

FOR SALE OR LEASE — TAMARAC PLAZA

3991 ROUTE 2

**BRUNSWICK
NEW YORK 12180**



PROPERTY DETAILS

FEATURES

Offered for sale is the Tamarac Plaza - a $\pm 20,300$ SF retail plaza in the Town of Brunswick, NY. Currently has up to $\pm 4,115$ SF of retail space available for lease

LOCATION

South side of Route 2 just east of Tamarac Road intersection. Across from Tamarac Schools and adjacent to Brunswick Soccer Complex

UTILITIES

Municipal water and private septic system

ZONING

B-15 Commercial

PRICE

For sale at: \$1,200,000

For Lease at: \$12/SF NNN
(Estimated NNNs ~ \$6.13/SF)



CONTACT INFORMATION

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Associate Broker

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ADDITIONAL INFORMATION

Tax ID#: 92.-6-3

18 Assessment: \$201,260

Equalization Rate: 25.5%

19 General Tax: \$8,444.06

18/19 School Tax: \$14,500.91

Combined Tax: \$22,944.97

- + ± 110 parking spaces
- + Room in front for a pad site
- + Some units have new heat; some with A/C
- + Suites range from ± 673 SF - 2,000 SF
- + Great neighborhood center
- + Join Subway, US post office, pizza, nails, salon, and dance school
- + (2) end units available for drive thru

Preliminary

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BRUNSWICK, NY 12180



2018 Estimated Demographics

Population

1 Mile

580

3 Mile

4,481

5 Mile

19,764

Median Household Income

\$80,060

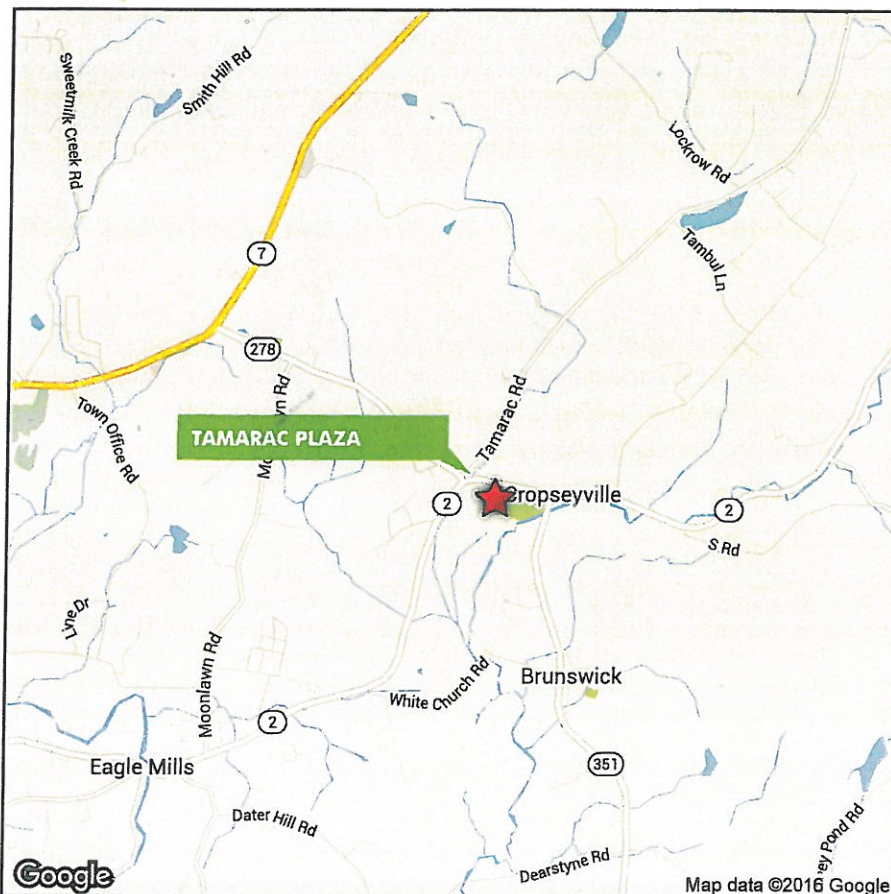
\$80,416

\$78,925

Traffic Counts (AADT)

Route 2 at Tamarac Rd.

9,573



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