

Brewster, NY OFFICE/RETAIL SPACE FOR LEASE

2505 Carmel Avenue (Route 6) Brewster Square



AVAILABLE SPACE:

1,100 -7,200 SF

CO-TENANTS:

JNR Pharmacy, Over-The-Rainbow Learning Center & Day Care, Brewster Bagels, KLM Prosthetics, Striking 101 Martial Arts, Five Brothers Pizza & Pasta, and DC Hair Studio

NEIGHBORING RETAILERS:

Kohl's, Michael's, Home Depot, Marshalls, DeCicco's Family Markets, ShopRite, Dunkin', Taco Bell, McDonald's, Starbucks, AT&T, Tops Supermarket, AutoZone, Rite Aid, TD Bank, Advanced Auto, and more

TRAFFIC COUNT:

10,135 Cars per Day Along Route 6/Carmel Avenue

ADDITIONAL INFORMATION:

- 27,600 SF GLA
- Close Proximity to Putnam Hospital Center
- Great Visibility from Route 6
- Excellent Parking
- Pylon Signage
- Built in 1985

RENT:

Modified Gross - Call for Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	17,687	43,902	202,163
Avg. HH Income	\$117,388	\$133,298	\$137,064

**For More Information,
Please Contact:**

914-237-3400

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ROYAL
PROPERTIES

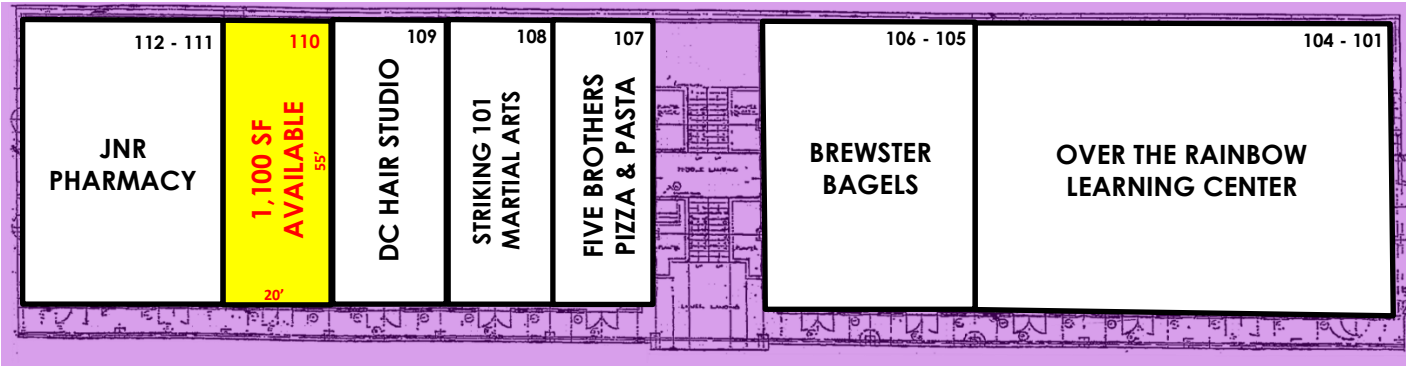
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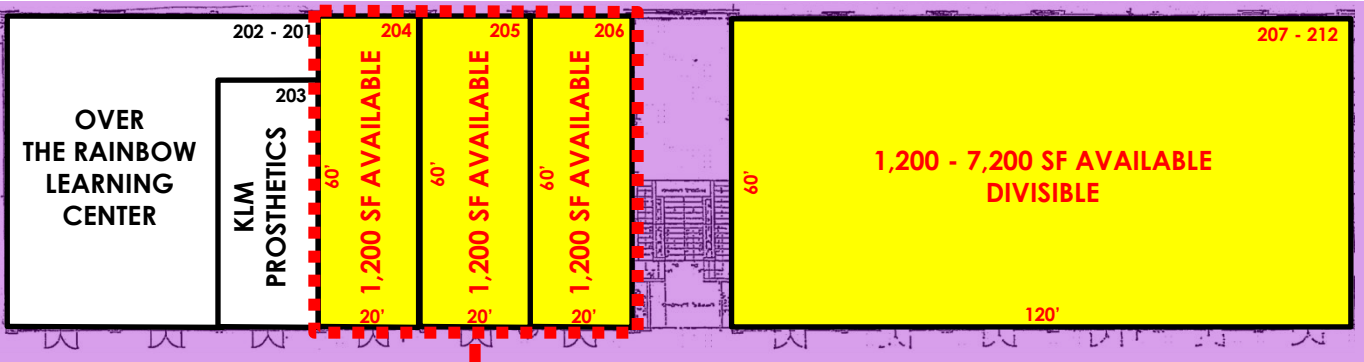
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ROUTE 6 ACCESS



REAR ACCESS ON GRADE



CAN BE COMBINED
UP TO 3,600 SF



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