per Pad Site / Triple Net

\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*\*

