**AVAILABLE:**

2,822 SF (28' X 100')
 3,730 SF End Cap Coming Available April 2027 (50' X 70, irr)
 2,250 SF-6,050 SF Pad Site (Drive-Thru Possible)

CO-TENANTS:

Acme Market, Dollar Tree, Chase Bank, Verizon, Dunkin'/Baskin Robbins, Papa John's Pizza, Subway, Patterson Wine & Spirits, and Ally Nails

NEIGHBORING RETAILERS:

Hannaford, M&T Bank, Advance Auto Parts, Tractor Supply, AutoZone, Dollar General, World Gym, KFC, The Farmhouse, Mobil, Mavis Discount Tire, Beacon Bank, Froggy's Deli & Catering, Daryl's House and more

TRAFFIC COUNT:

19,182 Cars per Day Along Route 22
 9,455 Cars per Day Along Route 311

ADDITIONAL INFORMATION:

- 87,571 SF Grocery Anchored Shopping Center with Signaled Access
- High Visibility from Route 22
- Located at the Intersection of Route 22 and Route 311
- One of Putnam County's Primary Traffic Corridors
- Over 400 Parking Spaces
- Food Uses are Now Allowed as Property was Recently Connected to Municipal Sewer

RENT:

Call for Details

CAM/TAXES:

\$9.62/SF

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	6,444	24,143	141,334
Avg. HH Income	\$138,840	\$141,654	\$145,014

For More Information,
Please Contact:

914-237-3400

Scott Meshil – Ext. 106
 Scott@RoyalPropertiesInc.com

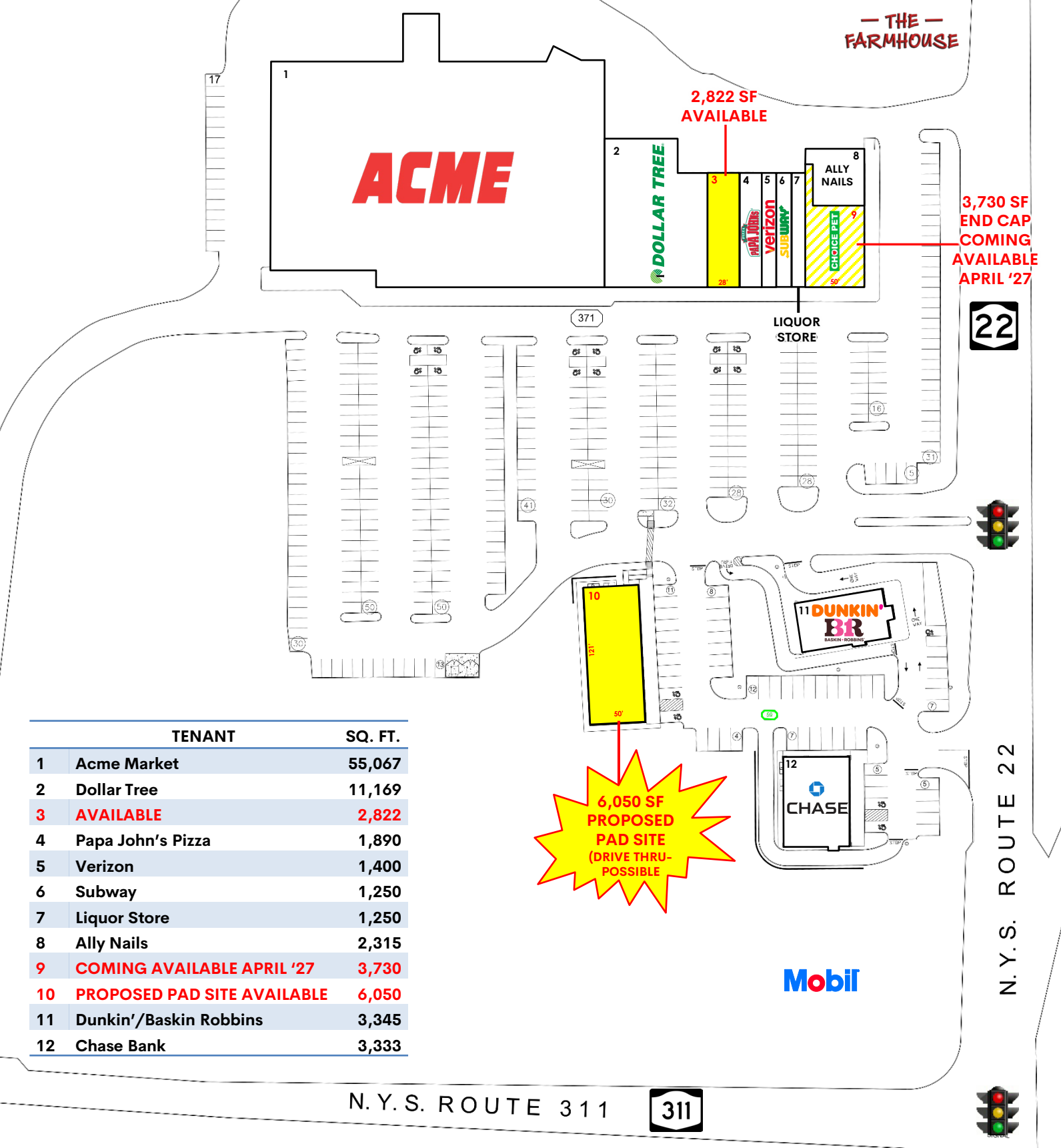
Mario Fernandes – Ext. 113
 Mario@RoyalPropertiesInc.com



ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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TENANT	SQ. FT.
1 Acme Market	55,067
2 Dollar Tree	11,169
3 AVAILABLE	2,822
4 Papa John's Pizza	1,890
5 Verizon	1,400
6 Subway	1,250
7 Liquor Store	1,250
8 Ally Nails	2,315
9 COMING AVAILABLE APRIL '27	3,730
10 PROPOSED PAD SITE AVAILABLE	6,050
11 Dunkin'/Baskin Robbins	3,345
12 Chase Bank	3,333

6,050 SF PROPOSED PAD SITE (DRIVE THRU-POSSIBLE)

— THE — FARMHOUSE

3,730 SF END CAP COMING AVAILABLE APRIL '27

Mobil

N. Y. S. ROUTE 311

N. Y. S. ROUTE 22



Patterson, NY

RETAIL SPACE & PAD SITE FOR LEASE

3101 Route 22

Patterson Commons





ALL SPACE
SELF STORAGE

WORLD GYM
AEROBICS & FITNESS
A Franchise of World Gym Licensing, LLC

M&T Bank

Hannaford

AutoZone

1 Page
LUMBER • MILLWORK • BUILDING SUPPLIES

KFC

BeaconBank

CHEVROLET

patterPaws
Animal Hospital

DARYL'S HOUSE
Restaurant & Live Music Club

PAWLING PARK
DOLLAR GENERAL
CROSSFIT PAWLING
K&M Waxing Center
FROGGY'S DELI & CATERING
generator SUPERCENTER

MAVIS DISCOUNT TIRE

Advance Auto Parts

Tios
RESTAURANT & CANTINA

Iron & Wine

SUNOCO

PATTERSON COMMONS
ACME SITE verizon
CHASE
PAPA JOHN'S PIZZA
SUBWAY
DUNKIN'
DOLLAR TREE **BR**
BASKIN ROBBINS

— THE — FARMHOUSE

Mobil

TSC TRACTOR SUPPLY CO.

Putnam County NATIONAL BANK

ROYAL PROPERTIES

