

# 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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**ROYAL**  
PROPERTIES

www.RoyalPropertiesInc.com

# Patterson, NY

3101 Route 22

Patterson Commons Shopping Center



	TENANT	SF
1	Acme Market	55,067
2	Dollar Tree	11,169
3	LEASE PENDING	2,822
4	<b>Papa John's</b>	1,890
5	Verizon	1,400
6	Subway	1,250
7	CAN BE MADE AVAILABLE	1,250
8	Ally Nails	2,315
9	Choice Pet	3,730
10	PROPOSED PAD SITE AVAILABLE	6,050
11	<b>Dunkin'/Baskin Robbins</b>	3,345
12	PROPOSED PAD SITE AVAILABLE	2,375
13	PROPOSED PAD SITE AVAILABLE	2,250

N.Y.S. ROUTE 22

N.Y.S. ROUTE 311



# Patterson, NY

3101 Route 22

Patterson Commons Shopping Center



**PATTERSON COMMONS SITE**

**ACME** CHOICE PET

DOLLAR TREE PIZZA PAPA JOHN'S

SUBWAY

BR baskin robbins verizon DUNKIN'



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