

FOR LEASE: 47-49 S. Water Street, Peekskill, NY  
Unique 14K SF Stand-Alone Industrial/Flex/Retail Building  
Former Peekskill Brewery Site | Multiple Uses Allowed

ADMIRAL  
REAL ESTATE SERVICES



CONTACT FOR RENTAL DETAILS



CONTACT OWNER'S  
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 [haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

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PEEKSKILL, NY | 47-49 S. Water Street  
 Rare Multi-Use Building Near Hudson River Waterfront  
 Incredibly Unique Opportunity with Numerous Possibilities



**WESTCHESTER COUNTY (NY)**  
 STRONG SPENDING POWER

**\$22.1 Billion in Westchester  
 RETAIL DEMAND**

## BUILDING DETAILS

- 14,000 SF (3,500 SF Per Floor)
- Potentially Divisible – Inquire for Details
- Full 3,500 SF Roof Deck
- Magnificent Views of the Hudson River
- Elevator Access to All Floors Including Roof Deck
- Ground Floor Features Full Brewery and Bar
- Second Floor Includes Kitchen and Additional Bar
- Refrigerator and Freezer Available
- High Ceilings, ADA Restrooms, Security System
- Basement Included; Separate Storage Available
- Fantastic Parking in Adjacent Dedicated Private Lot
- Municipal Parking Also Nearby
- Zoning: WF 2 (Retail, Personal Service, Fitness, Community/Cultural Centers, Government, Theaters, Museums, Restaurants with Fewer than 199 Seats, Artist Loft)
- Great Highway Access; Located in Downtown Peekskill Right Off Route 9; Near Route 202 and Route 6
- Incredibly Close to Hudson River and Riverfront Park
- Walking Distance to Metro-North Train Station

Click [HERE](#) for Virtual Tour

## KEY FACTS (15-Min Drive-Time of Site)

POPULATION

MEDIAN AGE

88,216

43

AVG INCOME

DISPOSABLE INCOME

\$160,522

\$89,395

## DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$101,565	\$134,207	\$160,522
Median HH Income	\$72,319	\$93,762	\$111,173
Population	16,826	48,038	88,216
Total Households	6,101	17,846	32,102
Disposable Income	\$56,776	\$75,267	\$89,385
Median Age	39	43	43



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## PHOTOGRAPHS | 1



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## PHOTOGRAPHS | 2



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PHOTOGRAPHS | 3



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PHOTOGRAPHS | 4



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PHOTOGRAPHS | 5



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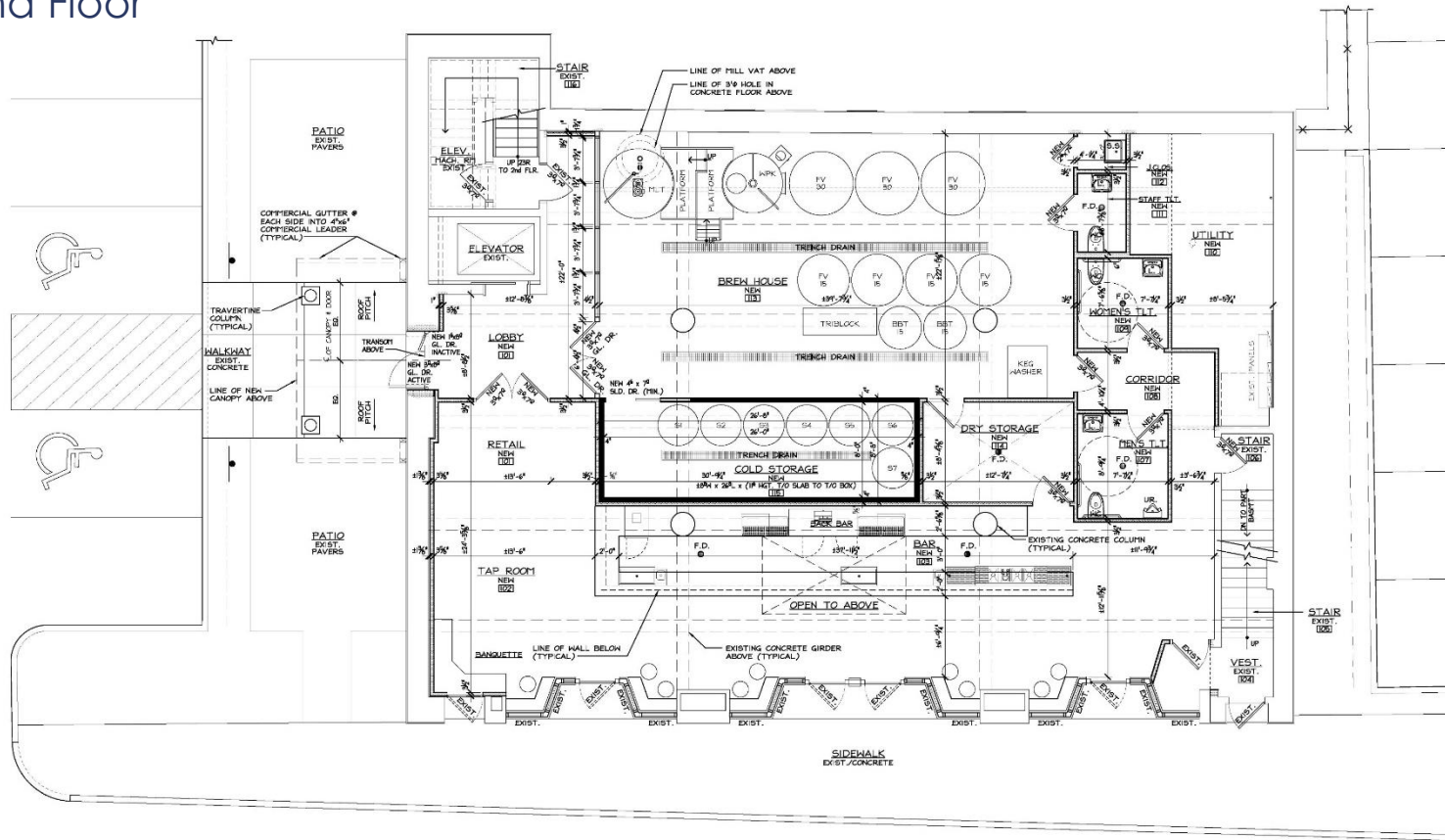
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# FLOOR PLAN

## Ground Floor



PROPOSED GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



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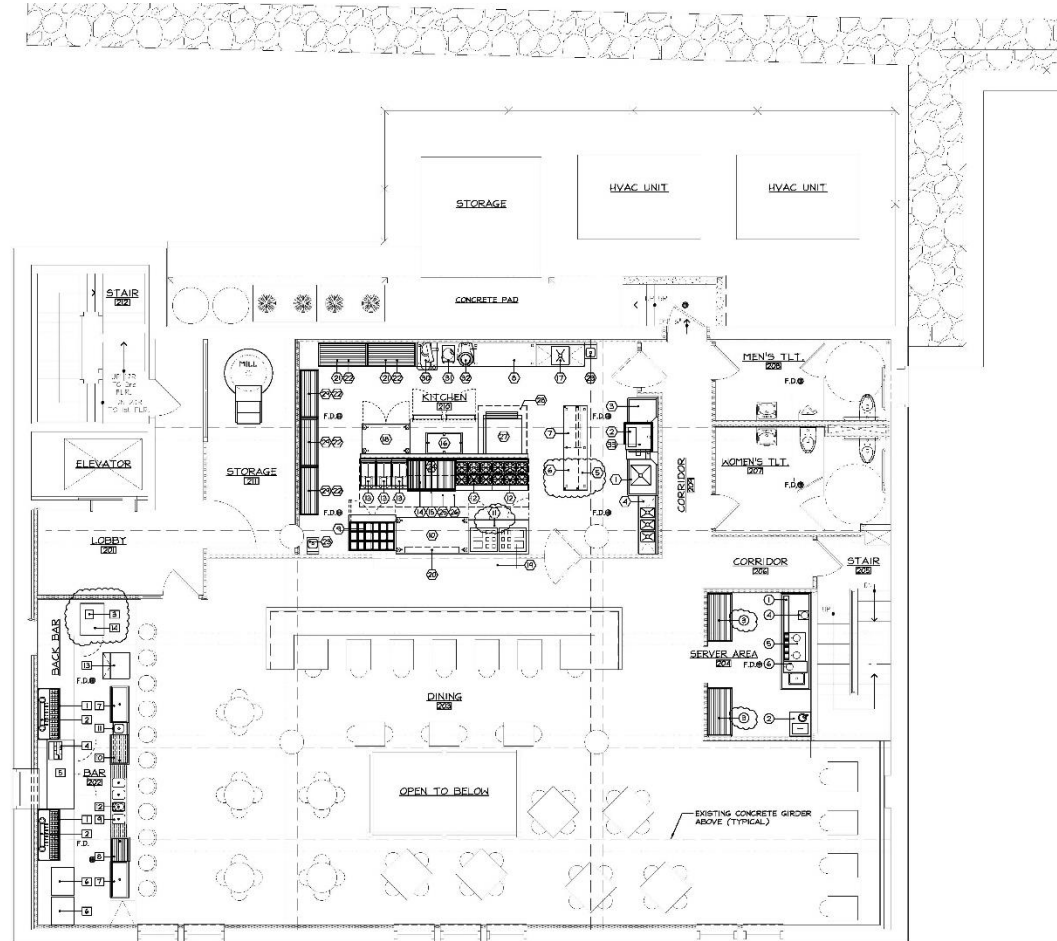


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## FLOOR PLAN Second Floor



PROPOSED 2nd FLOOR EQUIPMENT PLAN  
SCALE: 1/4" = 1'-0"



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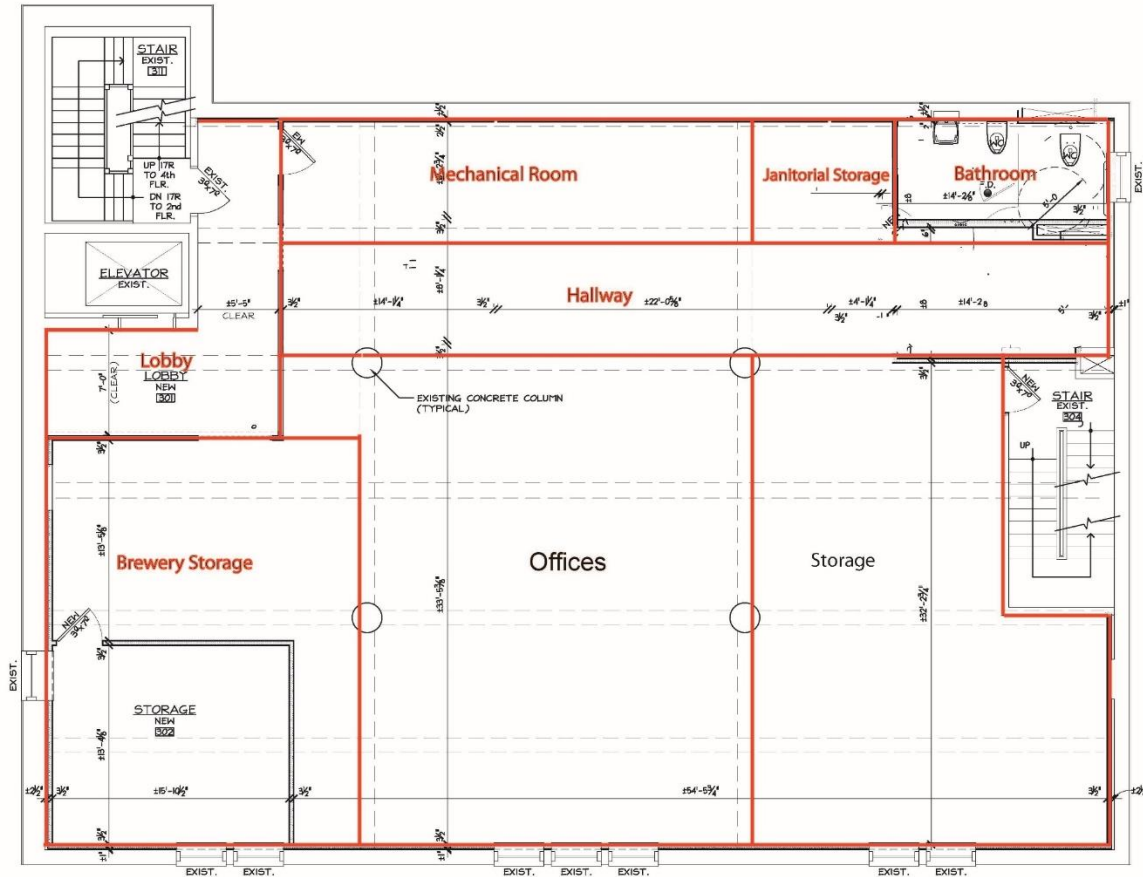
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## FLOOR PLAN Third Floor



PROPOSED 3rd FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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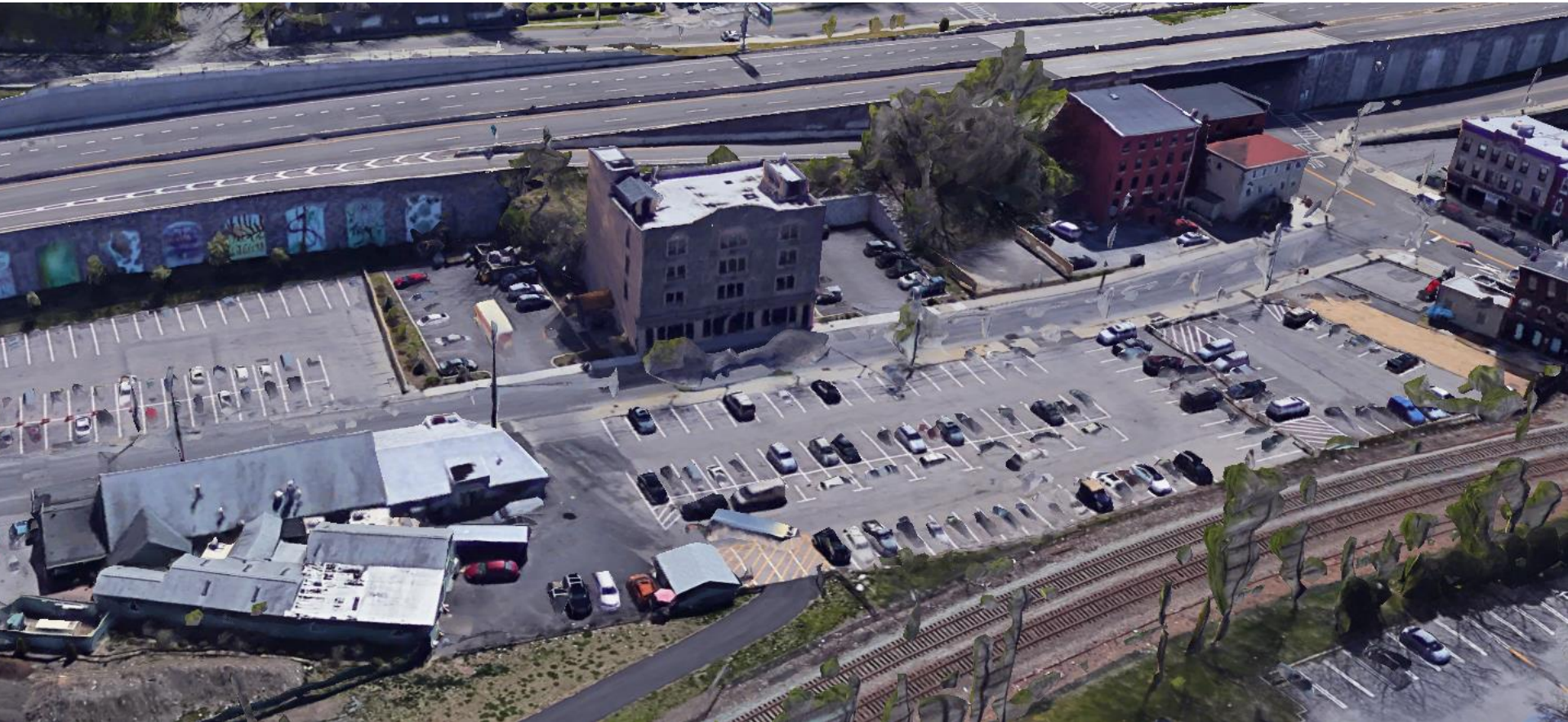
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## AERIAL | 2



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## AERIAL | 3



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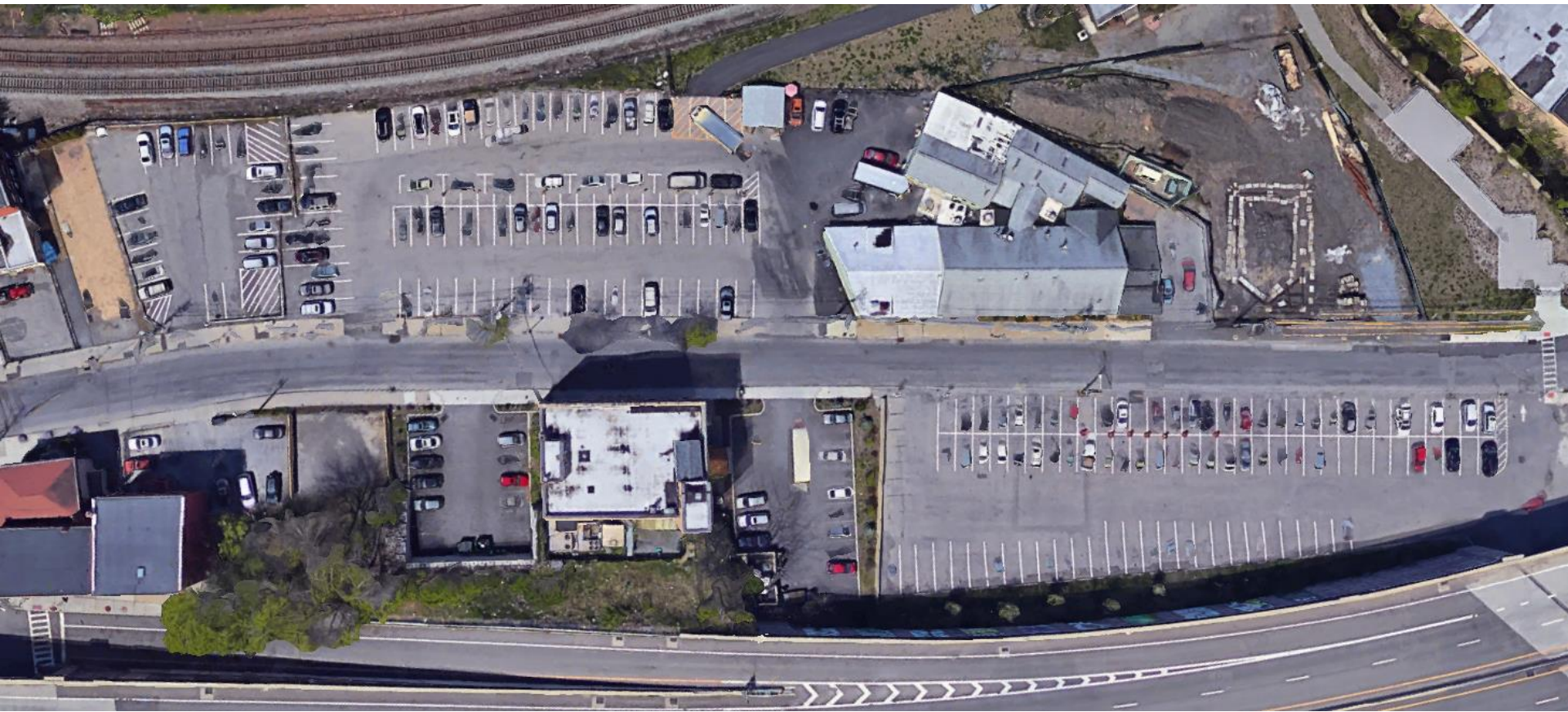
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## AERIAL | 4



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## AERIAL | 5



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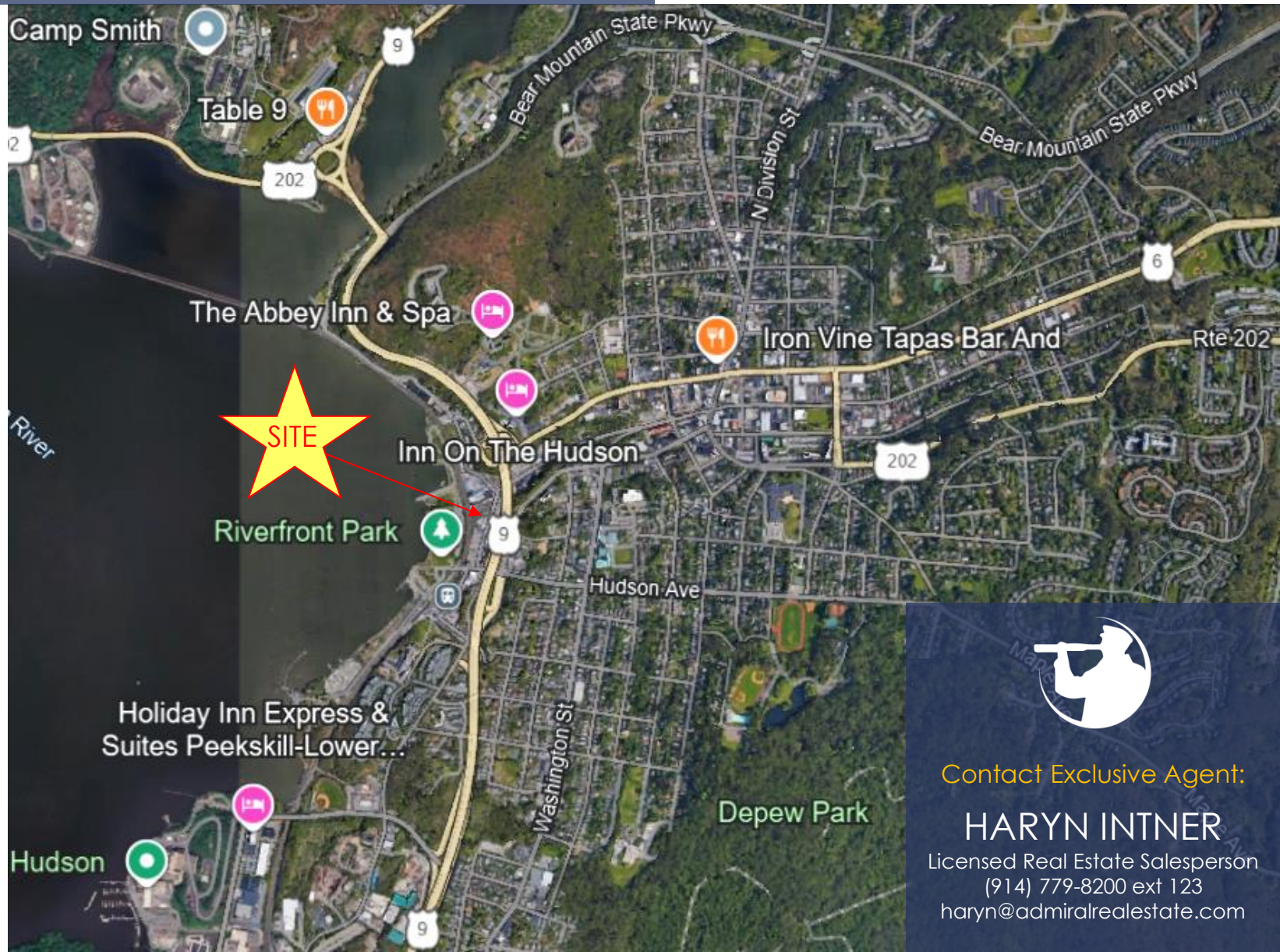
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## MAP



Contact Exclusive Agent:

**HARYN INTNER**

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