

Brewster, NY

1534 Route 22

Putnam County

**GROUND LEASE
OR BUILD TO SUIT**

NEW CONSTRUCTION | PROPOSED 20,000 – 70,000 SF AVAILABLE



**BROKER
CONTACT**

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www.RoyalPropertiesInc.com

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1534 Route 22

GROUND LEASE
OR BUILD TO SUIT

NEW CONSTRUCTION | PROPOSED 20,000 – 70,000 SF AVAILABLE



AVAILABLE:

20,000 – 70,000 SF (Possibly More)

ADDITIONAL INFORMATION:

- Ground Lease or Build to Suit
- Ideal for Supermarket, Retail, Medical, Fitness, Bank, QSR, Senior Housing, and more
- Located Across from the Lakeview Shopping Center with ACME, Planet Fitness, and more
- Drive Thru Possible
- Easily Accessible from I-84 and I-684
- Minutes Away from Brewster Metro-North Train Station
- Signalized Intersection
- Pylon Signage Opportunities/Possible Naming Rights

TRAFFIC COUNTS:

22,923 Cars Per Day Along Route 22

NEIGHBORING RETAILERS:

ACME, Planet Fitness, Verizon, The UPS Store, Burger King, Dunkin', Key Bank, M&T Bank, Supercuts, Auto Zone, Chase Bank, Splash Car Wash, and many more

RENT/CAM:

Call For Details

AREA DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	14,574	53,536	236,329
Avg. HH Income	\$140,933	\$145,471	\$138,500

ROYAL
PROPERTIES

Brewster, NY

1534 Route 22

Putnam County

GROUND LEASE
OR BUILD TO SUIT

OPTION 1 | PROPOSED TWO BUILDINGS | 25,000 - 70,000 SF

25,000 SF

SENIOR LIVING

70,000 SF
AVAILABLE

SUPERMARKET

TENANT
SIGNAGE
HERE

TENANT
SIGNAGE
HERE

22



22

ROYAL
PROPERTIES

Brewster, NY

1534 Route 22

Putnam County

GROUND LEASE
OR BUILD TO SUIT

OPTION 2 | PROPOSED THREE BUILDINGS | 21,000 – 25,000 SF

25,000 SF

SENIOR LIVING

21,750 SF
AVAILABLE

RETAIL

DRIVE-THRU

21,000 SF
AVAILABLE

SUPERMARKET

TENANT
SIGNAGE
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