



**MCGRATH**  
REALTY INC

# FOR LEASE

## Excellent office and Retail opportunity

1 Starr Ridge Rd, Brewster, NY 10509

# HIGHLIGHTS



- Join Dunkin Donuts and Sherman Williams
- Strong demographics
- Signalized corner of Route 6 off I-84 on/off ramp intersection of I-84 (74.655 AADT), I-684 (25.190 AADT), and Route 6 (17.780 AADT)
- New construction
- Two vacant spaces on the 2nd floor. 2000 sq ft. and 2,400 sq ft.
- One space remaining on first floor- 1,350 +/- SF . Asking rent \$22/SF N/N/N
- Two spaces remaining  
2,000 SF @ \$18/ SF N/N/N  
2,400 SF @ \$17/SF N/N/N
- Two spaces remaining on the Second Floor

[www.mcgrathrealtyinc.com](http://www.mcgrathrealtyinc.com)



**Michael P. Fitzgerald**

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# McGrath Realty Inc brokered Sherman Williams deal at 1 Star Ridge Road, Brewster NY



Sherman signed a long term lease for  
4,800 sf for End Cap

Sherman will join Dunkin Donuts. This  
center offers excellent visibility and  
ample parking

Michael Fitzgerald with McGrath Realty  
Inc represented the Landlord and  
Christine Monteferrante of Hanna CRE  
represented Sherman Williams

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**Nearby Stores:**

Target(4.8 km)  
Kohl's(7.4 km)  
Marshalls(7.1 km)  
Rite Aid(4.4 km)  
ACME Markets(4.0 km)

**Nearby Parks:**

Wells Park(2.2 km)  
Castle Park(4.9 km)  
Volunteers Park  
(4.8 km)  
Farringtons Park(5.0 km)

**Nearby Bus Station:**

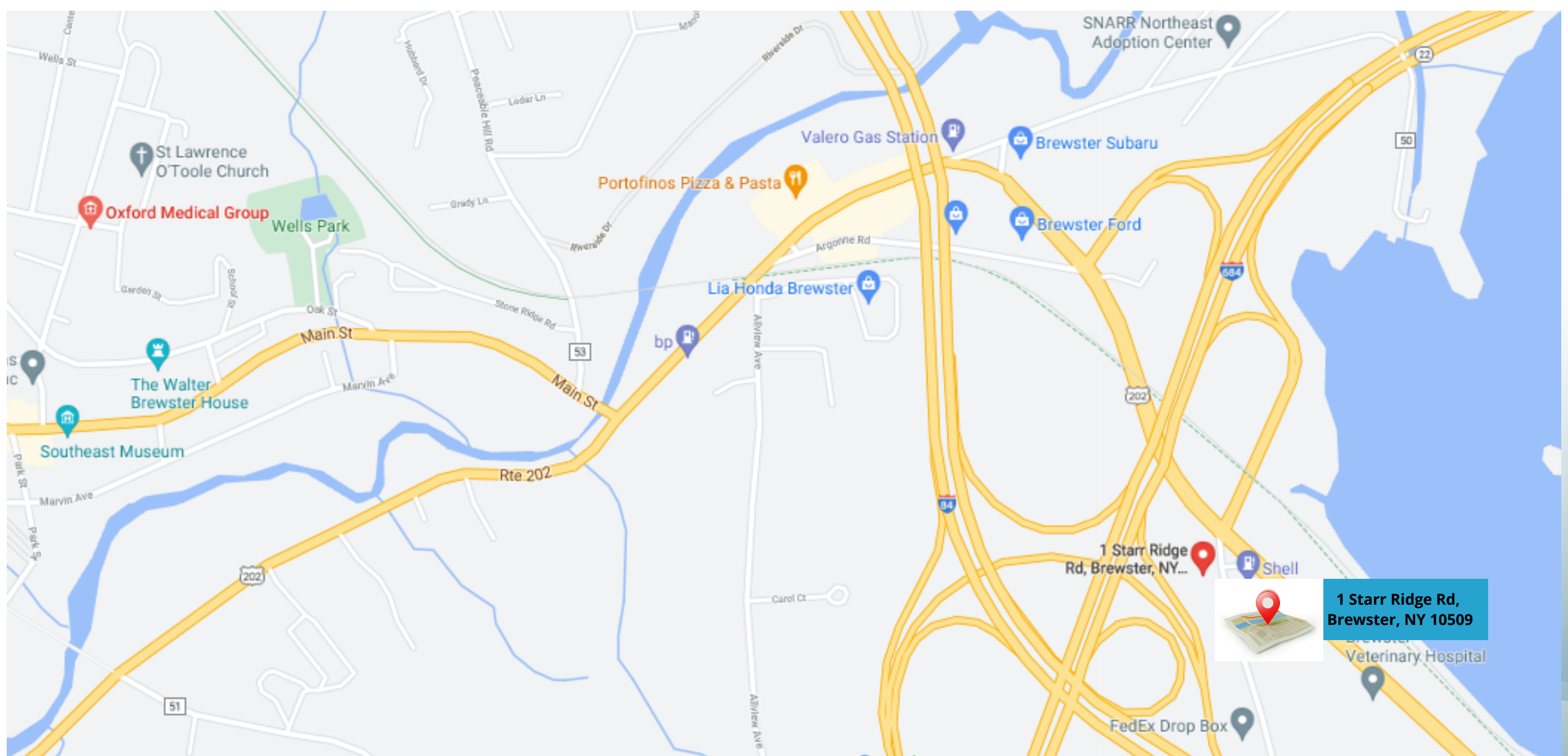
Old Route 6 @ Carmel Bowl  
(8.9 km)  
Route 6 @ Route 52  
(10 km)

**Nearby Train Station:**

Brewster(2.7 km)  
Southeast Station(8.5 km)  
Croton Falls(9.1 km)

**Other Nearby Landmark:**

The Highlands Shopping Center  
(7.3 km)  
Lakeview Shopping Center  
(4.1 km)  
The Home Depot  
(7.4 km)  
Value Village  
(5 km)



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