

MEADOW

CENTRE

Join our Transformation!

1875 Old Route 6, Carmel Hamlet, NY 10512

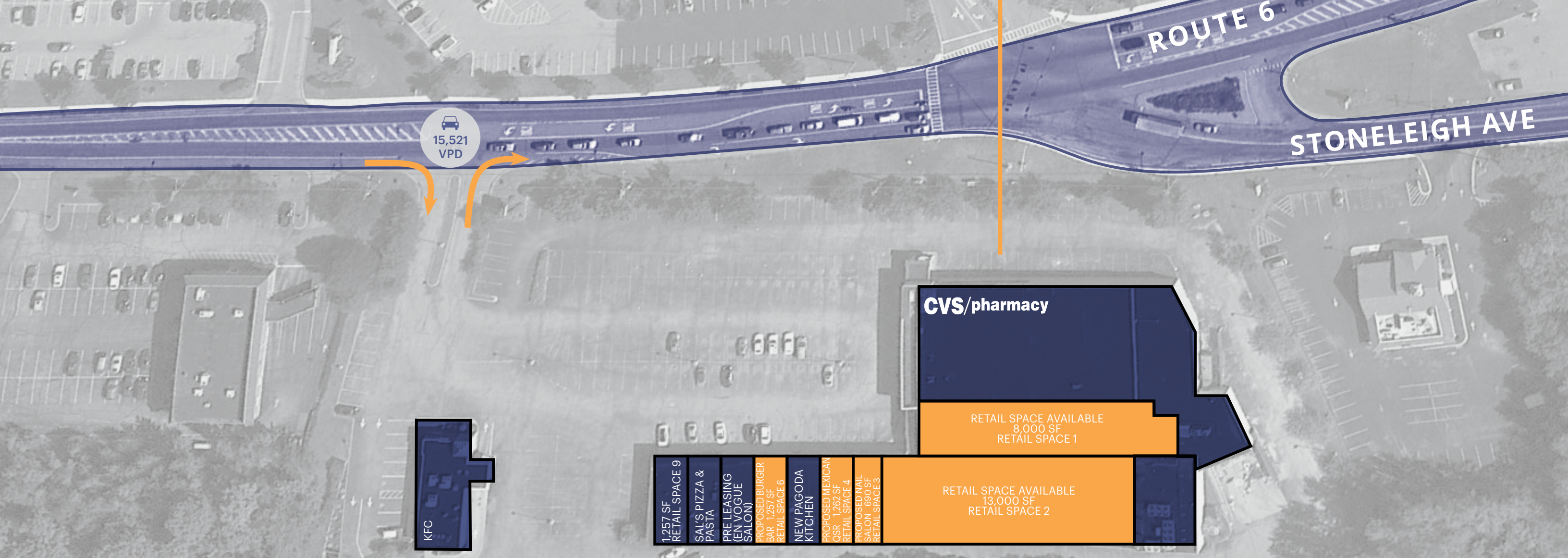


RIPCO
REAL ESTATE

COME SHOP WITH US

Retail opportunity with direct access to Stoneleigh Avenue (Route 6) in the hamlet of Carmel, NY. The Shopping Centre offers a dedicated turn lane from Route 6, generous parking, easy truck access at a busy intersection. Meadow Centre is currently anchored by CVS and is situated along Carmel's retail corridor, adjacent to Putnam Plaza which boasts upscale destination supermarket, Tops, among other retailers. The location is ideal for destination retailers seeking immediate access to a loyal and growing neighborhood. Come join us!





ROUTE 6

STONELEIGH AVE

15,521
VPD

CVS/pharmacy

RETAIL SPACE AVAILABLE
8,000 SF
RETAIL SPACE 1

RETAIL SPACE AVAILABLE
13,000 SF
RETAIL SPACE 2

KFC

1,257 SF
RETAIL SPACE 9
SAL'S PIZZA &
PASTA
PRE LEASING
(EN VOGUE
SALON)
PROPOSED BURGER
BAR 1,257 SF
RETAIL SPACE 6
NEW PAGODA
KITCHEN
PROPOSED MEXICAN
QSR 1,262 SF
RETAIL SPACE 4
PROPOSED NAIL
SALON 690 SF
RETAIL SPACE 3

AVAILABLE RETAIL SPACE

SPACE 1	AVAILABLE RETAIL SPACE	8,000 SF
SPACE 2	AVAILABLE RETAIL SPACE	13,000 SF
SPACE 3	AVAILABLE RETAIL SPACE	690 SF
SPACE 4	AVAILABLE RETAIL SPACE	1,262 SF
SPACE 5	NEW PAGODA KITCHEN	
SPACE 6	AVAILABLE RETAIL SPACE	1,257 SF
SPACE 7	PRE LEASING (EN VOGUE HAIR SALON)	
SPACE 8	SAL'S PIZZA & PASTA	
SPACE 9	NATIONAL COFFEE BRAND COMING SOON	1,257

Space 1 and 2 can be combined

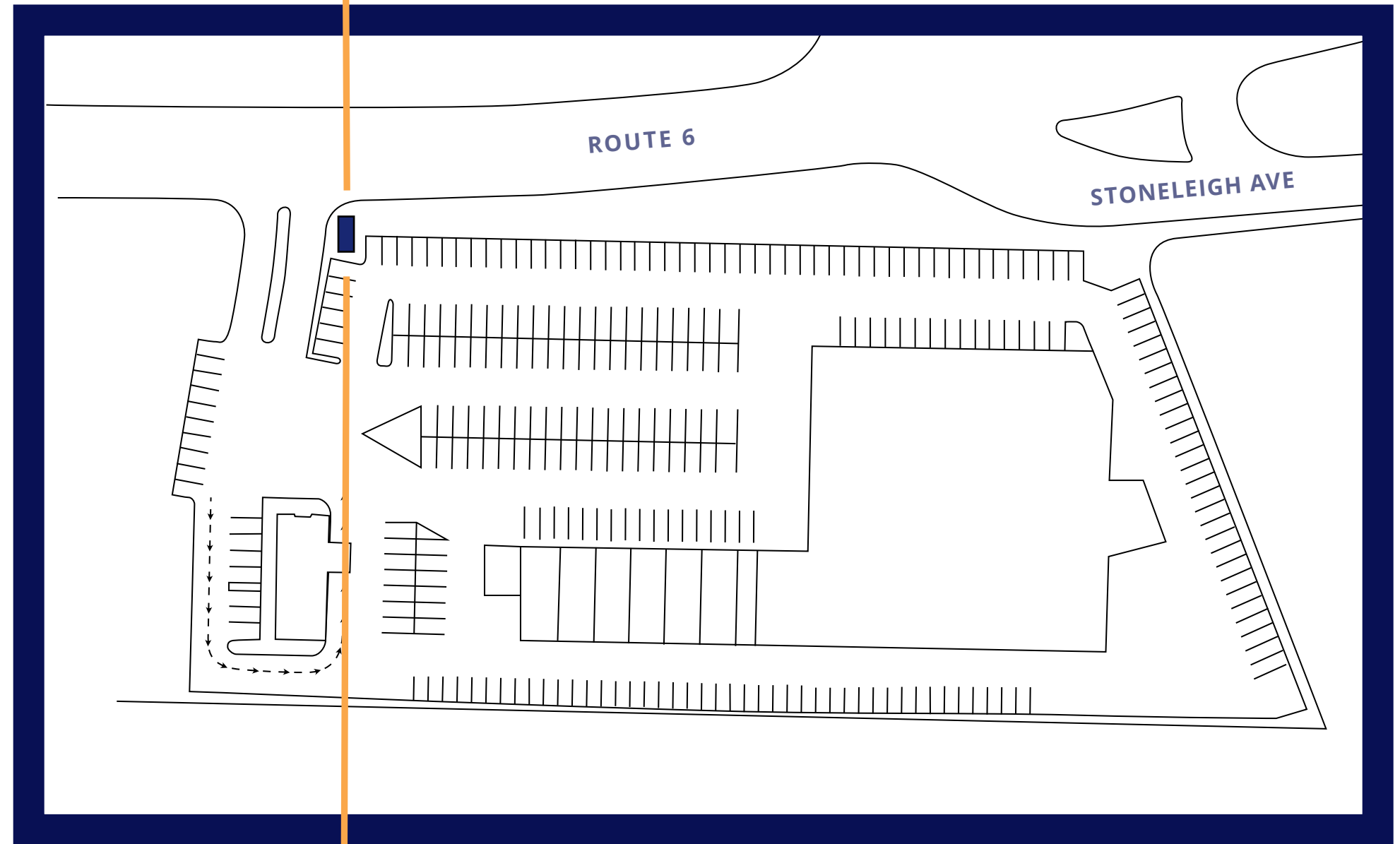
LEASING FINANCIALS

ASKING RENTAL RATE	CALL FOR DETAILS
TAXES	\$4.80 PSF
CAMS	\$3.20 PSF

SITE PLAN

SITE PLAN

Pylon Sign



MAIN RETAIL ARTERY



MEADOW CENTRE

AutoZone

Advance Auto Parts

Mavis Discount Tire

New York Sports Club

Dollar World

H&R Block

Putnam County National Bank

Starbucks

Rite Aid

Ace Hardware

Wendy's

Shell

McDonald's

Silarx
Pharmaceuticals

JEEP

GMC

SERVPRO
Custom Auto & Tinting

Carmel Sports Club

Stoneleigh Ave

35

6

6



TRAVEL TIME

Customer Journeys prior to and after visiting

Customer Journey Before Visiting

Home **51.5%**

Work **11.8%**

Highlands Center **5.2%**
100 Independent Way, Brewster, 10509, NY

Carmel High School **1.8%**
30 Fair St, Carmel, 10512, NY

Carmel ShopRite Center **1.7%**
180 Gleneida Ave, Carmel, 10512, NY

MEADOW
CENTRE

Customer Journey After Visiting

70.8% Home

5.4% Work

2.7% Highlands Center
100 Independent Way, Brewster, 10509, NY

2.4% Carmel ShopRite Center
180 Gleneida Ave, Carmel, 10512, NY

1% Carmel High School
30 Fair St, Carmel, 10512, NY

DEMOGRAPHICS

For Putnam County

AUTO & PARTS DEALERS

	Sales
Motor Vehicle and Parts Dealers (441)	\$101.6M
Automobile Dealers (4411)	\$92.1M
Other Motor Vehicle Dealers (4412)	\$4.8M
Auto Parts, Accessory and Tire Stores (4413)	\$4.7M

FOOD & DRINKS

	Sales
Food and Beverage Stores (445)	\$168.7M
Grocery Stores (4451)	\$153.2M
Specialty Food Stores(4452)	\$5.7M
Beer, Wine and Liquor Stores (4453)	\$9.9M

ELECTRONICS

	Sales
Eletronics and Appliance Stoers (443)	\$14.2M

TOP AREA EMPLOYERS

- 1 NYSEG
- 2 Ace Endico Corporation
- 3 Putnam County DMV
- 4 Care Mount Medical
- 5 Silarx Pharmaceutical
- 6 Meadowland of Carmel Auto
- 7 Putnam County Clerk Office
- 8 Carmel High School
- 9 Carmel Town Hall
- 10 Putnam Hospital Center
- 11 Scentsphere
- 12 Putnam Hospital Center
- 13 Dept of Neurosurgery
- 14 Somers Orthopedic Surgeons
- 15 CoveCare Center
Solar QA Inspector

47,683
Population

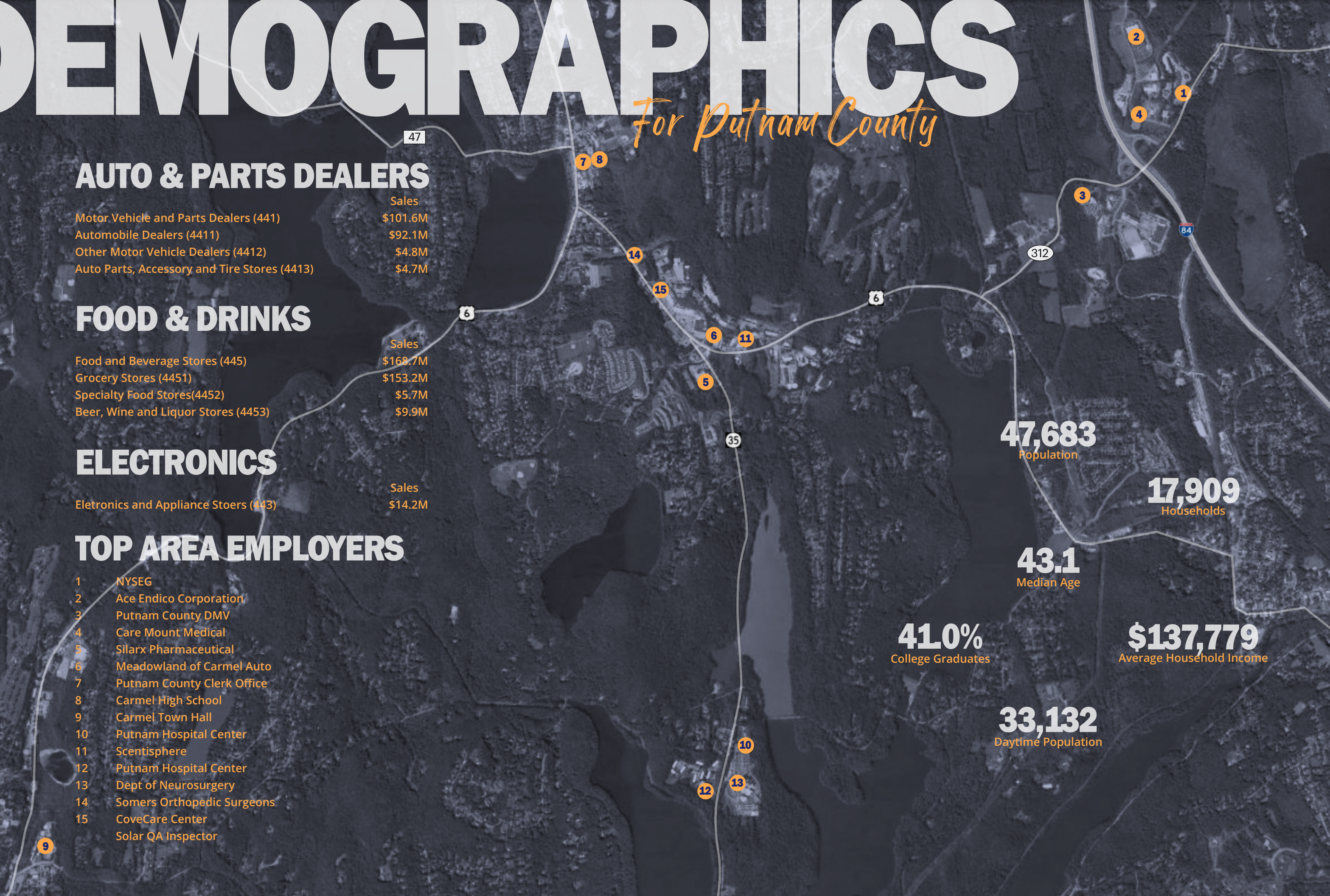
17,909
Households

43.1
Median Age

41.0%
College Graduates

\$137,779
Average Household Income

33,132
Daytime Population



MEADOWS CENTRE

Contact Exclusive Agents

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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