

Now Leasing for Spring 2018



MCGRATH
REALTY INC

New Retail / Office Building

14,000 sq. ft.
Available

2 Starr Ridge Road
Southeast
Putnam County, NY

General Information:

Retail: \$25.00 / SF NNN
6,000 Sq. Ft. Available

Office: \$20.00 / SF NNN
8,000 Sq. Ft. Available



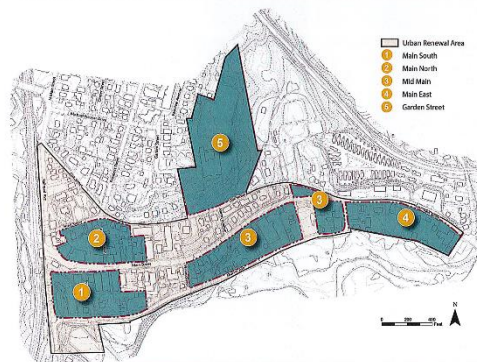
Property Description:

Property is a newly constructed 16,000SF retail / office building. Dunkin Donuts is set to anchor complete with Drive up window and ample parking. Excellent traffic counts with 1 mile median income of \$83,000+ and 3 mile income of \$92,000+; 3 mile population of 14,515. Neighboring business nationally known, excellent office and retail opportunity to be in a brand new building near mass transit.

Highlights

Dunkin Donuts Tenant

- Strong demographics
- Signalized corner of Route 6 off I-84 on/off ramp
- Intersection of I-84 (74,655 AADT), I-684 (25,190 AADT), and Route 6 (17,780 AADT)
- New construction; ample parking



Prime Re-Development Location

Brewster's Urban Renewal Project is centralized around 5 main areas including our subject location. Phase I to be completed entails a shared subsurface parking structure for up to 550 cars, with mixed-use buildings above and built around a central open space plaza. The buildings will provide about 290 apartments and 32,000 square feet of retail and commercial space.

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