



# PATTERSON CROSSING

P U T N A M   C O U N T Y   N E W   Y O R K

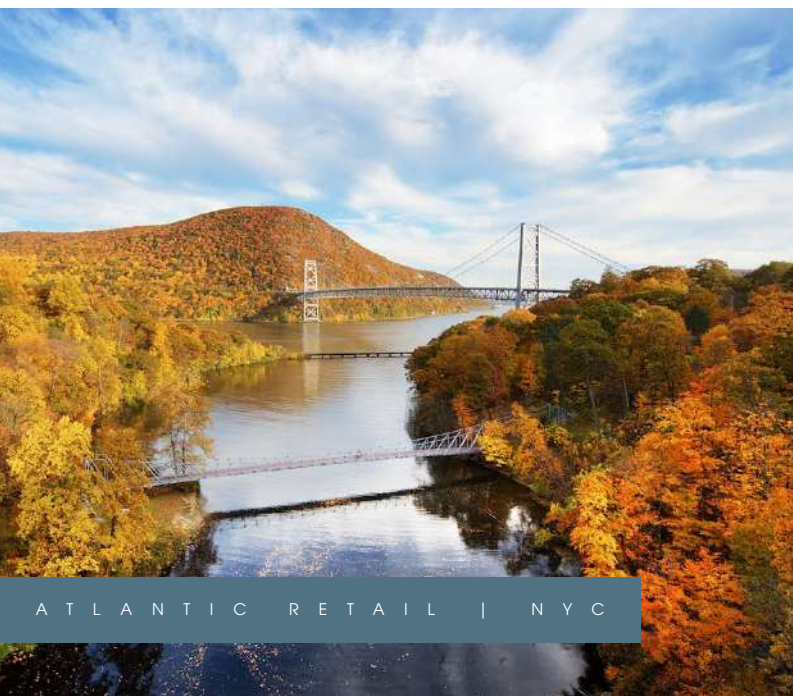


# Putnam County N E W Y O R K

Putnam County, New York is located in the lower Hudson River Valley and stretches from the Hudson River to the New York-Connecticut border. Major highways I-84, I-684, The Taconic State Parkway and US Route 9 run through the state providing access from Westchester County below and Dutchess County above. Route 6 runs east to west connecting west Putnam County to Danbury, CT. Putnam is only an hour away from Grand Central Station via Metro North's Harlem and Hudson Lines.

Putnam County is an affluent county of 99,003 residents with mostly single-family homes and a median household income of \$104,674. Top employers are in the healthcare, manufacturing and retail/grocery sectors. Putnam Hospital with 164 beds is located in Carmel. Residents also commute to New York City or lower Westchester County businesses for work. Recreationally, Putnam County is known for beautiful Fahnestock State park, part of the Appalachian Trail, for hiking and hunting.

Major shopping centers in Putnam County include The Highlands Retail Center anchored by Home Depot, Kohl's, Marshalls, Michaels and DeCicco's, and properties owned by Urstadt Biddle Properties, including Somers Commons, anchored by Stop & Shop, Home Goods and New York Sports Club, and Carmel ShopRite Plaza, anchored by ShopRite and Cinema8.



| Demographics            | 5 Miles   | 7 Miles   | 10 Miles  |
|-------------------------|-----------|-----------|-----------|
| Population              | 33,590    | 65,793    | 141,180   |
| Daytime Population      | 28,321    | 55,219    | 116,256   |
| Households              | 12,297    | 24,510    | 51,951    |
| Median Household Income | \$111,637 | \$114,207 | \$117,711 |
| Median Age              | 44.7      | 44.6      | 45.0      |
| Home Ownership          | 75.5%     | 74.9%     | 75.9%     |



# Patterson Crossing

Future regional shopping center with 400,000 SF of retail fully approved

Full access from I-84 and Route 311

Over 66,000 ADT on I-84

Great highway visibility with opportunity for signage facing I-84

Multiple big box & small shop opportunities ranging from 2,000 SF & 150,000 SF



Building A



Building B



Building C



Building D



Building F

Building E

Proposed renderings subject to Tenant input

# Patterson, NY

## Putnam County

### Single Family Home Sales

- Median Sale Price: \$508,680
- 44% increase in sales of homes

## Carmel, NY

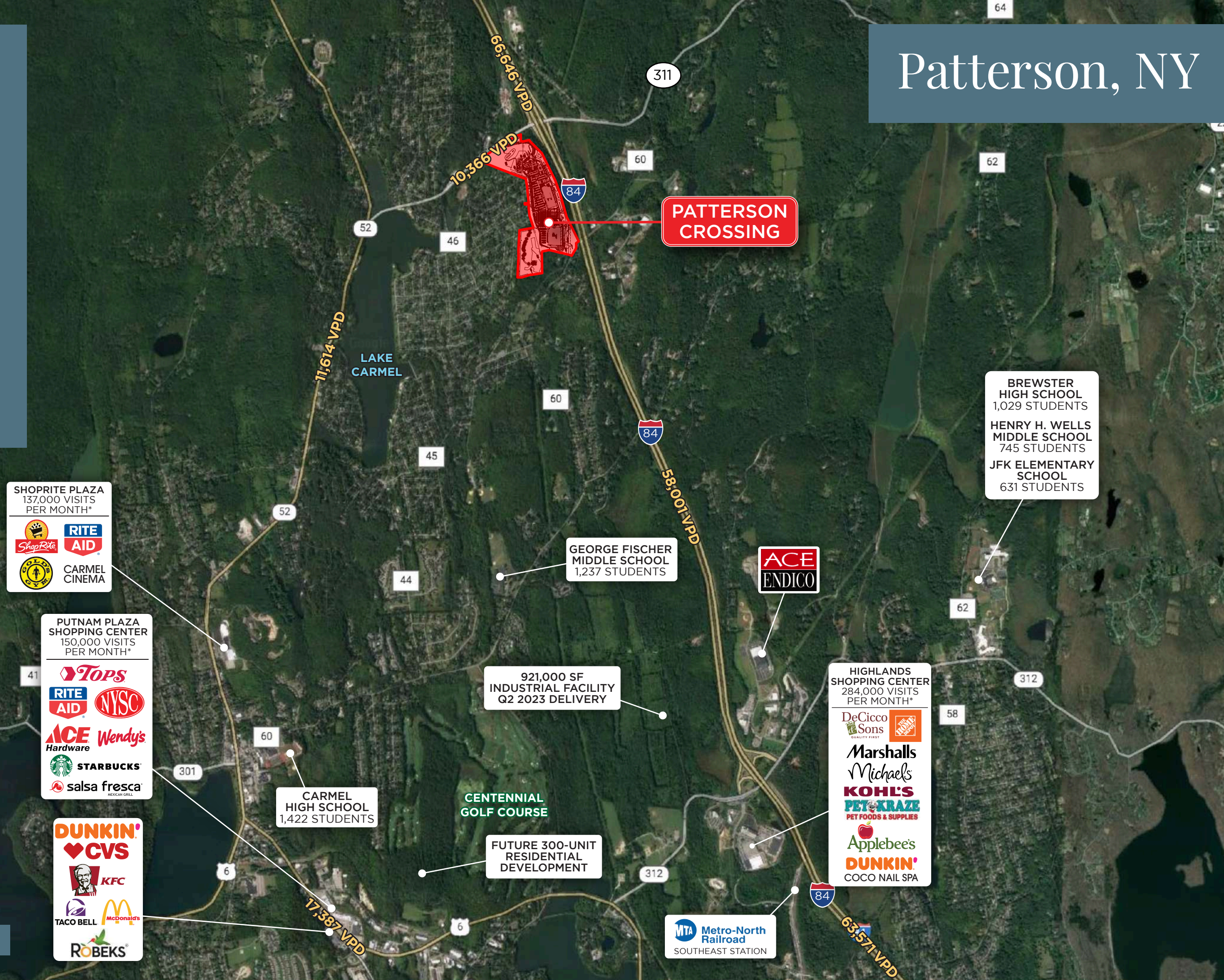
- Median Sale Price: \$600,000
- 11.2% increase in sales of homes
- Median HH Income: \$127,230

## Patterson, NY

- Median Sale Price: \$517,500
- 15% increase in sales of homes
- Median HH Income: \$103,805

## Brewster, NY

- Median Sale Price: \$501,250
- Median HH Income: \$55,818



**SHOPRITE PLAZA**  
137,000 VISITS PER MONTH\*

**RITE AID**  
**ShopRite**

**GOLDEN GLOBE CINEMA**  
CARMEL CINEMA

**PUTNAM PLAZA SHOPPING CENTER**  
150,000 VISITS PER MONTH\*

**Tops**  
**RITE AID**  
**NYSC**

**ACE Hardware**  
**Wendy's**  
**STARBUCKS**  
**salsa fresca**

**DUNKIN'**  
**CVS**  
**KFC**  
**McDonald's**  
**TACO BELL**  
**ROBEKS**

**GEORGE FISCHER MIDDLE SCHOOL**  
1,237 STUDENTS

**921,000 SF INDUSTRIAL FACILITY**  
Q2 2023 DELIVERY

**CARMEL HIGH SCHOOL**  
1,422 STUDENTS

**FUTURE 300-UNIT RESIDENTIAL DEVELOPMENT**

**ACE**  
**ENDICO**

**HIGHLANDS SHOPPING CENTER**  
284,000 VISITS PER MONTH\*

**DeCicco Sons**  
**Marshall's**  
**Michaels**  
**KOHL'S**  
**PET-KRAZE**  
**PET FOODS & SUPPLIES**  
**Applebee's**  
**DUNKIN'**  
**COCO NAIL SPA**

**BREWSTER HIGH SCHOOL**  
1,029 STUDENTS

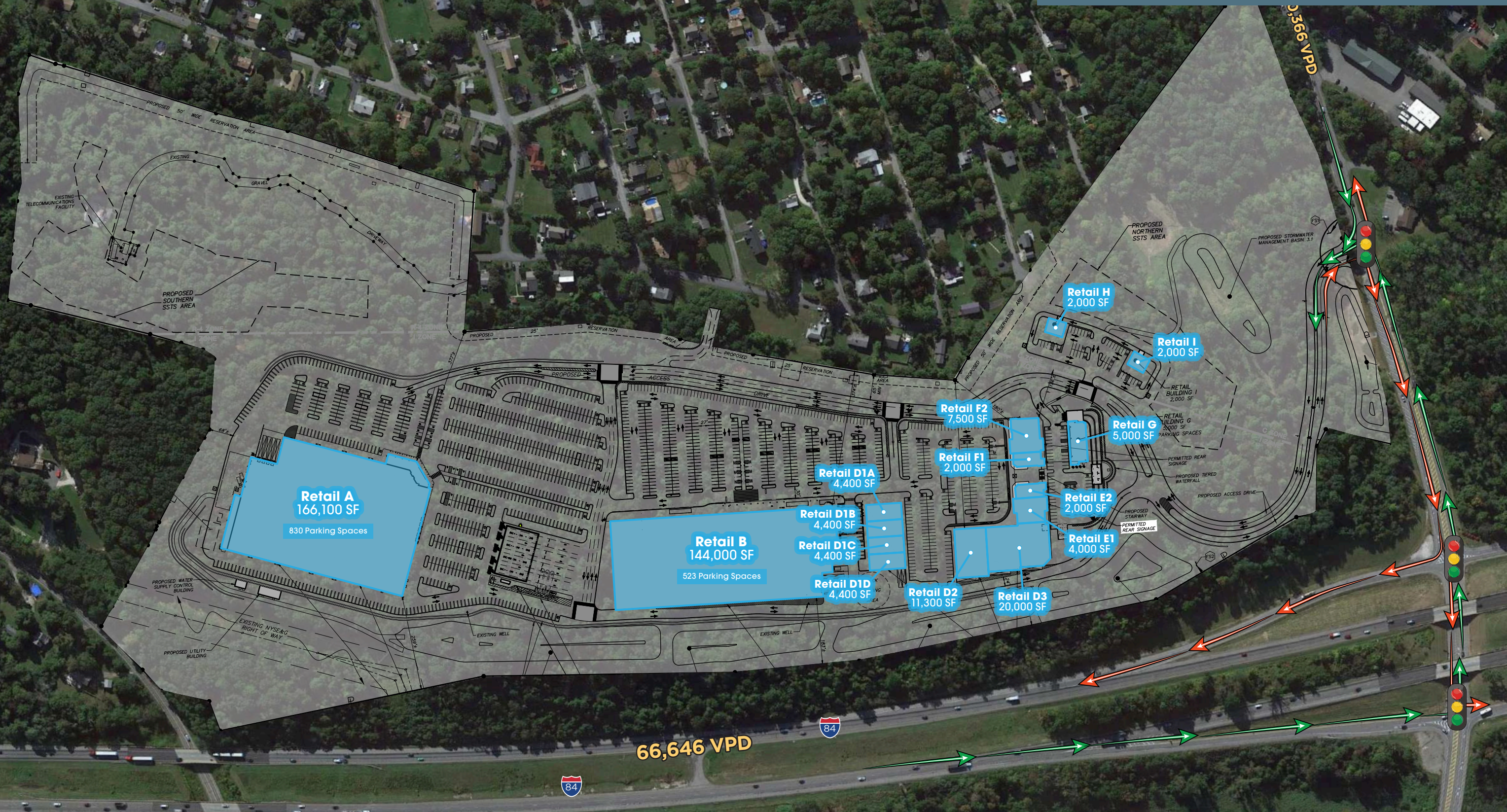
**HENRY H. WELLS MIDDLE SCHOOL**  
745 STUDENTS

**JFK ELEMENTARY SCHOOL**  
631 STUDENTS

**MTA Metro-North Railroad**  
SOUTHEAST STATION

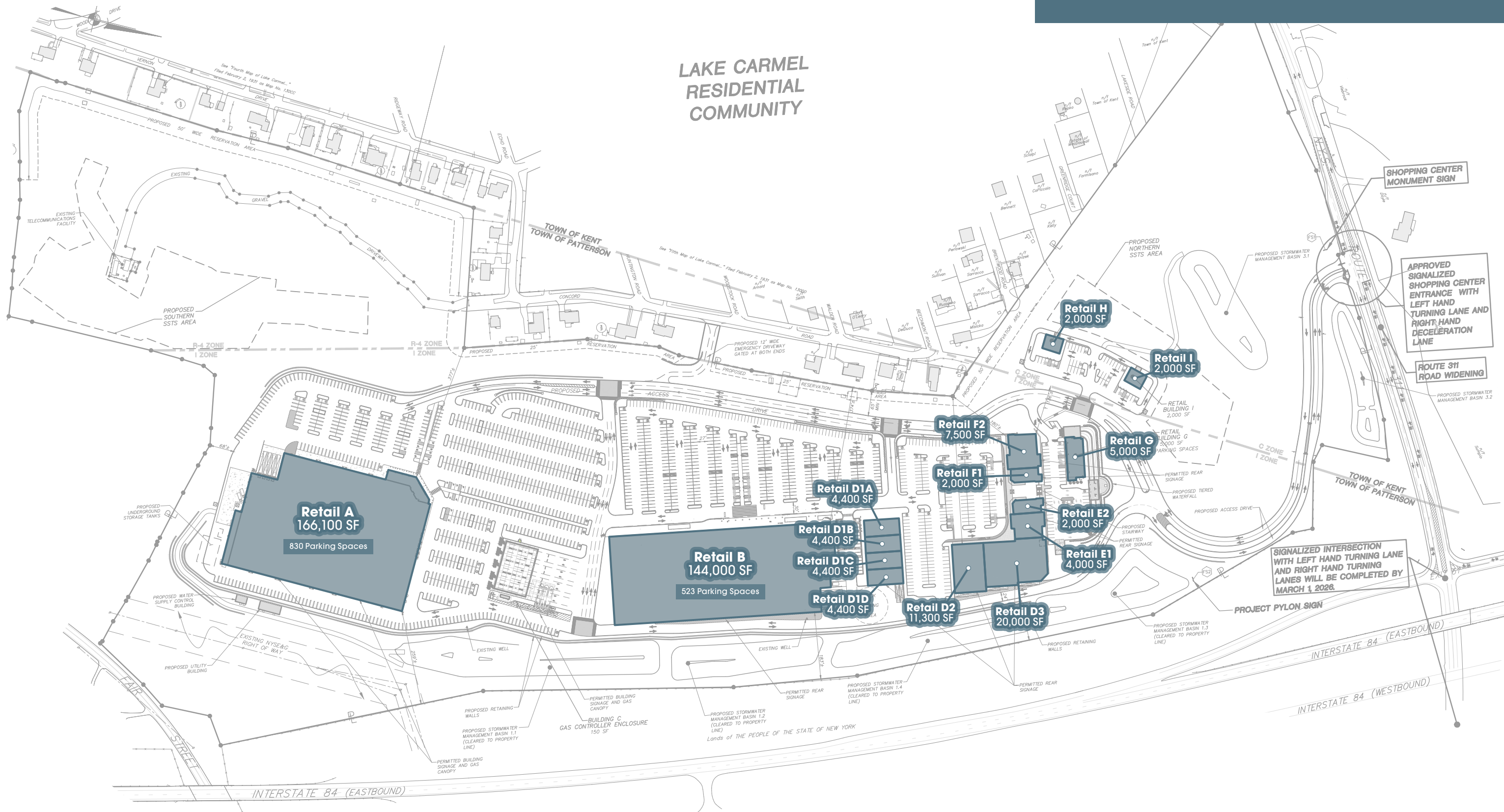


# Patterson Crossing



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LAKE CARMEL  
RESIDENTIAL  
COMMUNITY



# PATTERSON CROSSING

P U T N A M C O U N T Y N E W Y O R K

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