



SCALZO
COMMERCIAL
NEW DEVELOPMENT

For Sale:

4 - 10 INDEPENDENT WAY

Brewster, NY 10509



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4 Stony Hill Road | Bethel, CT 06801

Property Summary



PROPERTY DESCRIPTION

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Commercial Agent **lkieper@scalzo.com**

Introducing a prime investment opportunity at 4 - 10 Independent Way, Brewster, NY, 10509. This zoned ED property is located in the industrial area, offering potential for a diverse range of industrial and commercial uses. With its location and favorable zoning, this property presents an unparalleled opportunity for land and industrial investors seeking to establish a thriving presence in this dynamic market.

LOCATION DESCRIPTION

Located in a highly desirable location, this property boasts easy access to Route 84 East & West, Route 312 North/South, NY 22, US 6, and is adjacent to the Southeast Metro North Train Station. The area is a commercial hub, situated behind prominent establishments such as Home Depot, DeCicco & Sons, Kohl's, Mattress Firm, and more. With a growing commercial presence and convenient access to major transportation routes, this location presents an exceptional opportunity for many different investment uses.

PROPERTY HIGHLIGHTS

- Zoned ED - "Economic Development"
- Favorable zoning regulations
- Ideal for Commercial, Industrial, Warehouse, Retail, Sports/Recreation Facilities, etc.
- Spacious land parcel
- Flexible development potential
- Proximity to key transportation routes

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	28 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	52	741
Total Population	30	135	2,055
Average HH Income	\$103,624	\$104,688	\$116,355

Property Details

Sale Price	\$1,200,000
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LOCATION INFORMATION

Street Address	4 - 10 Independent Way
City, State, Zip	Brewster, NY 10509
County	Putnam
Market	Industrial
Sub-market	Commercial
Cross-Streets	Route 312
Nearest Highway	Route 84 East / West
Nearest Airport	Westchester County

BUILDING INFORMATION

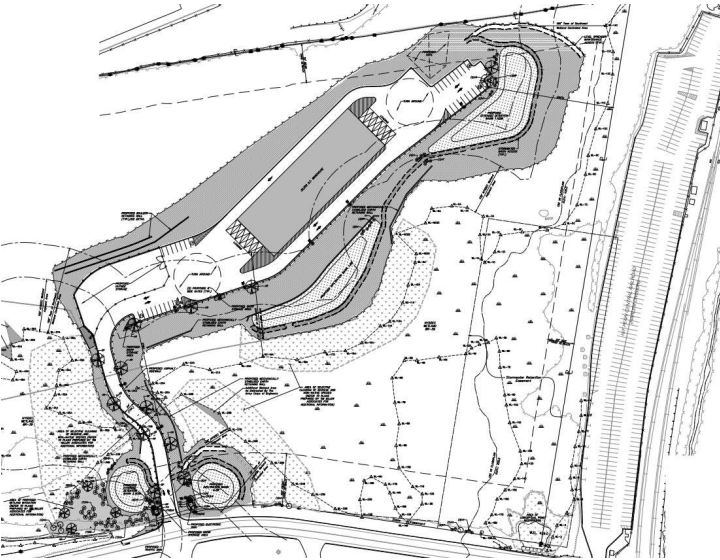
Building Size	0 SF
Number of Lots	1
Best Use	Commercial, Industrial, Warehouse, Retail, Sports/ Recreation Facilities
Number of Buildings	0

PROPERTY INFORMATION

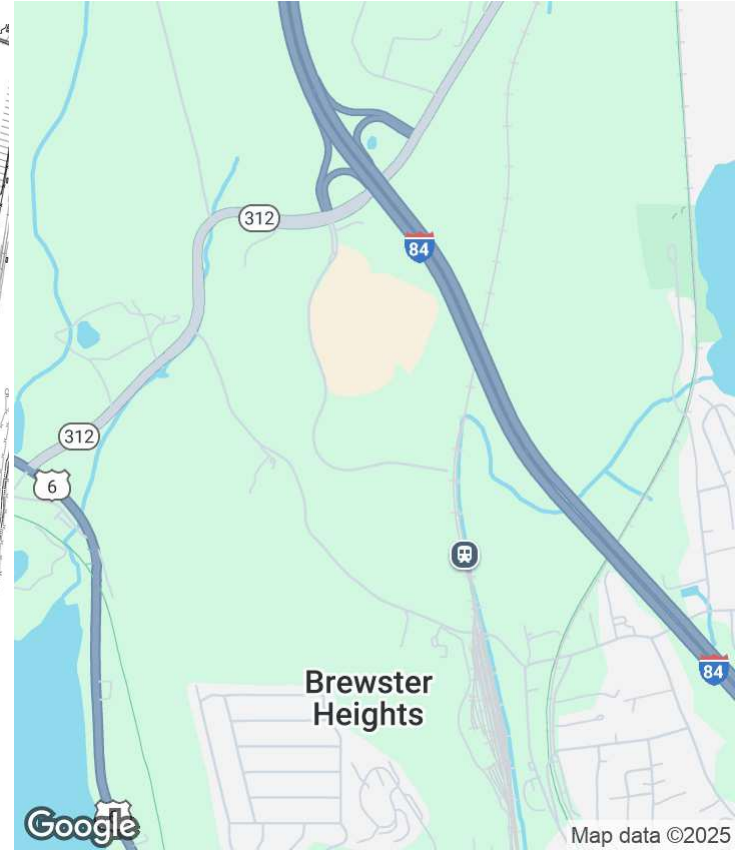
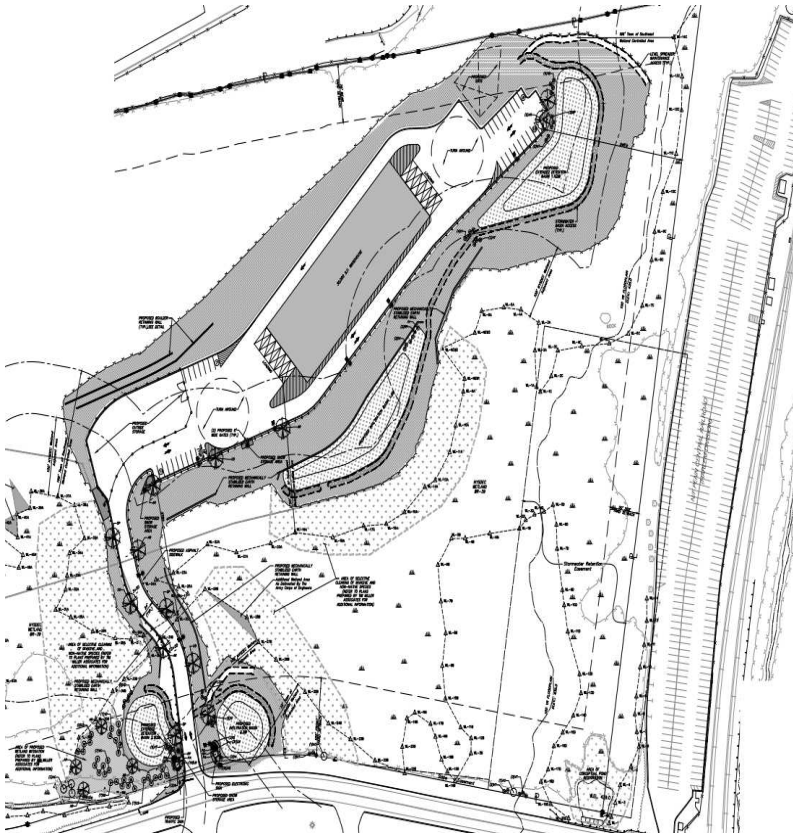
Property Type	Land
Property Subtype	Retail
Zoning	ED
Lot Size	28+ Acres
APN #	56.-1-24
Corner Property	Yes
Amenities	This lot lends itself to business opportunities for a variety of Warehouse uses, Sports facilities, Lodging, Retail, etc. There is NYSEG electric on the street.,



Additional Photos



City Information



ABOUT BREWSTER, NEW YORK

Brewster, New York, is a historic village in the southeastern corner of Putnam County, approximately an hour north of New York City

PROS OF BUILDING IN BREWSTER, NY

Building commercially in Brewster, New York, offers key advantages, including a strategic location near I-84 and I-684 and direct train access to Manhattan. With a strong infrastructure and a forward-looking development plan, Brewster is a promising spot for commercial investment.

LOCATION DETAILS

Market	Industrial
Sub Market	Commercial
County	Putnam
Cross Streets	Route 312
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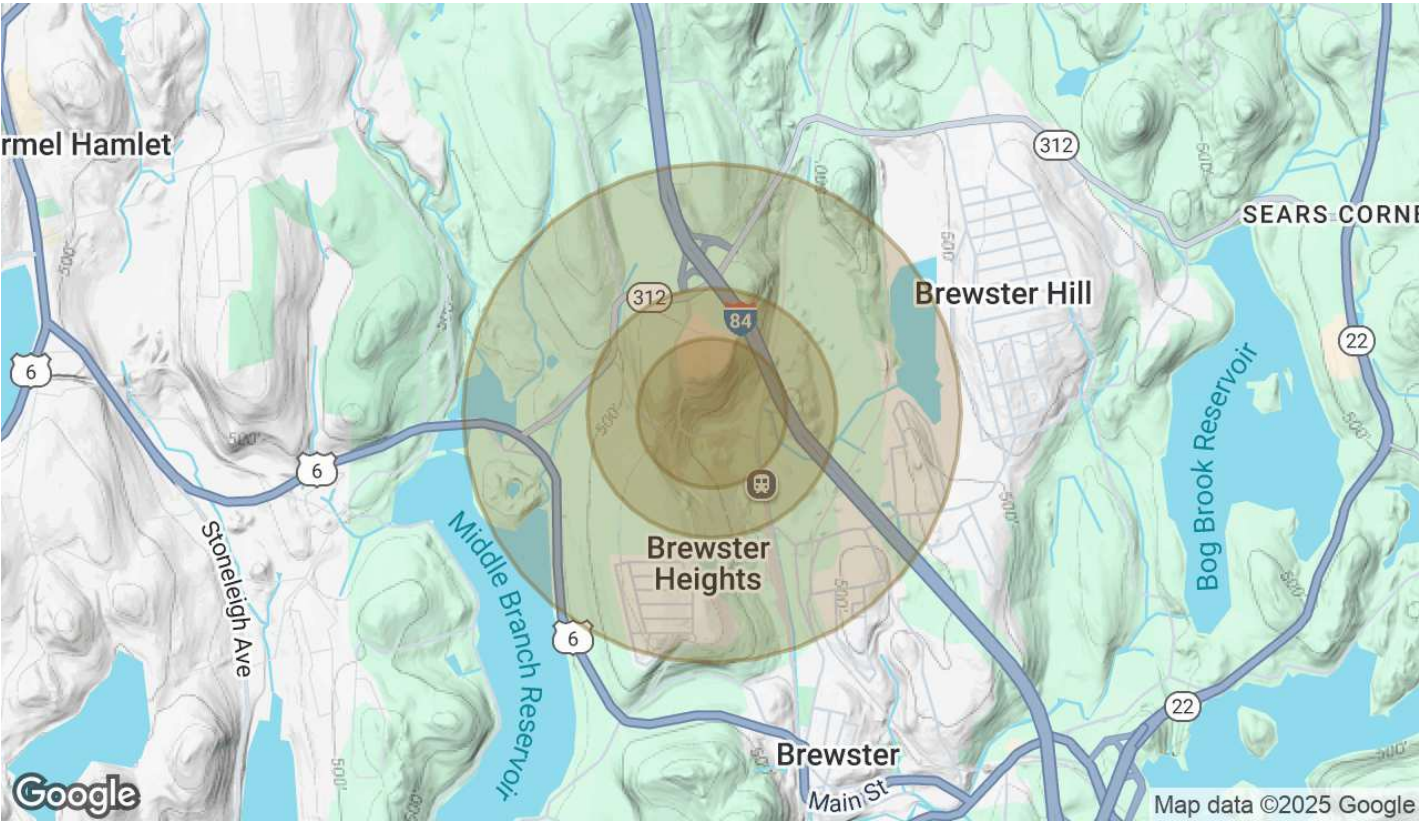
Location Map



Demographics Map & Report

Demographics data derived from AlphaMap

4 - 10 Independent Way Brewster, NY 10509



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	135	2,055
Average Age	44	43	42
Average Age (Male)	42	41	41
Average Age (Female)	46	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	52	741
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$103,624	\$104,688	\$116,355
Average House Value	\$434,618	\$429,507	\$446,391

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	21	87	1,272
Total Population - Black	1	5	76
Total Population - Asian	1	5	81
Total Population - Hawaiian	0	0	1
Total Population - American Indian	0	1	20