

FOR LEASE — TAMARAC PLAZA

# 3991 ROUTE 2

BRUNSWICK  
NEW YORK 12180



## PROPERTY DETAILS

### FEATURES

Offered for lease is up to  $\pm 2,000$  SF of retail space in the larger  $\pm 20,300$  SF Tamarac Plaza in Brunswick NY

### LOCATION

South side of Route 2 just east of Tamarac Road intersection. Across from Tamarac Schools and adjacent to Brunswick Soccer Complex

### UTILITIES

Municipal water and private septic system

### ZONING

Commercial

### PRICE

For Lease at: \$12/SF NNN  
(Estimated NNNs ~ \$3.86/SF)



## CONTACT INFORMATION

### ANN MACAFFER, CCIM

Associate Broker  
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## ADDITIONAL INFORMATION

Tax ID#: 92.-6-3  
17 Assessment: \$201,260  
Equalization Rate: 26.7%  
17 General Tax: \$8,349.27  
16/17 School Tax: \$14,145.89  
Combined Tax: \$22,495.16

- +  $\pm 110$  parking spaces
- + Room in front for a pad site
- + Some units have new heat; some with A/C
- + Suites range from 800 SF up
- + Great neighborhood center
- + Join Subway, US post office, pizza, nails and others
- + End unit available

Preliminary

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Facts & Stats

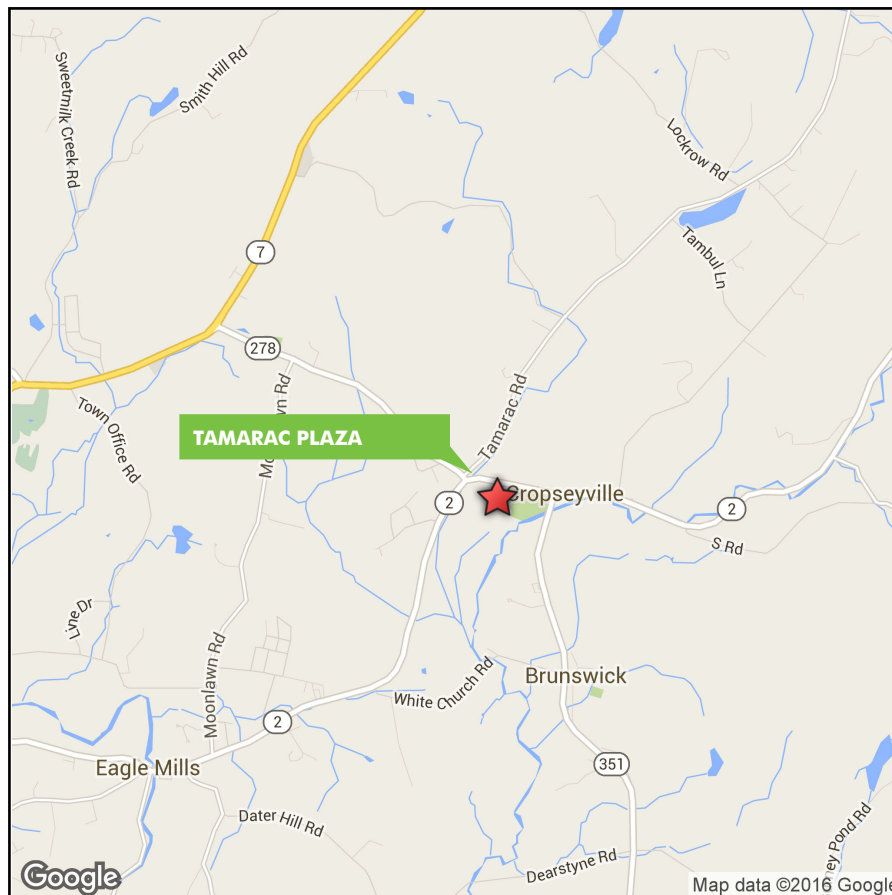
2016 Estimated Demographics	1 Mile	3 Mile	5 Mile
Population	505	4,206	19,283
Median Household Income	\$74,181	\$72,145	\$72,925

## Traffic Counts (AADT)

Route 2 at Tamarac Rd.	9,297
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Location Map



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