



# NOW LEASING TWO RETAIL PADS NYS ROUTE 22 - BREWSTER, NY, NEAR I-684



## JOIN RED ROOSTER DRIVE-IN

- **NYS Route 22**  
1560 Route 22  
Brewster, NY 10509
- **Location:**  
Interstate 684 - 3 Minutes / 1.7 Miles  
Interstate 84 - 5 Minutes / 2.8 Miles
- **Type:** Retail / Office / Service
- **Frontage:** NYS Route 22
- **Acreage:** 4.16 ± Acres
- **Proposed Square Footage:**  
[2] 2,400 ± SF Buildings  
*Subject to Further Confirmation*
- **Parking Spaces:** 46
- **Area Retailers:**

ACME Markets	Dunkin Donuts
Burger King	McDonald's
M&T Bank	First Niagara
Mobil	Gulf
AT&T	Enterprise



<b>Demographics:</b>	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	14,851	53,016	118,162
Avg. HH Income	\$109,834	\$117,004	\$108,346
# of Households	5,308	19,123	41,244

### Area Traffic Count:

NYS RT 22 from NYS RT 981B to NYS RT 312 - 23,775 AADT

- **Lease Price:** \$125,000 Per Year / Per Pad Site / Triple Net

\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*\*



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601

Thomas M. Cervone  
(845)485-3100  
tom@crproperties.com  
www.crproperties.com



