

THE HIGHLANDS RETAIL CENTER

100 INDEPENDENT WAY | BREWSTER, NY 10509

AVAILABLE 3,481 SF WITH DRIVE-THRU

ANCHORED BY



PROPERTY INFORMATION

- Fully-built former bank space with drive-thru
- 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
- **All uses considered**

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	21,763	41,177	84,751
MEDIAN HH INC	\$111,875	\$123,965	\$128,339
AVERAGE HH INC	\$136,875	\$151,937	\$161,053



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

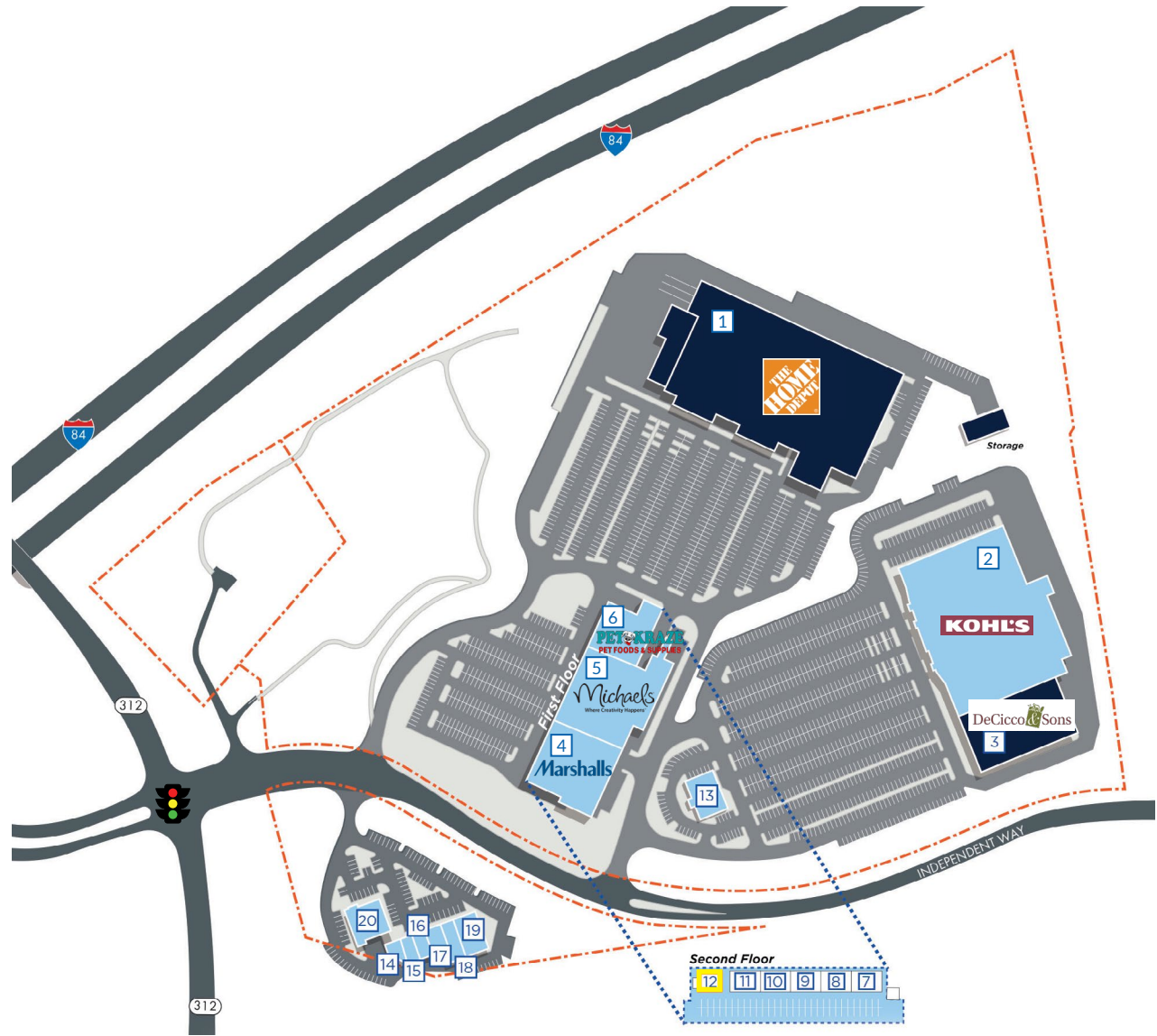
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TENANTS / AVAILABILITY

#	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	Gamestop	2,030
18	Pearle Vision	2,059
19	Dunkin Donuts	2,141
20	Applebee's	4,738

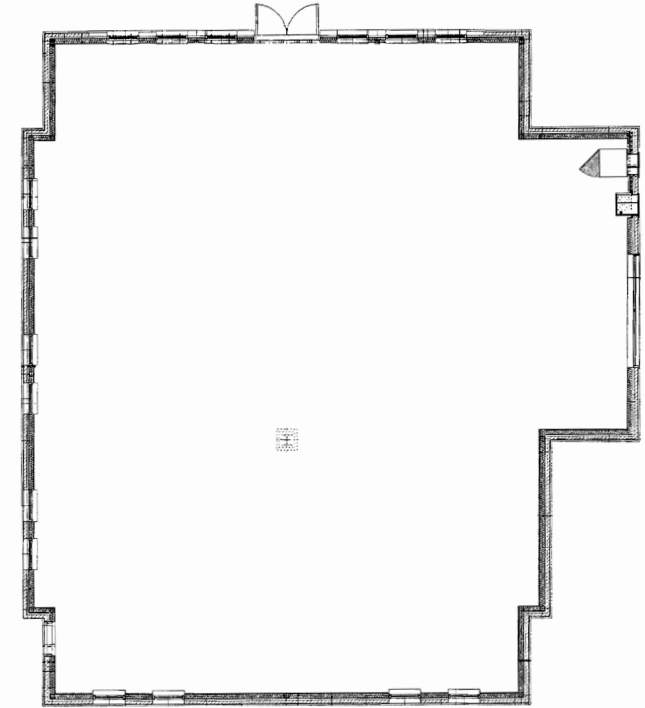


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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **21,763**

Households: **8,345**

Daytime Population: **16,983**

Median Age: **43.1**



Average Household Income: **\$136,875**

Median Household Income: **\$111,875**

5 MILE RADIUS:



Total Population: **41,177**

Households: **15,549**

Daytime Population: **30,626**

Median Age: **43.8**



Average Household Income: **\$151,937**

Median Household Income: **\$123,965**

7 MILE RADIUS:



Total Population: **84,751**

Households: **32,468**

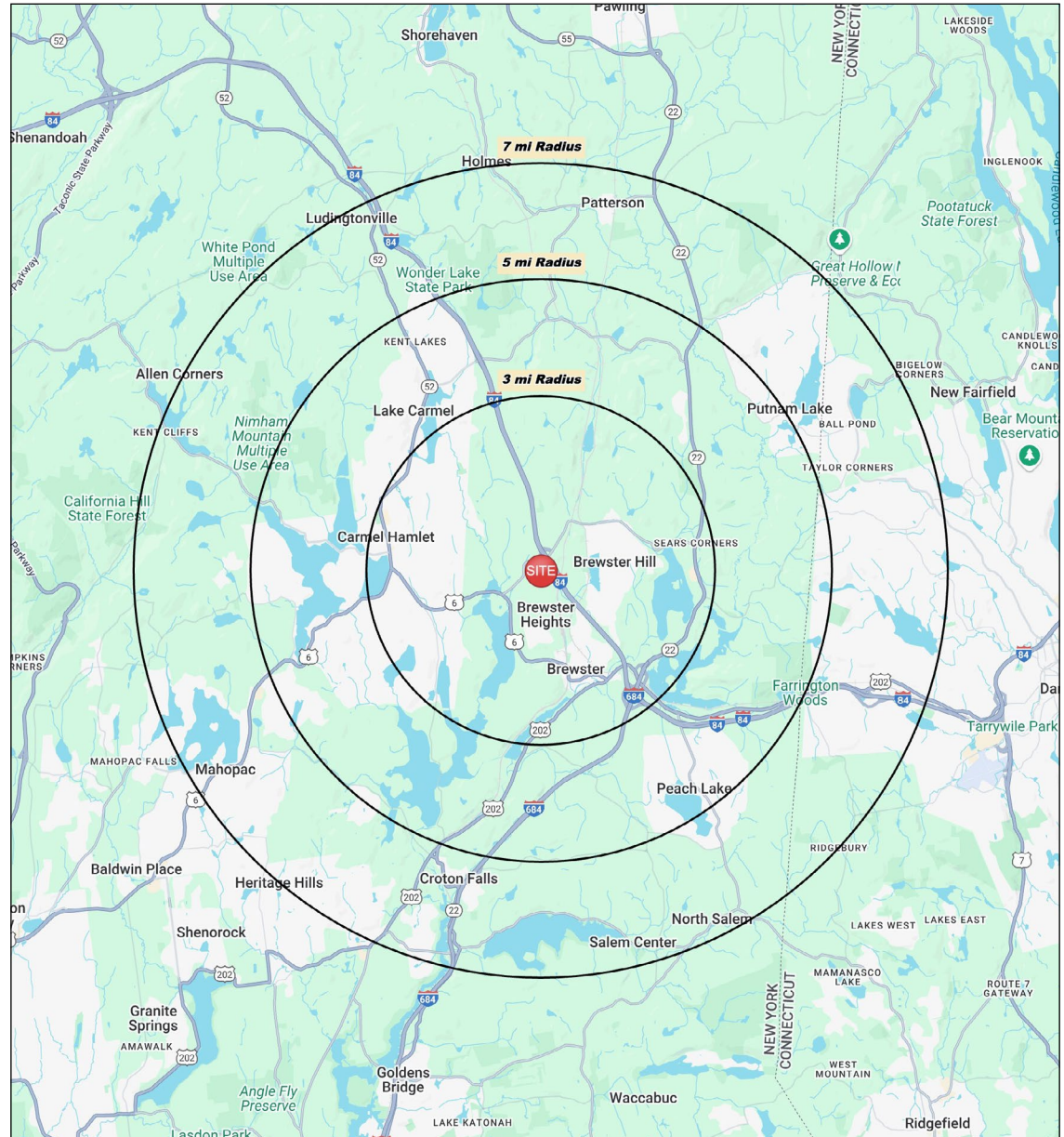
Daytime Population: **64,434**

Median Age: **44.3**



Average Household Income: **\$161,053**

Median Household Income: **\$128,339**

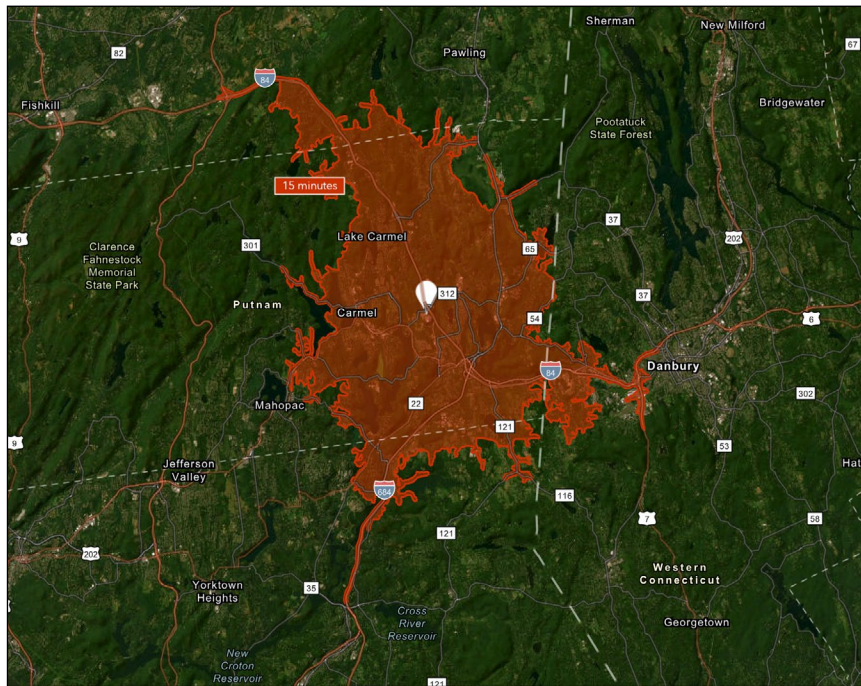


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KEY FACTS

53,683

Population

44.5

Median Age

\$113,174

Median Household Income

53,745

Daytime Population

TAPESTRY SEGMENTS

Pleasantville <i>11,129 Households</i>	Savvy Suburbanites <i>3,641 Households</i>	Golden Years <i>2,515 Households</i>
Socioeconomic Traits 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.	Socioeconomic Traits Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.	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 Older married-couple families, more w/o children under 18, but many w/ children over 18. years	Household Types Married couples with no children or older children; average household size is 2.85.	Household Types Single-person households and married-couple families w/ no children.
Typical Housing Single Family	Typical Housing Single Family	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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