Patterson, NY RETAIL SPACE & PAD SITES FOR LEASE

3101 Route 22

Patterson Commons Shopping Center













AVAILABLE:

1,250 SF (Can Be Made Available) 2,250-7,000 SF Pad Sites (Drive-Thru Possible, Ground Lease/Build to Suit)

CO-TENANTS:

Acme Market, Dollar Tree, Choice Pet, Verizon, Dunkin'/Baskin Robbins, Papa John's, Subway and Ally Nails

NEIGHBORING RETAILERS:

Hannaford, M&T Bank, PCSB, Advance Auto Parts, Tractor Supply, Autozone, Daryl's House, World Gym, KFC, Dollar General, Mobil, Mavis Discount Tire, Putnam County National Bank and more

TRAFFIC COUNT:

18,270 Cars per Day Along Route 22 9,235 Cars per Day Along Route 311

ADDITIONAL INFORMATION:

- 85,000 SF Grocery Anchored Shopping Center with Signaled Access
- High Visibility from Route 22
- One of Putnam County's Primary Traffic Corridors
- Over 400 Parking Spaces
- Food Uses are Now Allowed as Property was Recently Connected to Municipal Sewer

RENT:

Call for Details

CAM/TAXES: \$9.62/SF

| AREA DEMOGRAPHICS | | | |
|-------------------|-----------|-----------|-----------|
| | 3 Miles | 5 Miles | 10 Miles |
| Population | 6,589 | 24,336 | 136,435 |
| Avg. HH Income | \$136,326 | \$151,641 | \$159,904 |

For More Information, Please Contact:

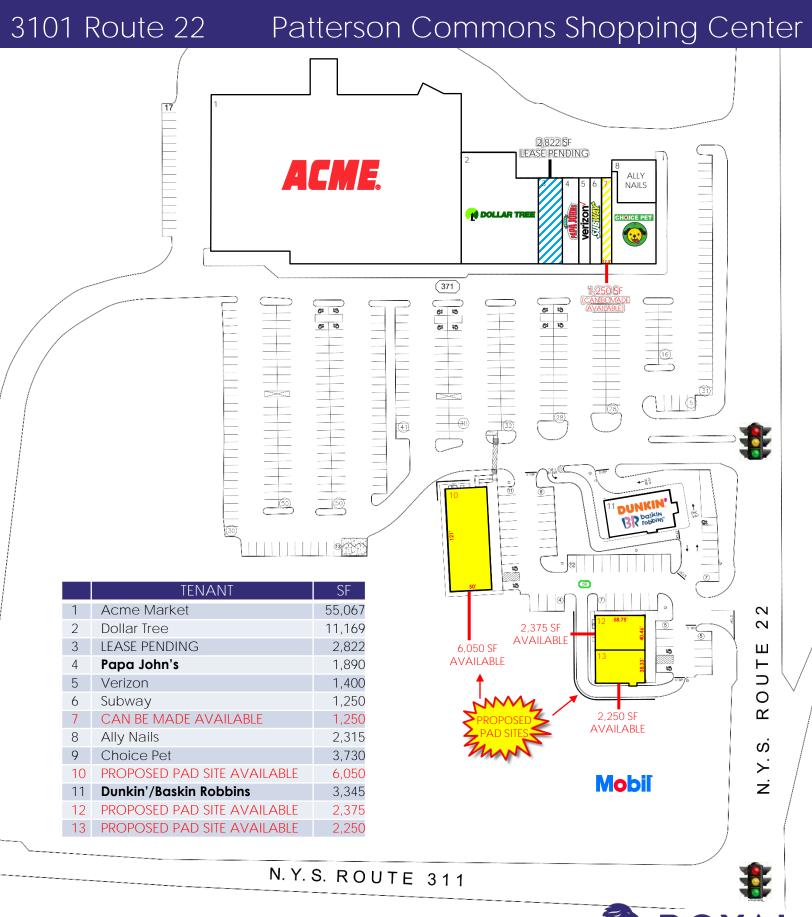
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