



OFFERING MEMORANDUM

529-533 Route 52 , Carmel, NY

Prime Mixed Use , Residential/Retail/Office Properties For Sale

OFFERING PRICE \$6,650,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

 COMMERCIAL DIVISIONSM



PRESENTED BY

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Table of Contents



OPPORTUNITY SUMMARY

Executive Summary
Property Highlights

PROPERTY SUMMARY

Exterior Photos
Interior Photos
Floor Plans
Boundary Map
Location Map
Aerial Map
Traffic Count

DEMOGRAPHICS

Demographic and Income Profile
Dominant Tapestry

EXECUTIVE SUMMARY

529-533 Route 52, Carmel, NY | Prime Mixed Use, Residential/Retail/Office Properties For Sale



EXECUTIVE SUMMARY

Located on the highly traveled main thoroughfare, 529-533 Route 52, in Carmel, NY presents a compelling mixed-use investment opportunity in the heart of Putnam County. The property benefits from strong visibility, consistent vehicular traffic, and convenient access to surrounding residential neighborhoods and regional thoroughfares.

The property consists of a blend of commercial and residential components, offering diversified income potential and long-term upside through lease optimization and repositioning. Its strategic location within close proximity to Lake Gleneida and the Putnam County governmental hub enhances tenant demand and ensures sustained traffic from both local residents and commuters.

With favorable zoning supporting mixed-use occupancy, the property is well-suited for investors seeking stable in-place cash flow with the ability to add value through renovation, re-tenanting, or redevelopment. 529-533 Route 52 represents an opportunity to acquire a centrally located asset in a market with limited new development and consistent demand, supporting stable occupancy and long-term rental growth."

OFFERING SUMMARY

- Property Type: Mixed-Use (Retail / Office / Residential)
- Zoning: Mixed-Use
- Lot Size / Acreage: 4.12
- Number of Buildings: 3
- Square Footage: 32,437 sq.ft.
- Residential Units: 11
- Parking: 60 cars
- Utilities: sewer
- Fully leased 100%
- Traffic Counts: 8K to 15K VPD



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PROPERTY HIGHLIGHTS

529-533 Route 52, Carmel, NY | Prime Mixed Use, Residential/Retail/Office Properties For Sale



LOCATION

Positioned along Route 52 in Carmel, the property benefits from excellent visibility and steady daily traffic, providing strong exposure for both tenants and customers.

INVESTMENT FEATURES

- Starbucks Plaza on Route 6 (Putnam Plaza) is about 1.5 miles away, The main retail stretch along Route 52, including the ShopRite center, is within a mile, and the Home Depot plaza is about 2.5 to 3 miles away, around 5–6 minutes.
- The NYSEG presence in Brewster is about a 10-minute drive, adding an employment base nearby.
- The property itself is an operating neighborhood plaza with a strong mix of local tenants that generate consistent activity, serve the surrounding community and keeps traffic steady throughout the day,
- The lake anchors a large, established residential community that feeds directly into this corridor and rely on nearby services for everyday needs,
- The location is also a getaway spot for for regular city visitors.
- Current ownership has completed major capital improvements, including structural updates and a newer roof, bringing the asset to a much stronger baseline condition.



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

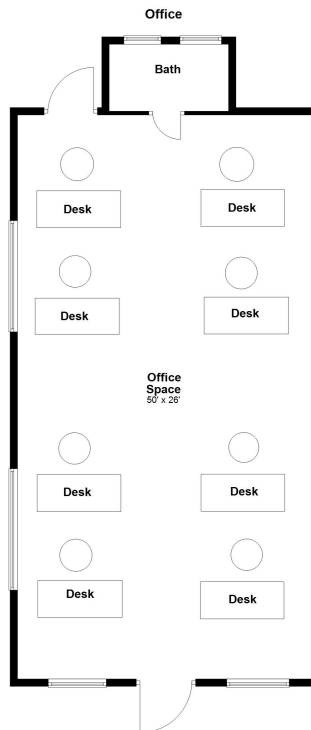
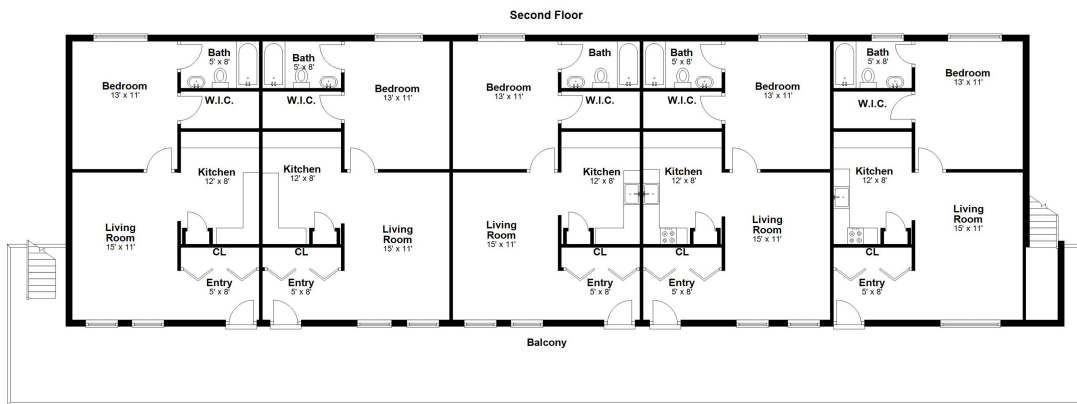
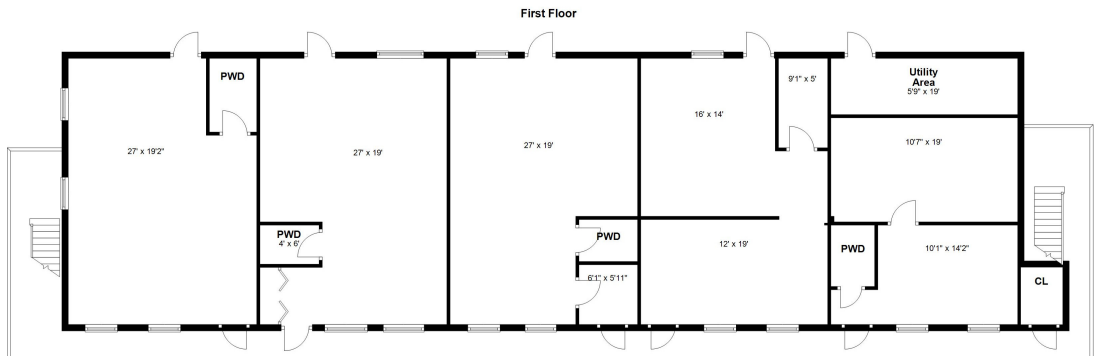
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BUILDING 1 FLOOR PLANS

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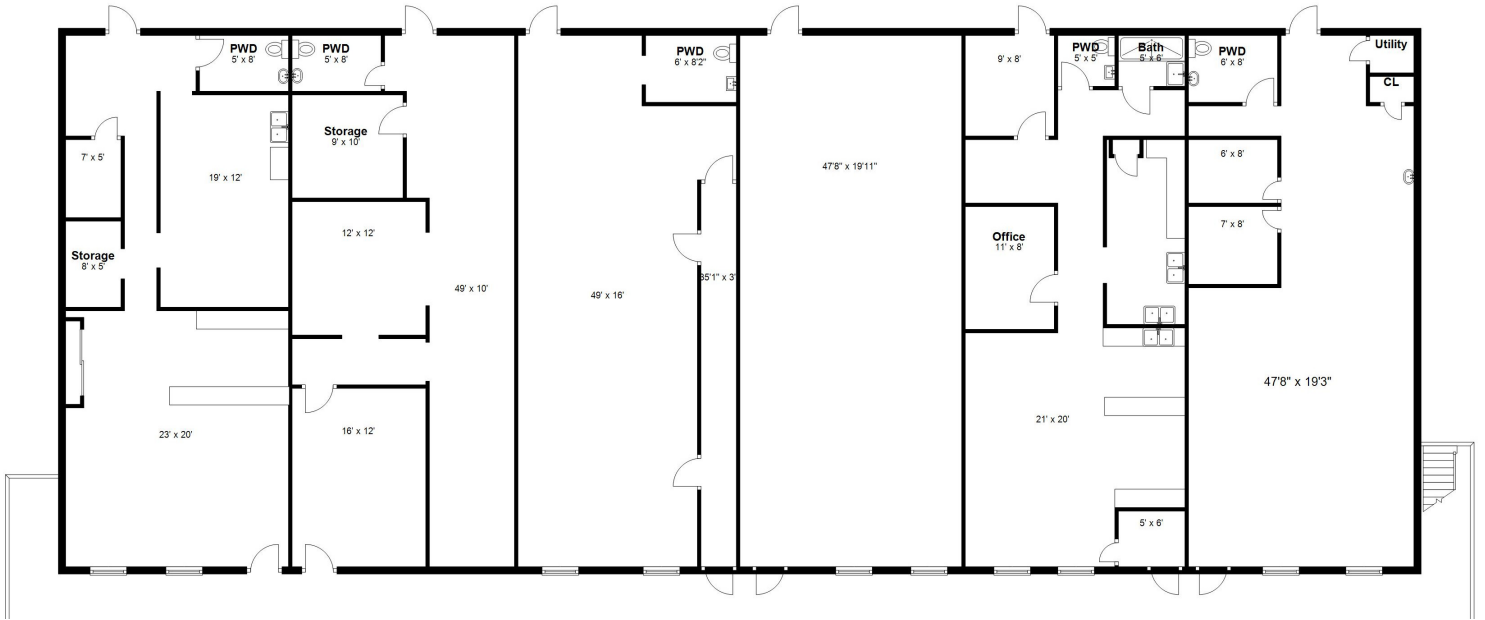


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BUILDING 2 FLOOR PLANS

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First Floor



Second Floor



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BOUNDARY MAP

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LOCATION MAP

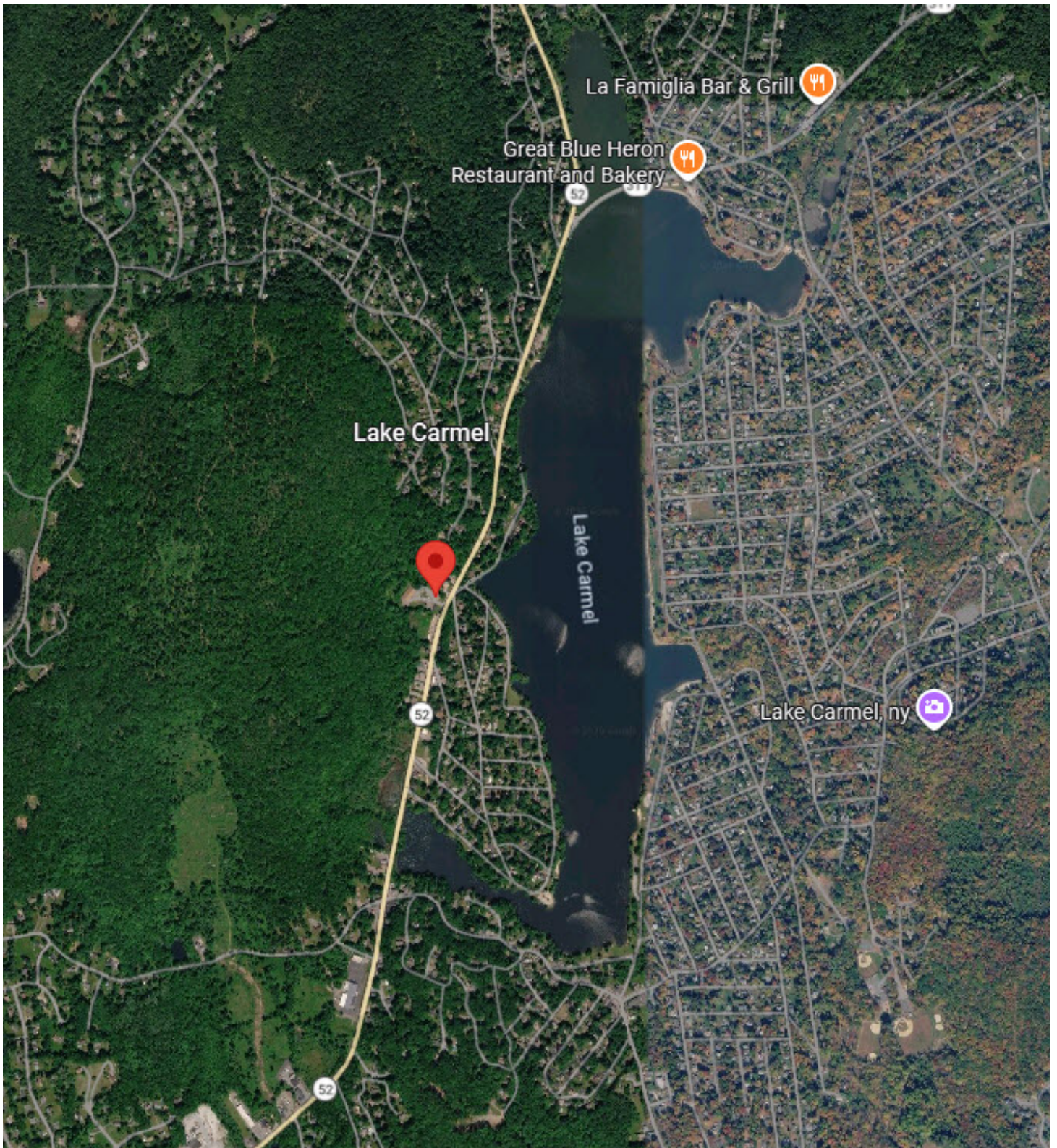
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AERIAL MAP

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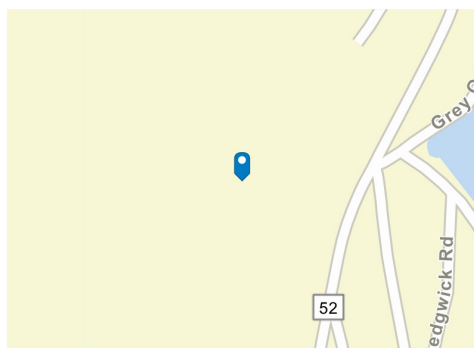
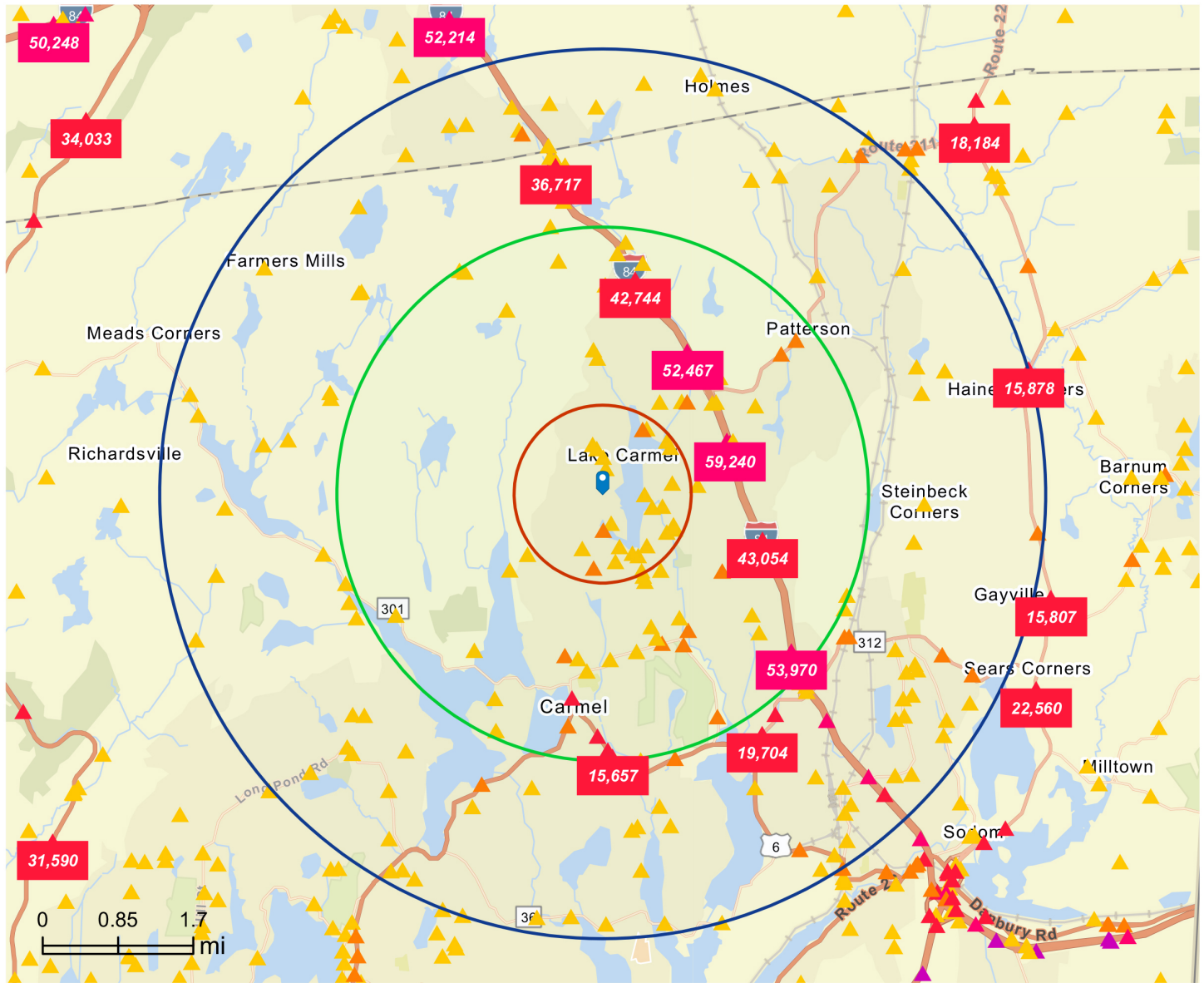


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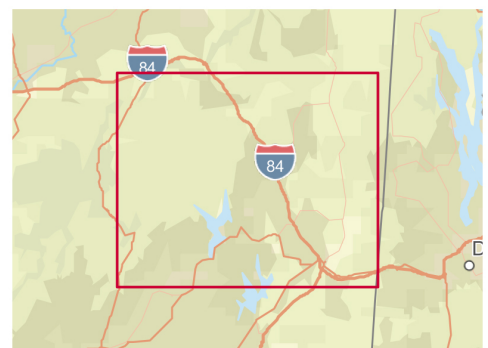
TRAFFIC COUNT

529-533 Route 52, Carmel, NY | Prime Mixed Use, Residential/Retail/Office Properties For Sale



Average Daily Traffic Volume

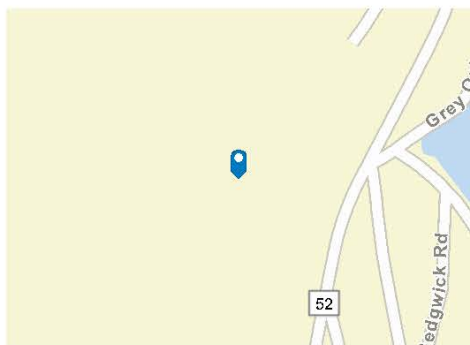
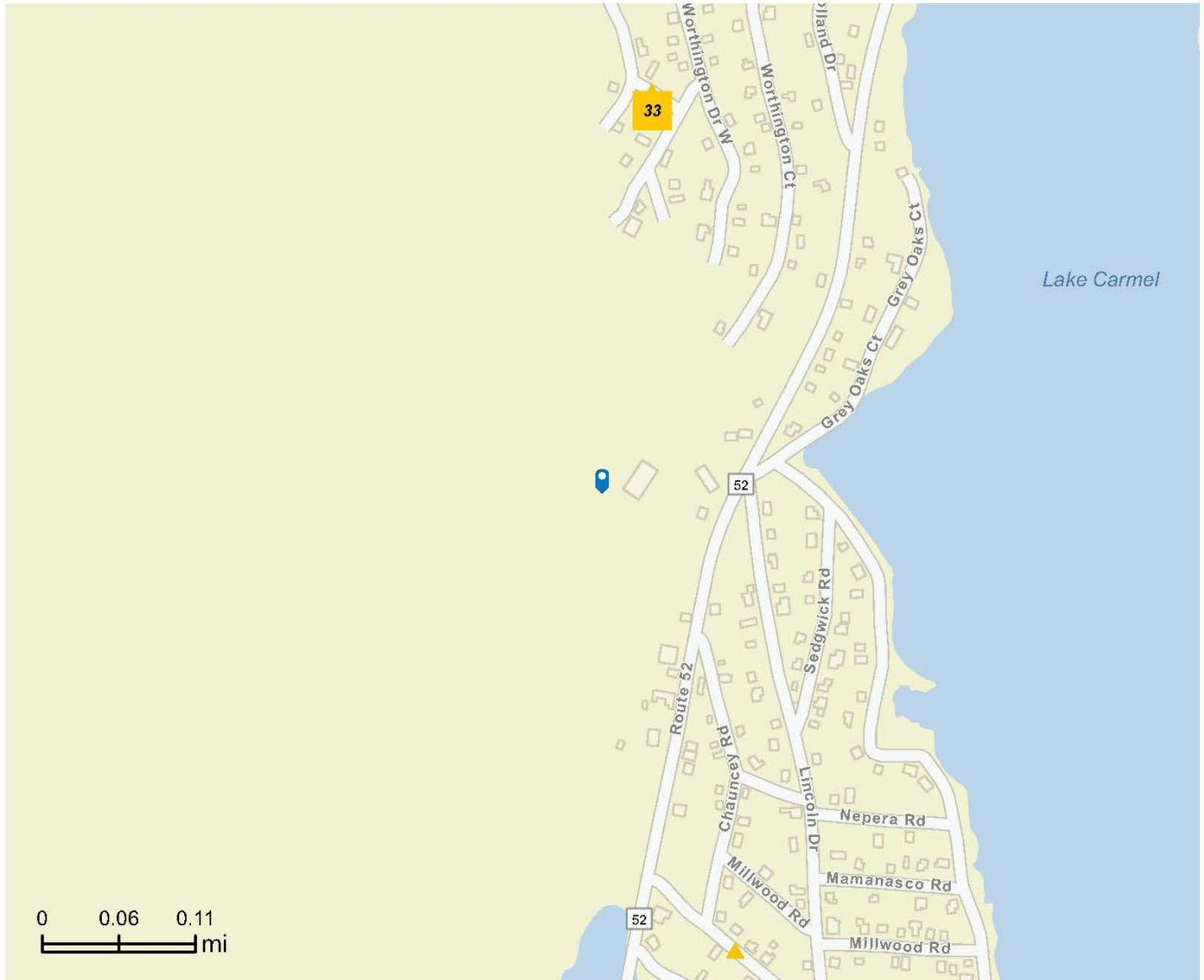
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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TRAFFIC COUNT (ZOOM)

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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



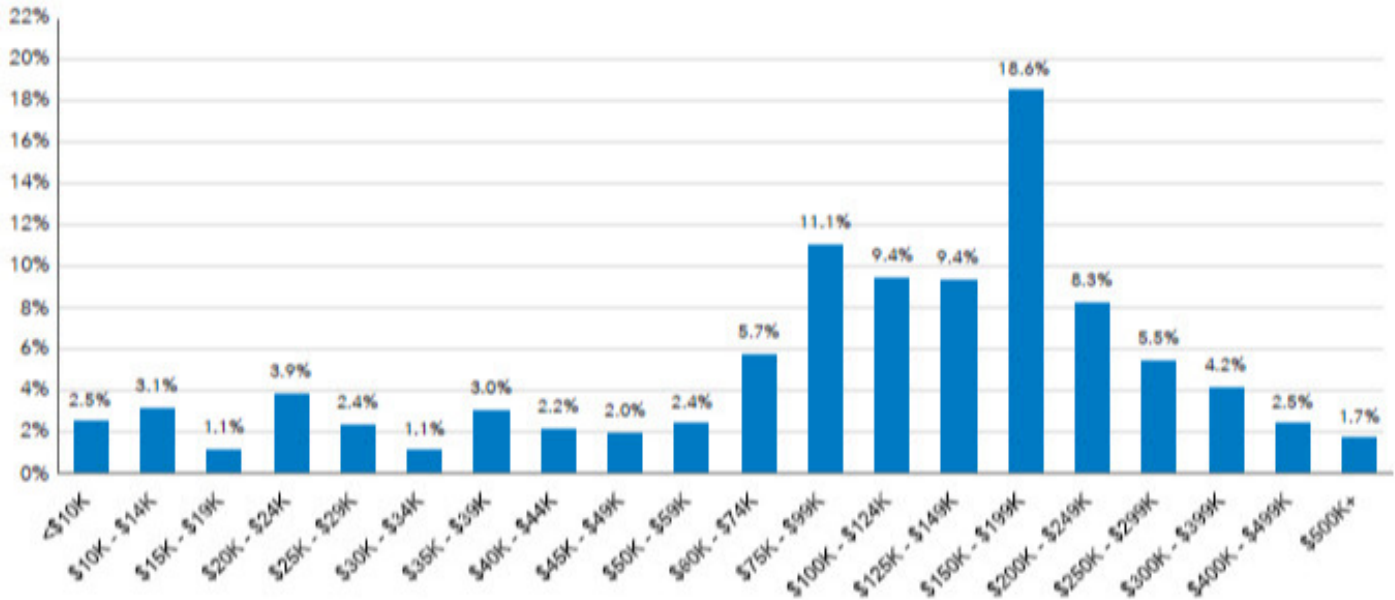
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DEMOGRAPHIC & INCOME PROFILE

Key Indicators for 2025

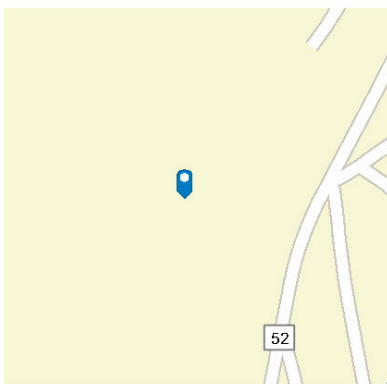
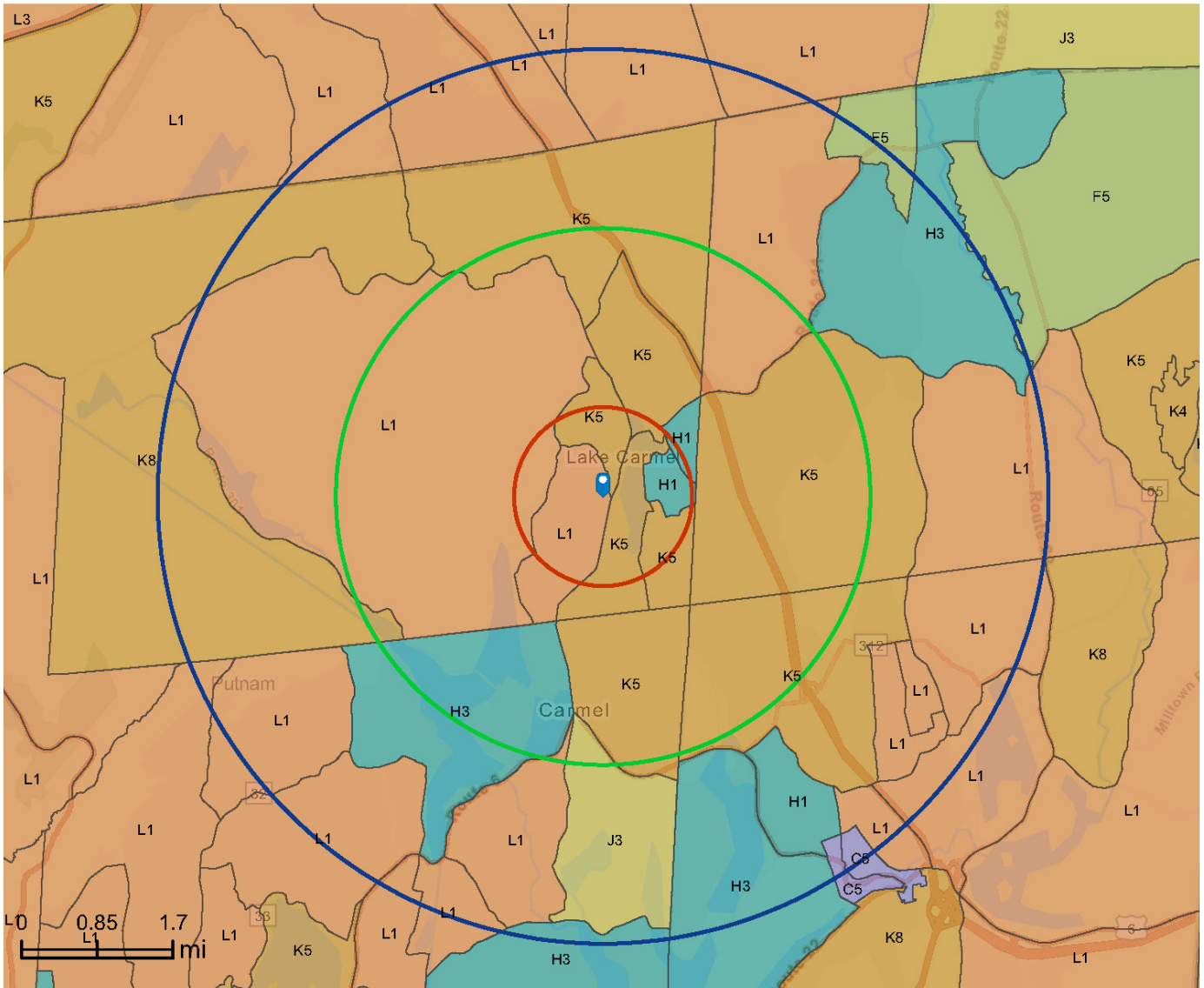


Households by Income for 2025



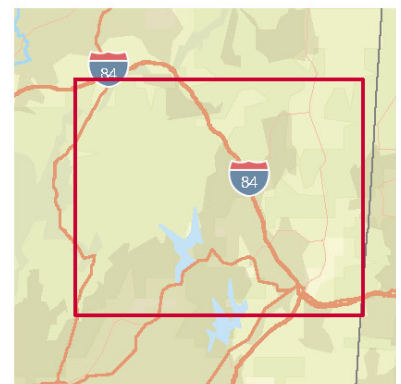
DOMINANT TAPESTRY

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LifeMode Groups

- | | |
|--------------------------|-----------------------|
| A: Urban Threads | H: Family Prosperity |
| B: Books and Boots | I: Countryscapes |
| C: Metro Vibes | J: Mature Reflections |
| D: Tech Trailblazers | K: Suburban Shine |
| E: Community Connections | L: Premier Estates |
| F: Urban Harmony | U: Unclassified |
| G: Family Fabric | |



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