

# Lakeview Plaza Shopping Center

UNDER NEW OWNERSHIP

1505-1515 Route 22 • Brewster, New York 10509



*Eat Shop Connect*

22



LEASING TEAM

**Nina Becker**  
+1 203 352 8904  
[nina.becker@cbre.com](mailto:nina.becker@cbre.com)

**Ira Kerner**  
+1 201 712 5836  
[ira.kerner@cbre.com](mailto:ira.kerner@cbre.com)

LEASING AGENT

**CBRE**









*Retail*

## THE RETAIL STORES AT

# Lakeview Plaza

Lakeview Shopping Center, recently acquired by Urstadt Biddle Properties, is located at 1505-1515 Route 22, Brewster, NY in Putnam County located just north of Westchester County, NY. Lakeview Shopping Center offers a variety of stores which include: Rite Aid Pharmacy, Acme, Key Bank, M&T Bank, Raymond Optician, Wandering Dave's Cafe, Mezzaluna Italian Restaurant, Peachwave Yogurt, Peoples United Bank, The Feed Barn, Wings Over Water Swim School, Creative Kids Childcare Center, and Burger King.









*Retail*

# A CONNECTED MIX OF FAMILY RETAIL AND ENTERTAINMENT

**ACME**

  
**verizon**



Raymond Opticians



**M&T Bank**



**KeyBank** 



The UPS Store®



**Creative Kids  
ChildCare Center**

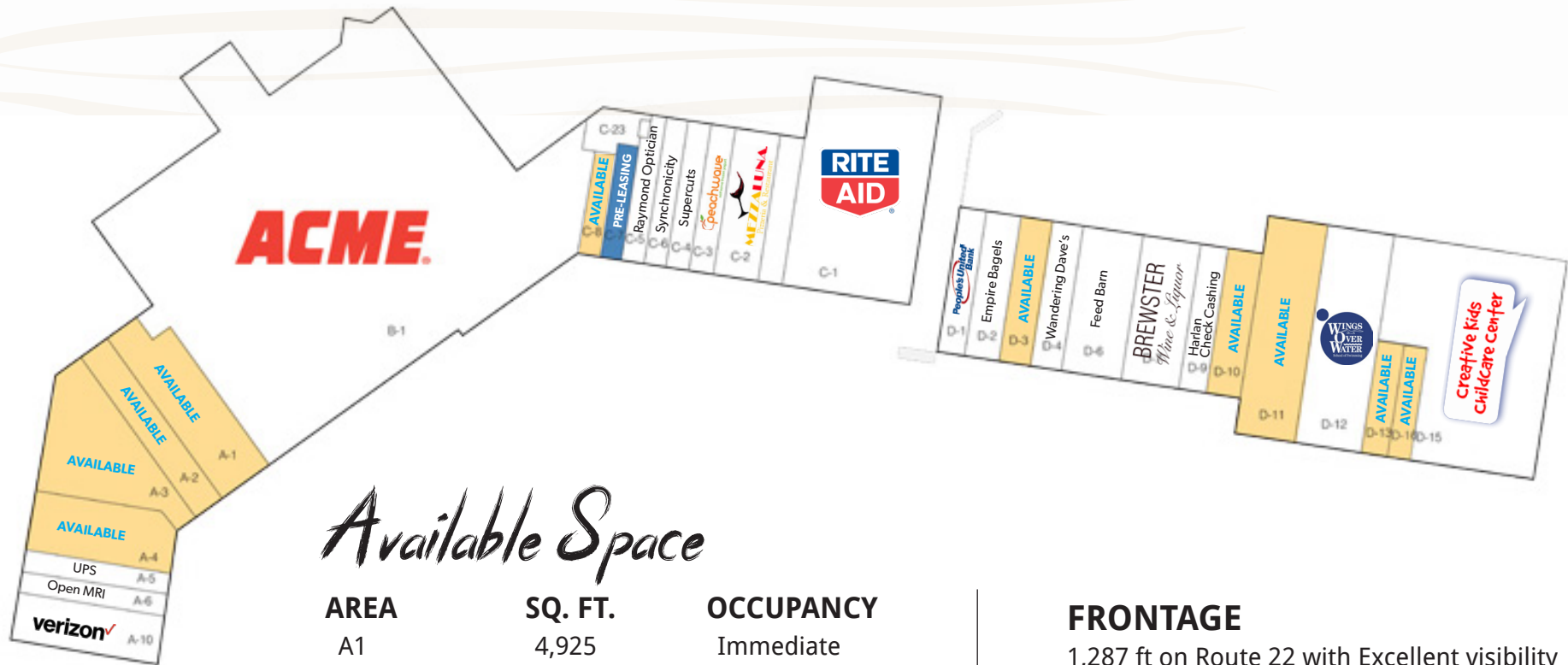
 **peachwave**  
self serve frozen yogurt

**People's United  
Bank**





# A CONNECTED MIX OF FAMILY RETAIL AND ENTERTAINMENT



## Available Space

AREA	SQ. FT.	OCCUPANCY
A1	4,925	Immediate
A2	2,969	Immediate
A3	5,830	Immediate
A4	3,983	Immediate
C7	1,035	Immediate
C8	1,475	Pre-Leasing
C20	1,900	Immediate
D3	1,995	Immediate
D10	2,007	Immediate
D11	6,202	Immediate
D13	1,111	Immediate
D16	937	Immediate

## FRONTAGE

1,287 ft on Route 22 with Excellent visibility

## PARKING

908 surface spaces (ratio 2.63/1,000 SF)

## ZONING

HC2

## ASKING RENT

\$26.00 - \$35.00 NNN

## COMMENTS

Car Count per day: 25,000+



# Demographics

2018

## 5

MILE RADIUS

POPULATION  
54,290

HOUSEHOLD  
19,713

AVG HH INCOME  
\$117,261

1 MILE RADIUS

POP: 1,643

HH: 616

AHHI: \$123,646

3 MILE RADIUS

POP: 15,206

HH: 5,323

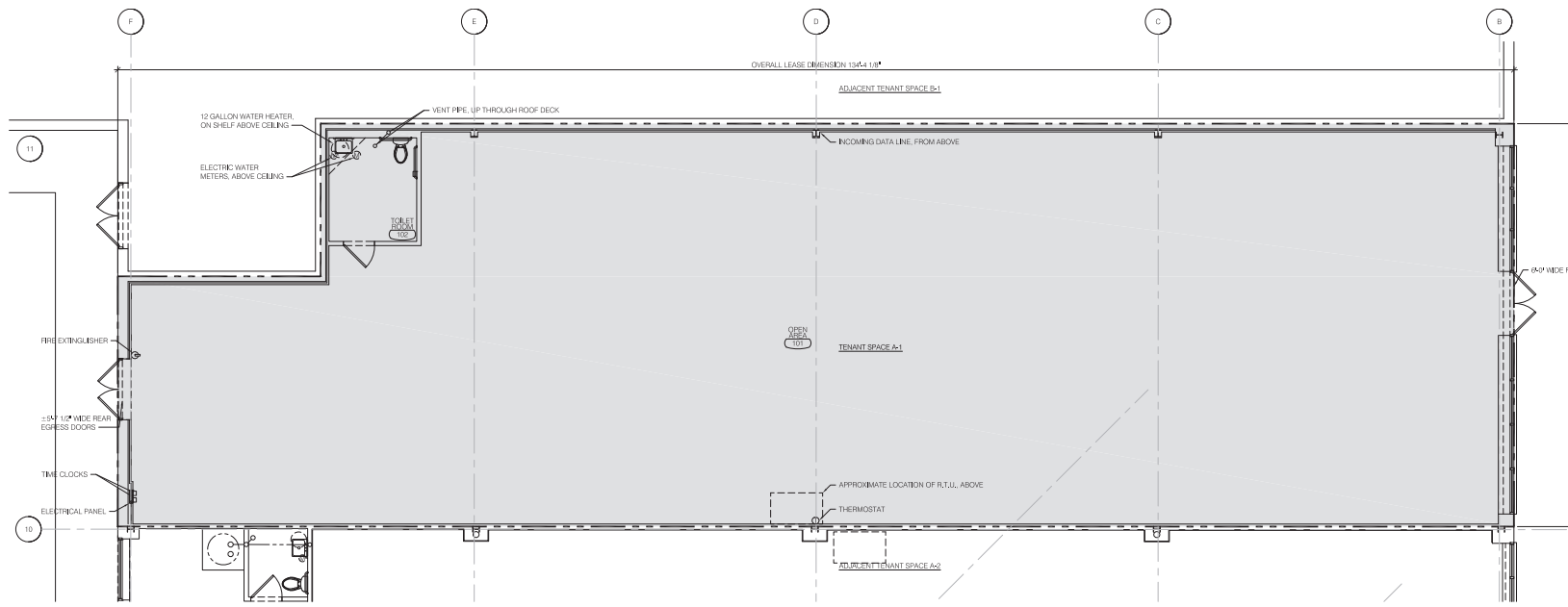
AHHI: \$109,789





# FLOOR PLANS

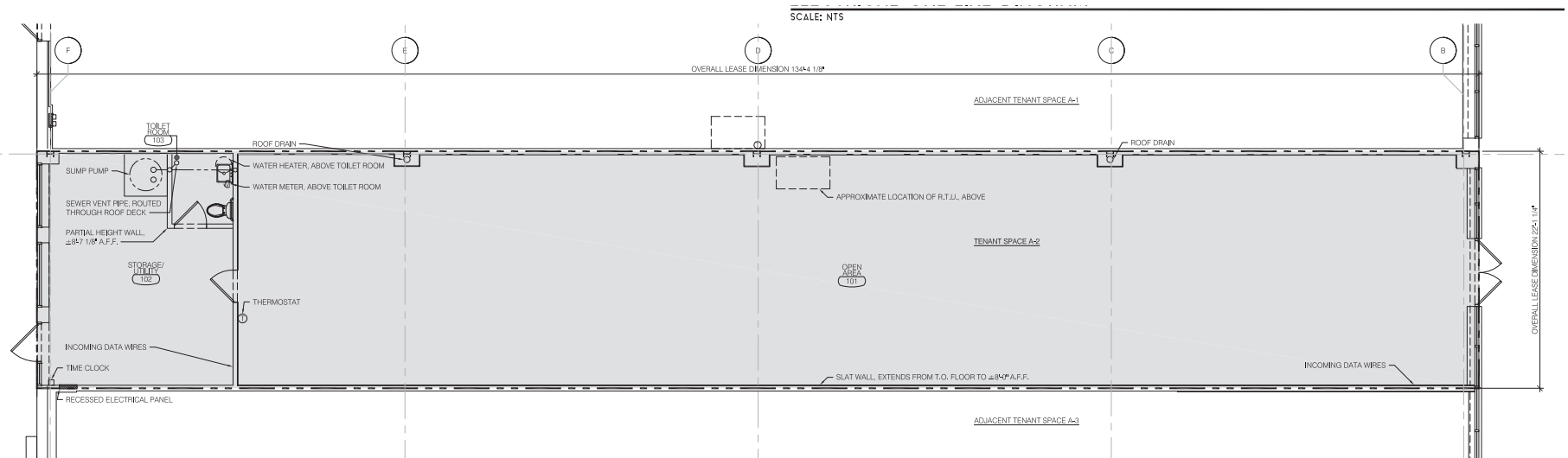
## Space A1 | 4,925 SF





# FLOOR PLANS

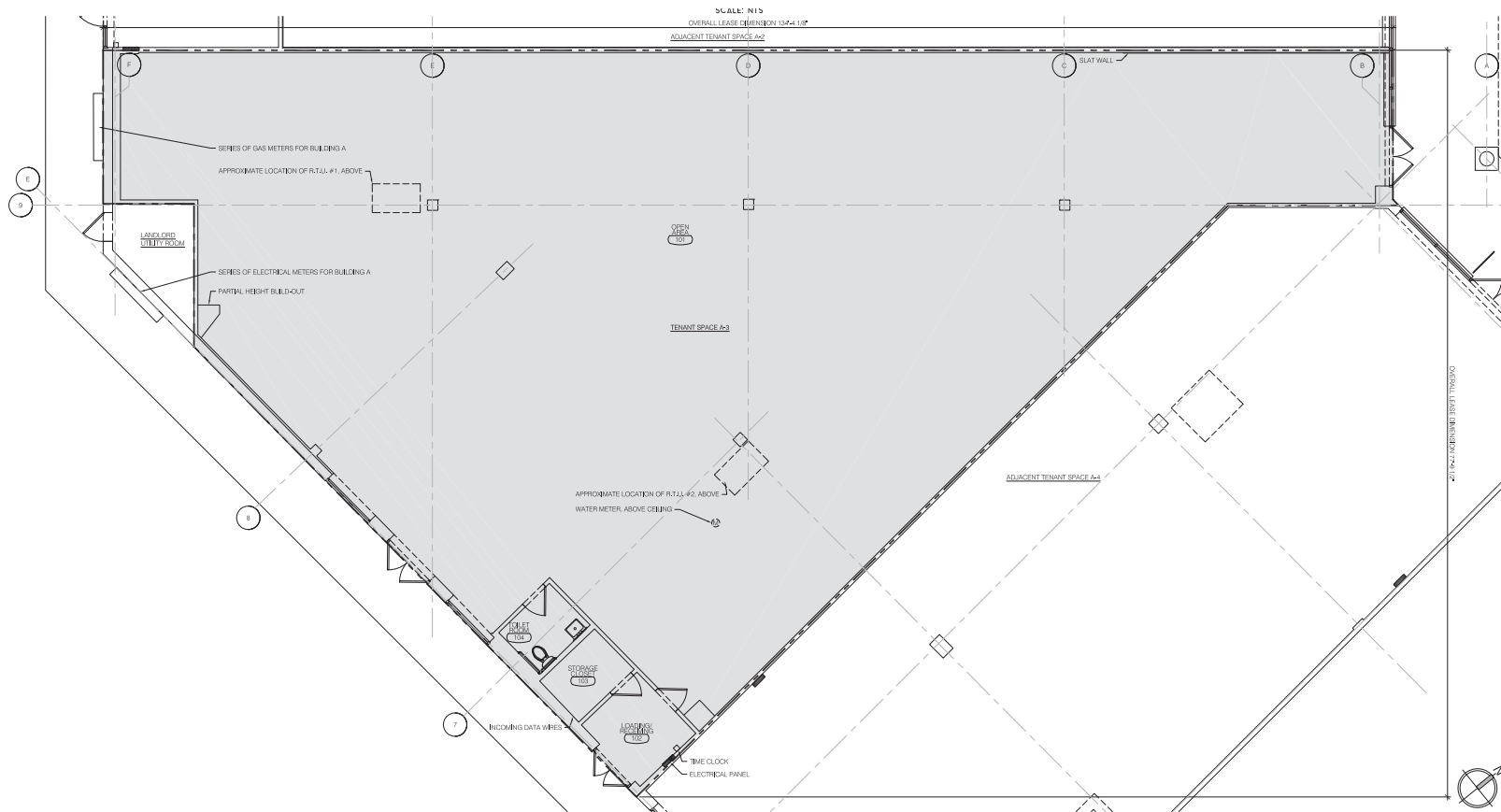
## Space A2 | 2,969 SF





# FLOOR PLANS

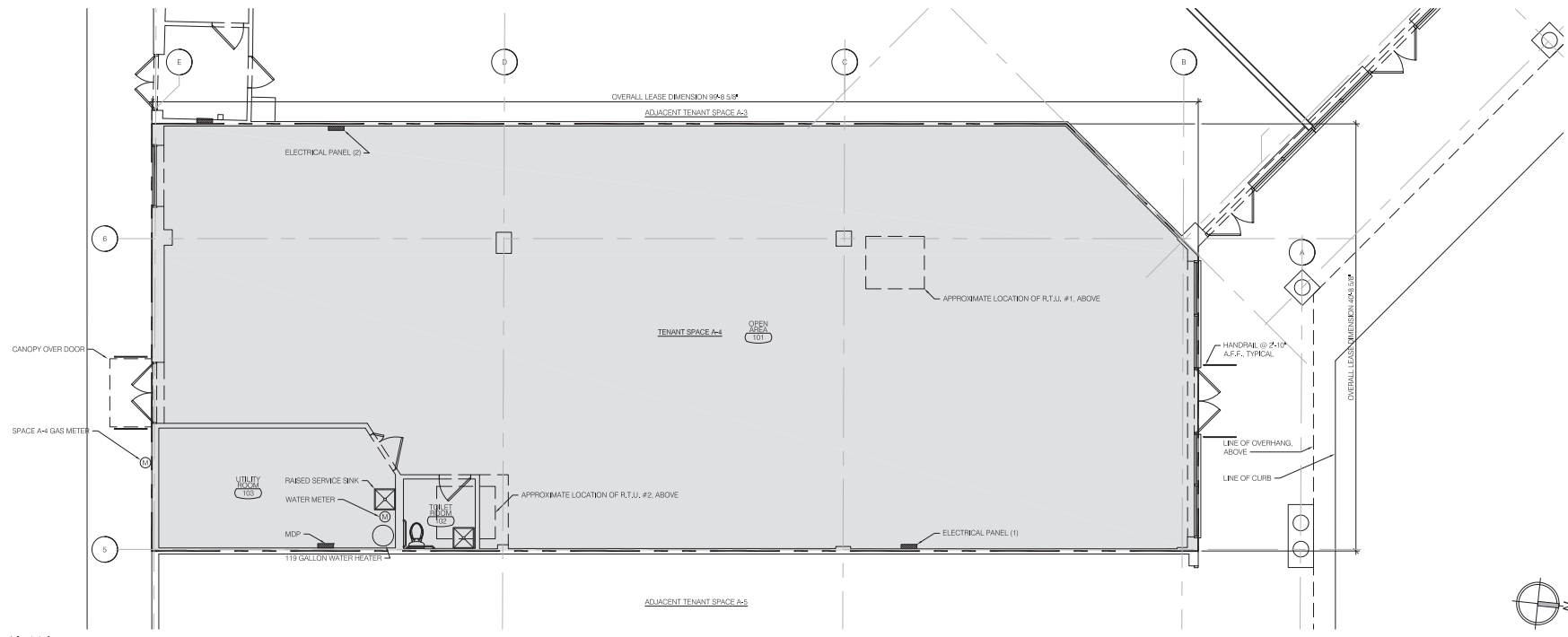
## Space A3 | 5,830 SF





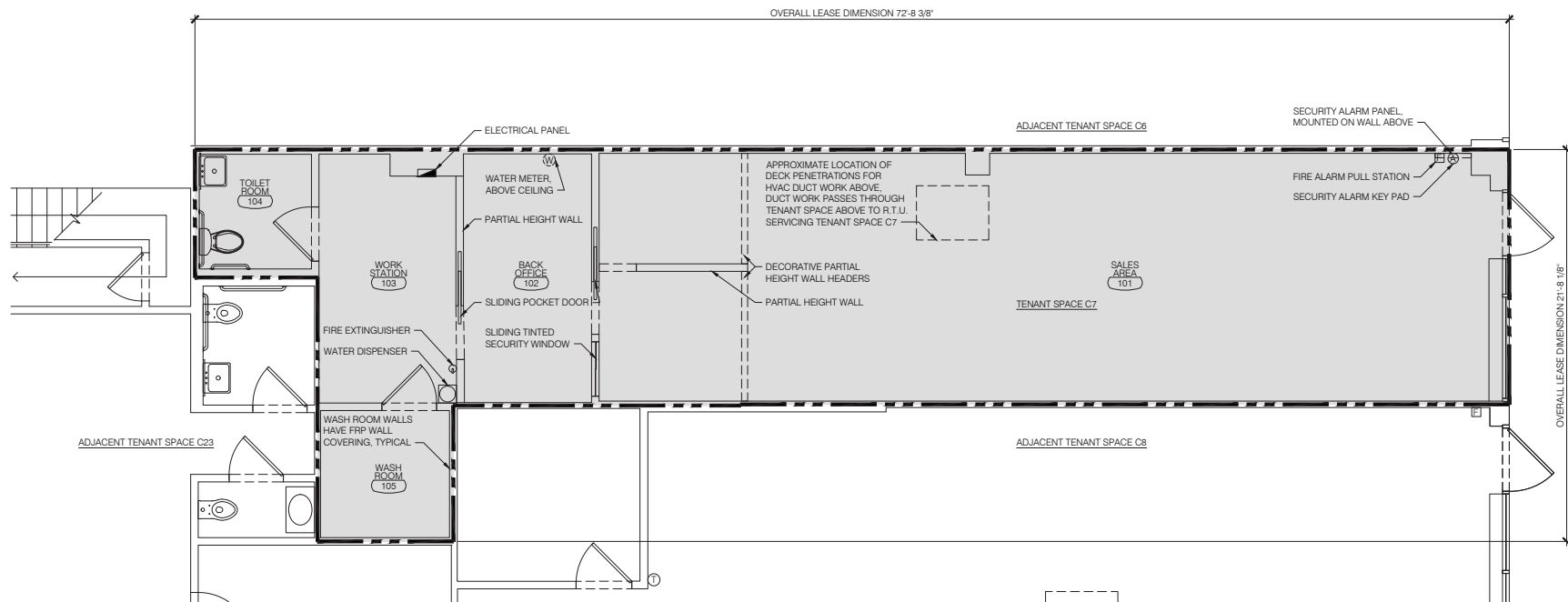
# FLOOR PLANS

## Space A4 | 3,983 SF



# FLOOR PLANS

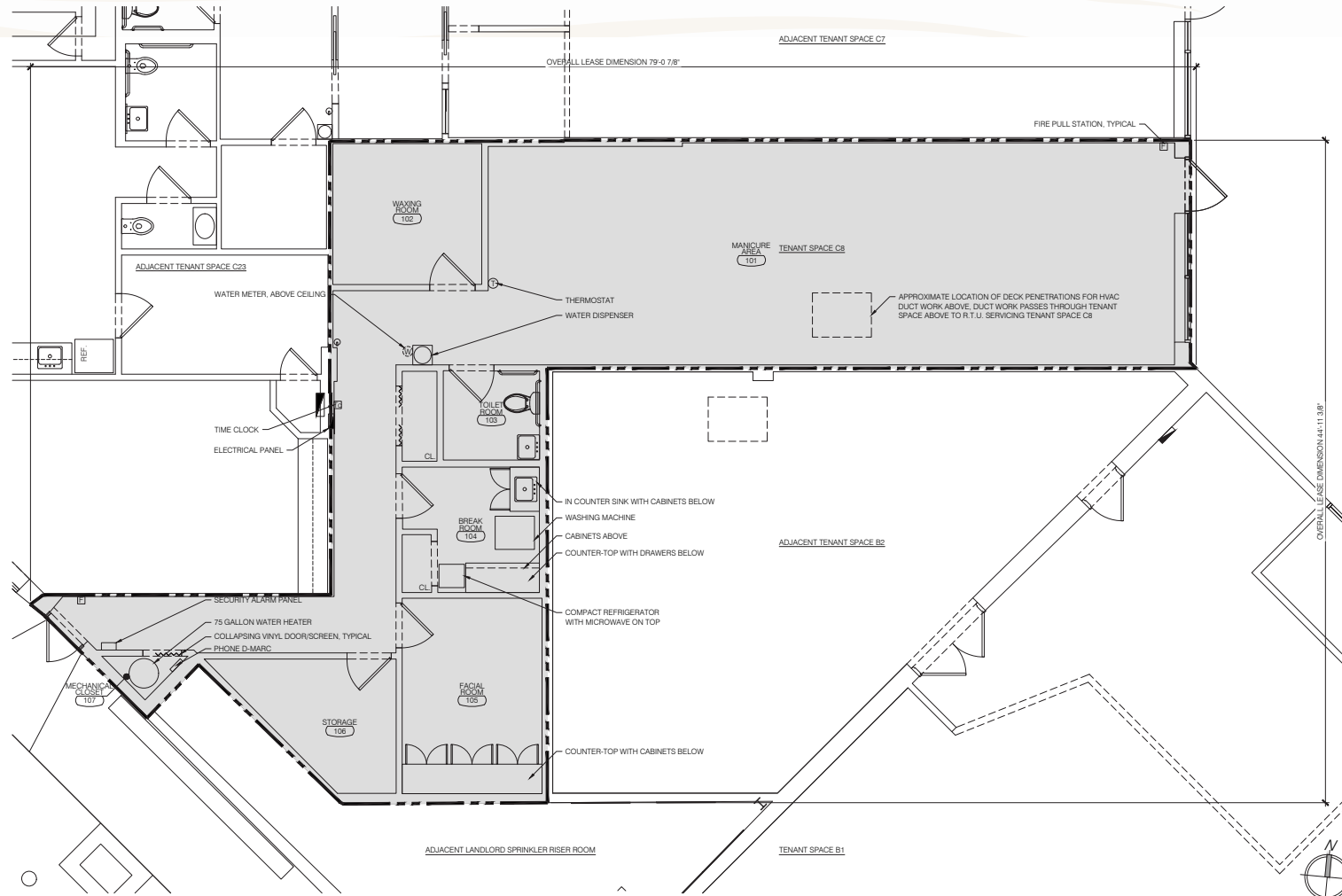
## Space C7 | 1,035 SF





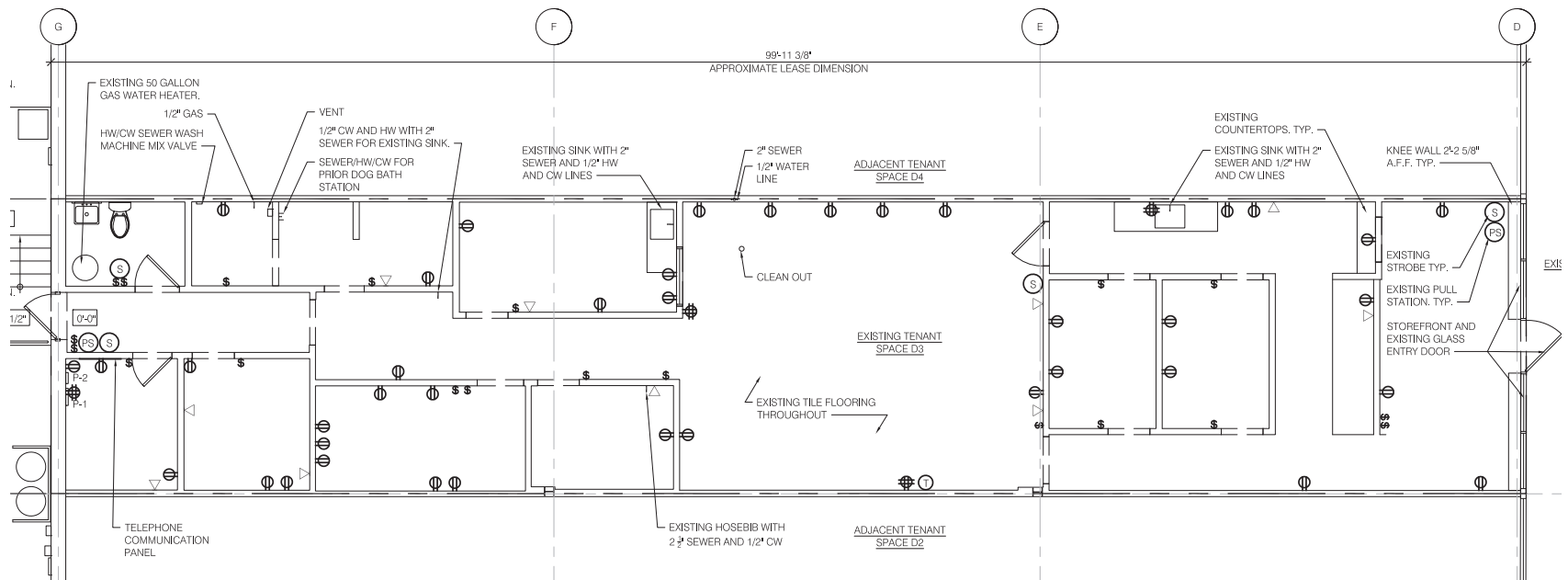
# FLOOR PLANS

## Space C8 | 1,475 SF



# FLOOR PLANS

## Space D3 | 1,995 SF





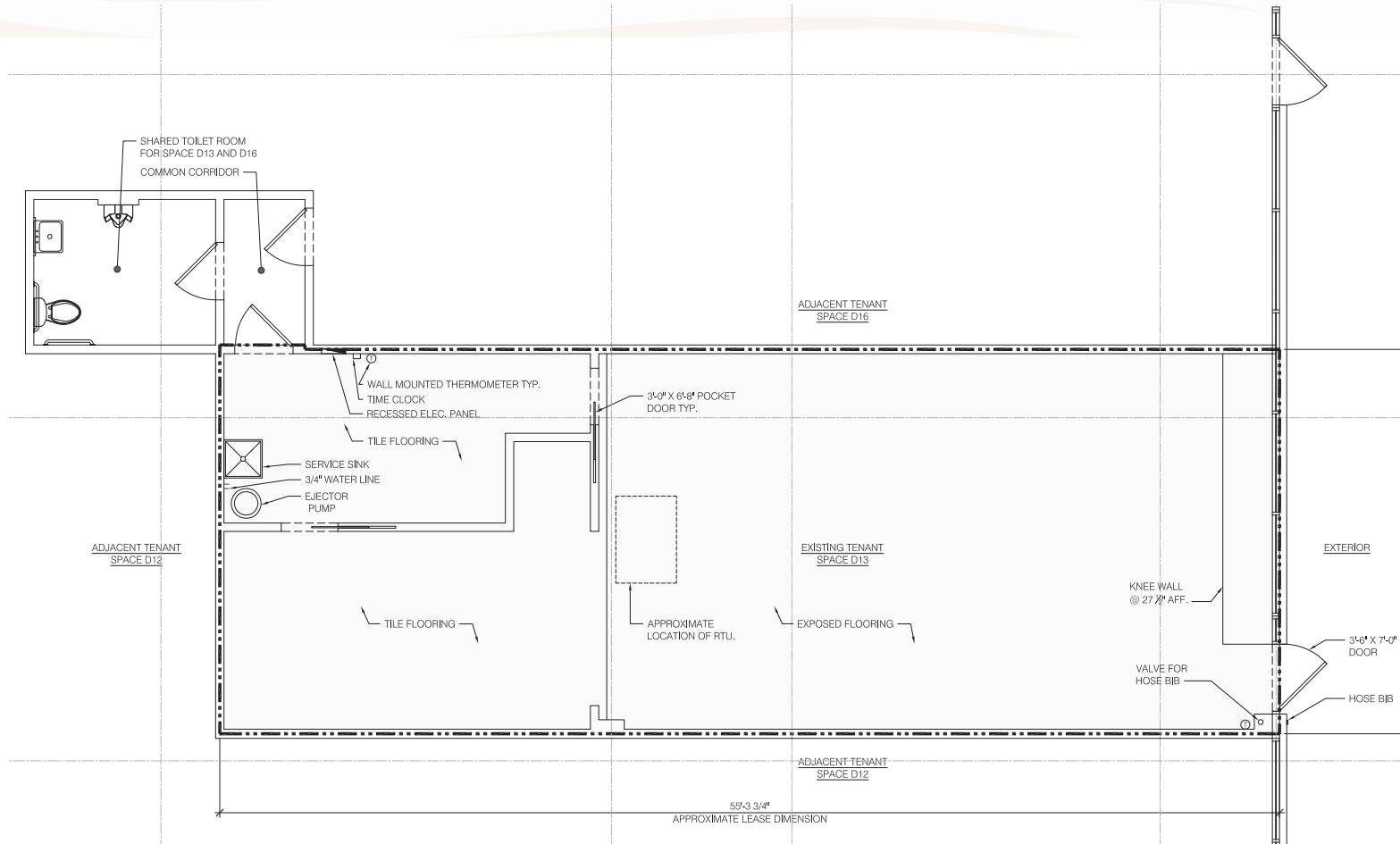


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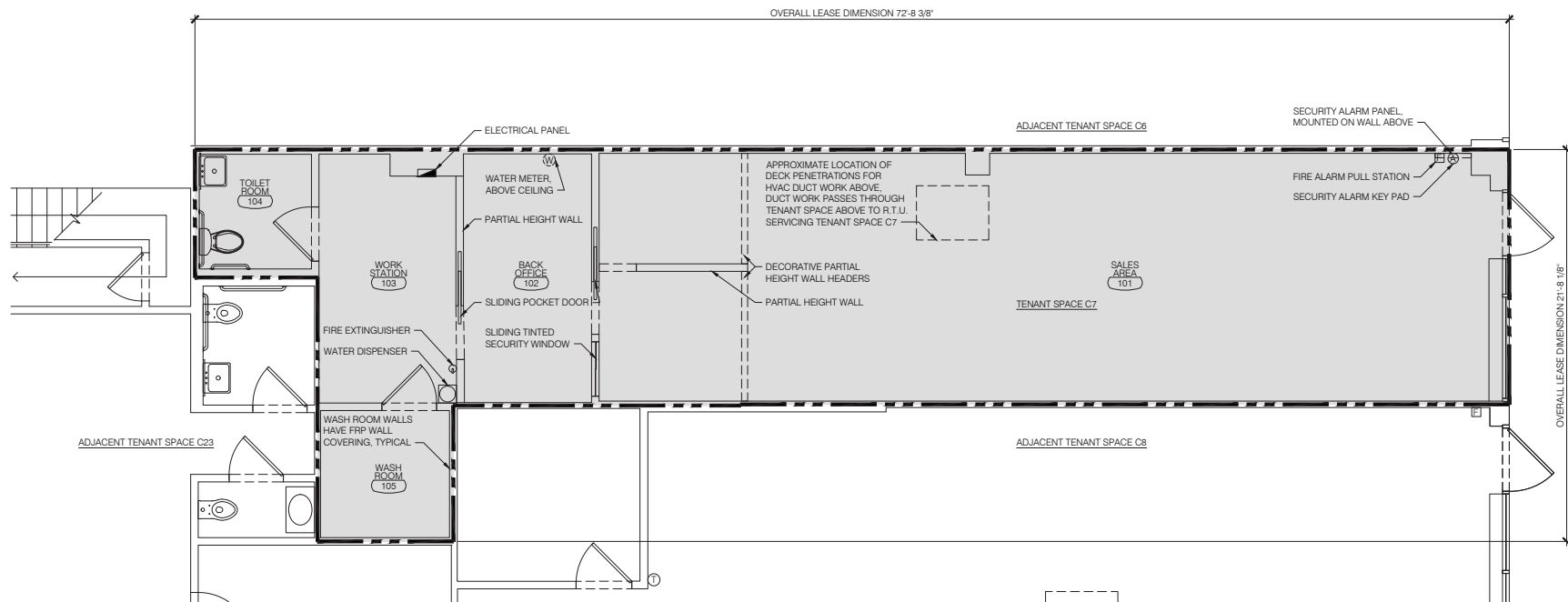
# FLOOR PLANS

## Space D13 | 1,111 SF



# FLOOR PLANS

## Space D16 | 937 SF







# Lakerview Plaza Shopping Center

FOR MORE INFORMATION CONTACT THE LEASING TEAM

**Nina Becker**

+1 203 352 8904

[nina.becker@cbre.com](mailto:nina.becker@cbre.com)

**Ira Kerner**

+1 201 712 5836

[ira.kerner@cbre.com](mailto:ira.kerner@cbre.com)

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OWNERSHIP



LEASING AGENT

**CBRE**