

THE HIGHLANDS RETAIL CENTER

100 INDEPENDENT WAY | BREWSTER, NY 10509

AVAILABLE: 3,481 SF WITH DRIVE-THRU & 2,030 SF INLINE

ANCHORED BY



PROPERTY INFORMATION

- Space 12: Fully-built former bank space with drive-thru
- Space 17: Inline space
- Dominant regional power center immediately off of Exit 65 of I-84
- 3.4 million visits to the center over the past 12 months
- Traffic counts:
 - Route 312 - 17,261 VPD
 - I-84 - 65,589 VPD

AVAILABLE SPACE

- Available: 3,481 sf with drive-thru
 - Open to reasonable divisions considered
- Available: 2,030 sf inline space
- **All uses considered**

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	20,709	41,770	87,430
MEDIAN HH INC	\$118,413	\$130,278	\$130,669
AVERAGE HH INC	\$140,378	\$150,699	\$160,815



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

PETER H. LEVINE | 203.683.1567 | Peter@CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Home Depot	136,000
02	Kohl's	86,584
03	DeCicco & Sons	37,500
04	Marshalls	30,000
05	Michael's	21,304
06	Petkrazz	11,300
07	Gaetano's	3,150
08	Wine & Liquor Depot	3,150
09	Community Pharmacy	4,640
10	United	4,073
11	Sleepy's	4,308
12	Available	3,481
13	Everyday Diner	5,500
14	Coco Nails	4,721
15	Image Cleaners	1,500
16	Verizon	2,046
17	Available	2,030
18	Pearle Vision	2,059
19	Dunkin Donuts	2,141
20	Applebee's	4,738



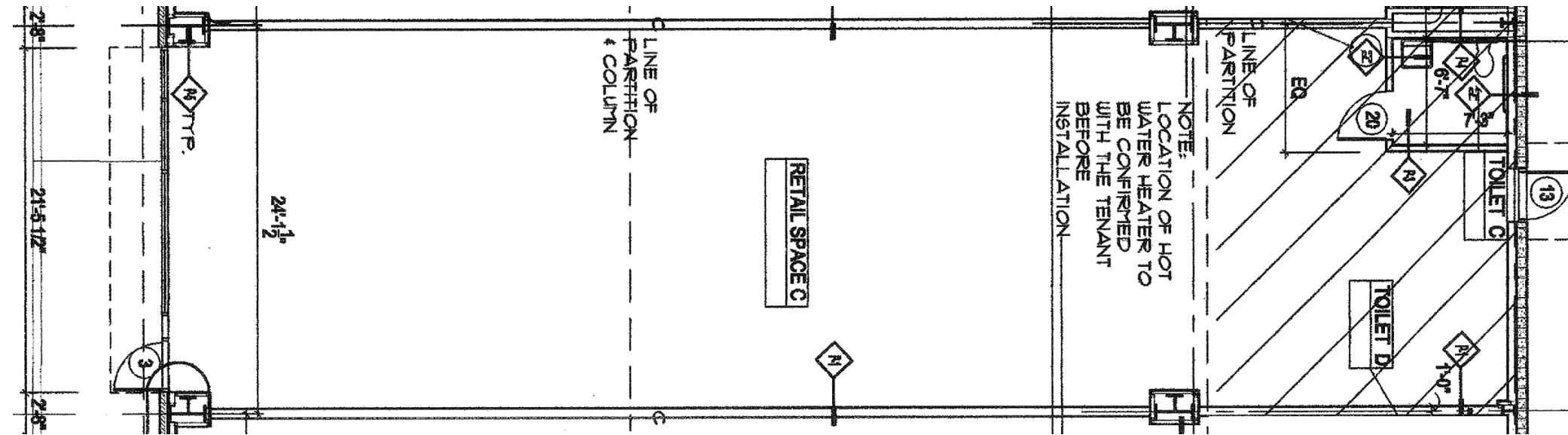
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FLOOR PLAN - UNIT 17



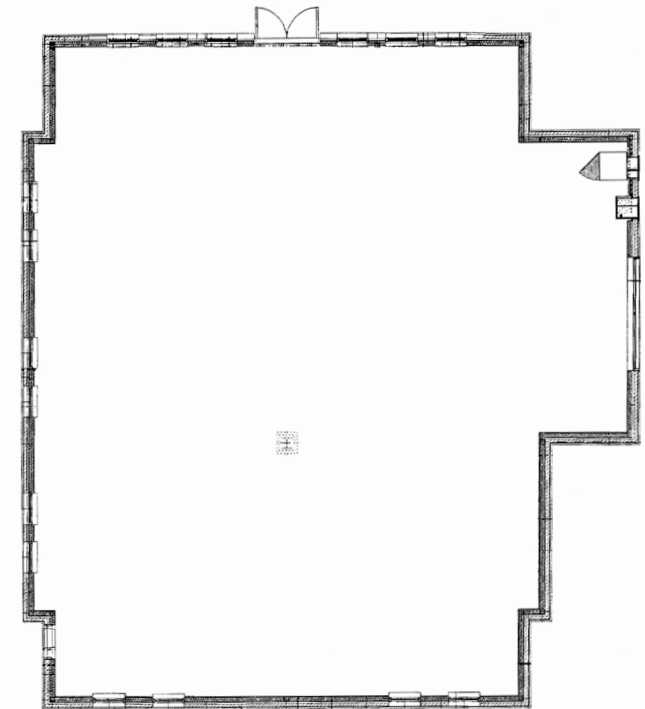
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FLOOR PLAN - UNIT 12



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **20,709**

Households: **7,941**

Daytime Population: **15,803**

Median Age: **43.2**



Average Household Income: **\$140,378**

Median Household Income: **\$118,413**

5 MILE RADIUS:



Total Population: **41,770**

Households: **15,756**

Daytime Population: **29,915**

Median Age: **43.8**



Average Household Income: **\$150,699**

Median Household Income: **\$130,278**

7 MILE RADIUS:



Total Population: **87,430**

Households: **33,676**

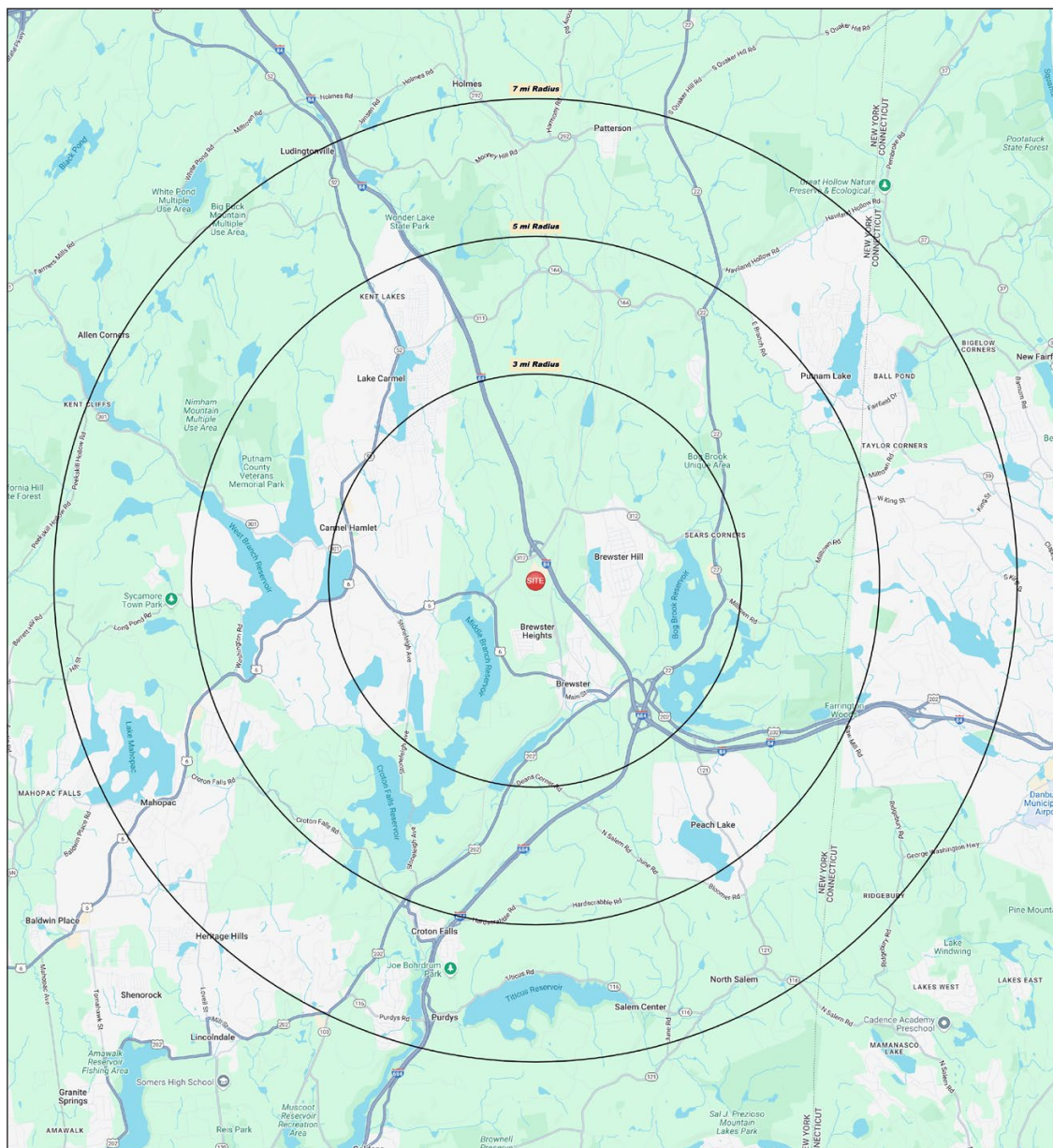
Daytime Population: **63,553**

Median Age: **44.6**



Average Household Income: **\$160,815**

Median Household Income: **\$130,669**



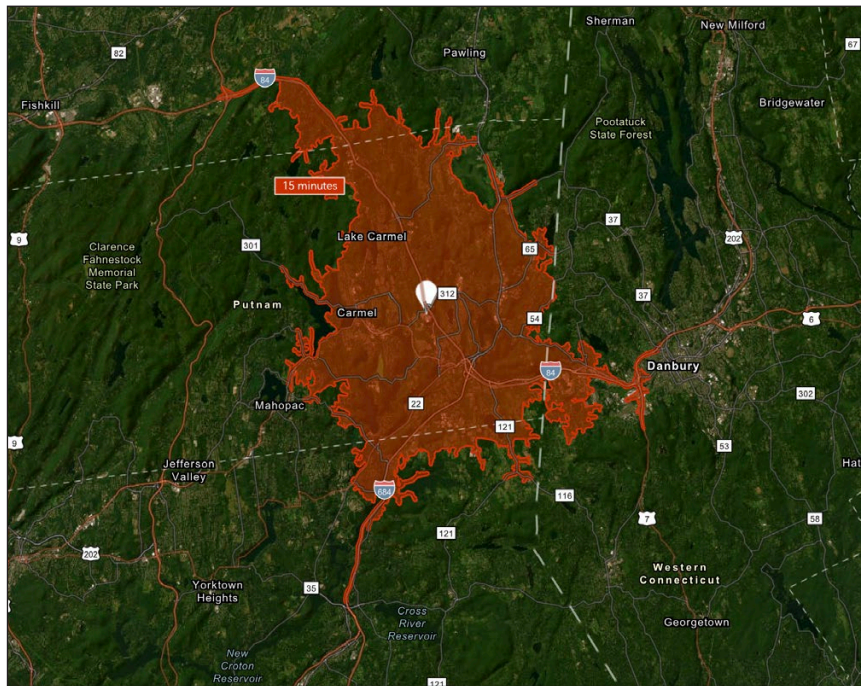
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15 MINUTE DRIVE TIME



KEY FACTS

53,683

Population

\$113,174

Median Household Income

44.5

Median Age

53,745

Daytime Population

TAPESTRY SEGMENTS

Pleasantville

11,129 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

Savvy Suburbanites

3,641 Households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

Golden Years

2,515 Households

Socioeconomic Traits

Independent, active seniors nearing the end of their careers or already in retirement. Older market w/ Median age of 52. Nearly 32% of residents aged 65 or older.

Household Types

Single-person households and married-couple families w/ no children.

Typical Housing

Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$672,103,700

EDUCATION

Bachelor's Degree
or Higher



46%

OWNER OCCUPIED HOME VALUE

Average



\$532,758

ANNUAL HOUSEHOLD SPENDING

\$4,791

Eating
Out

\$2,992

Apparel &
Services

\$8,938

Groceries

\$352

Computer &
Hardware

\$9,825

Health
Care



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Carmel Hamlet

John F. Kennedy
Elementary School

John F Kennedy
Elementary School

Henry H Wells
Middle School

Bog Brook
Unique Area



SEARS CORNERS

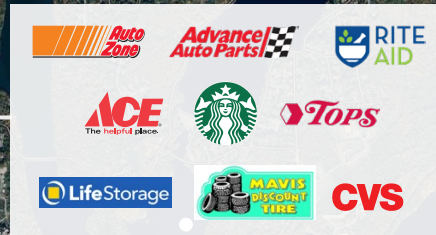
17,261 VPD



MTA Metro-North Railroad

Brewster
Heights

65,589 VPD



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