

**FOR SALE**

**.83± Acres - 3 Parcels Zoned Commercial**

**329 Route 52, Kent, NY | Putnam County**



## **.83± Acres – 3 Parcels along Route 52 | Zoned Commercial**

### **Sale Offering**

Pyramid Brokerage Company is pleased to offer for sale this .83+ acre site consisting of 3 parcels situated along Route 52 in the Town of Kent (Putnam County), NY. The site is zoned Commercial. Current zoning allows for numerous permitted uses along with uses that will require Planning Board approval. Some of the uses include the following:

Shopping centers, supermarkets, self-storage facilities, nursery schools, hotels and motels, funeral homes, restaurants, retail stores, office buildings, nursing homes, automotive.

### **Highlights**

- Well and septic
- Zoning regulations for Town of Kent Commercial district found [HERE](#)
- Traffic count: 11,614 AADT  
Source: NYS DOT (2019, estimate)

Demographic Summary	10 Miles Radius
Population	143,451
Households	53,085
Average H.H. Income	\$162,250

Source: Esri forecasts for 2022; US Census Bureau 2020 decennial census data in 2020 geographics

### **Contact**

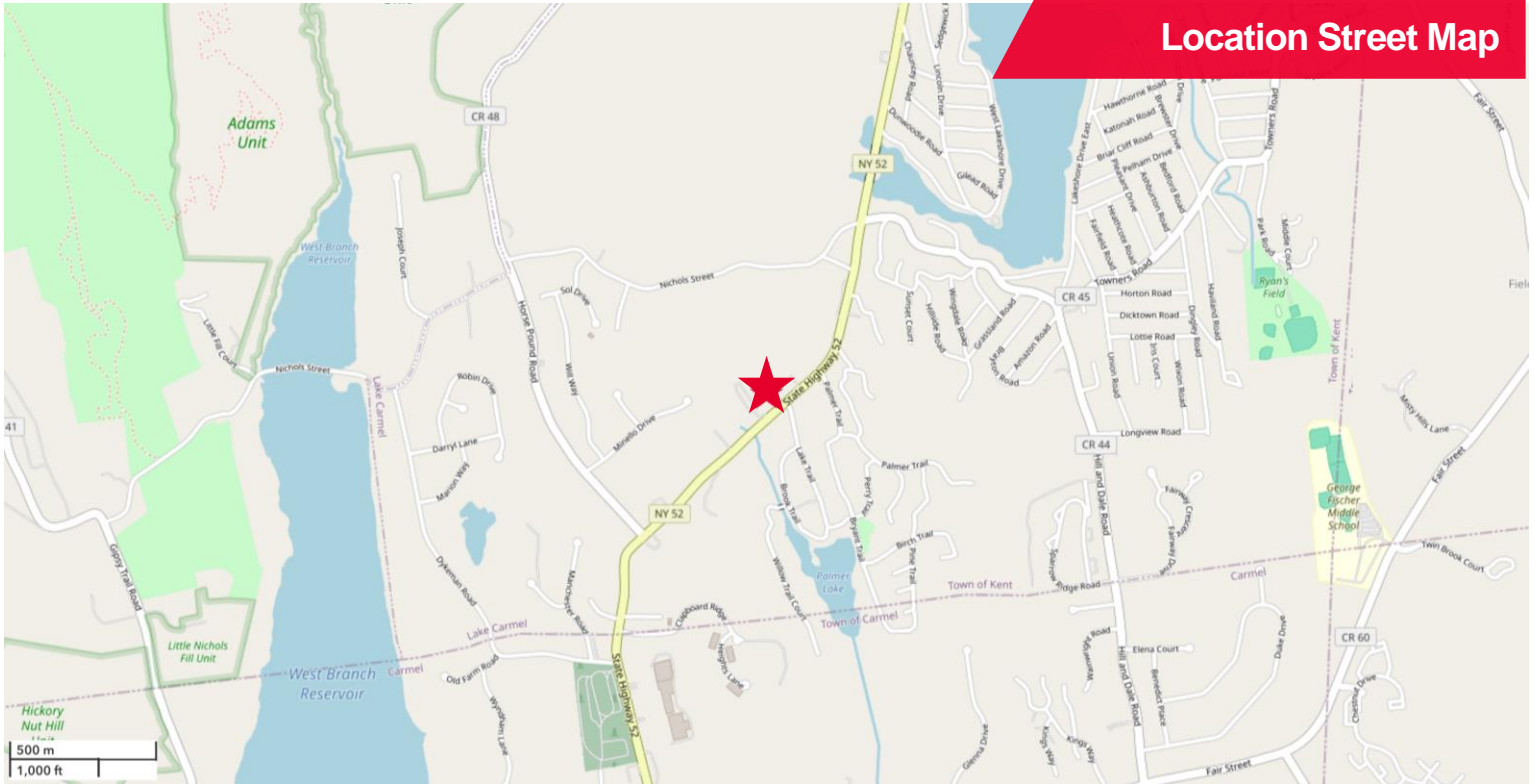
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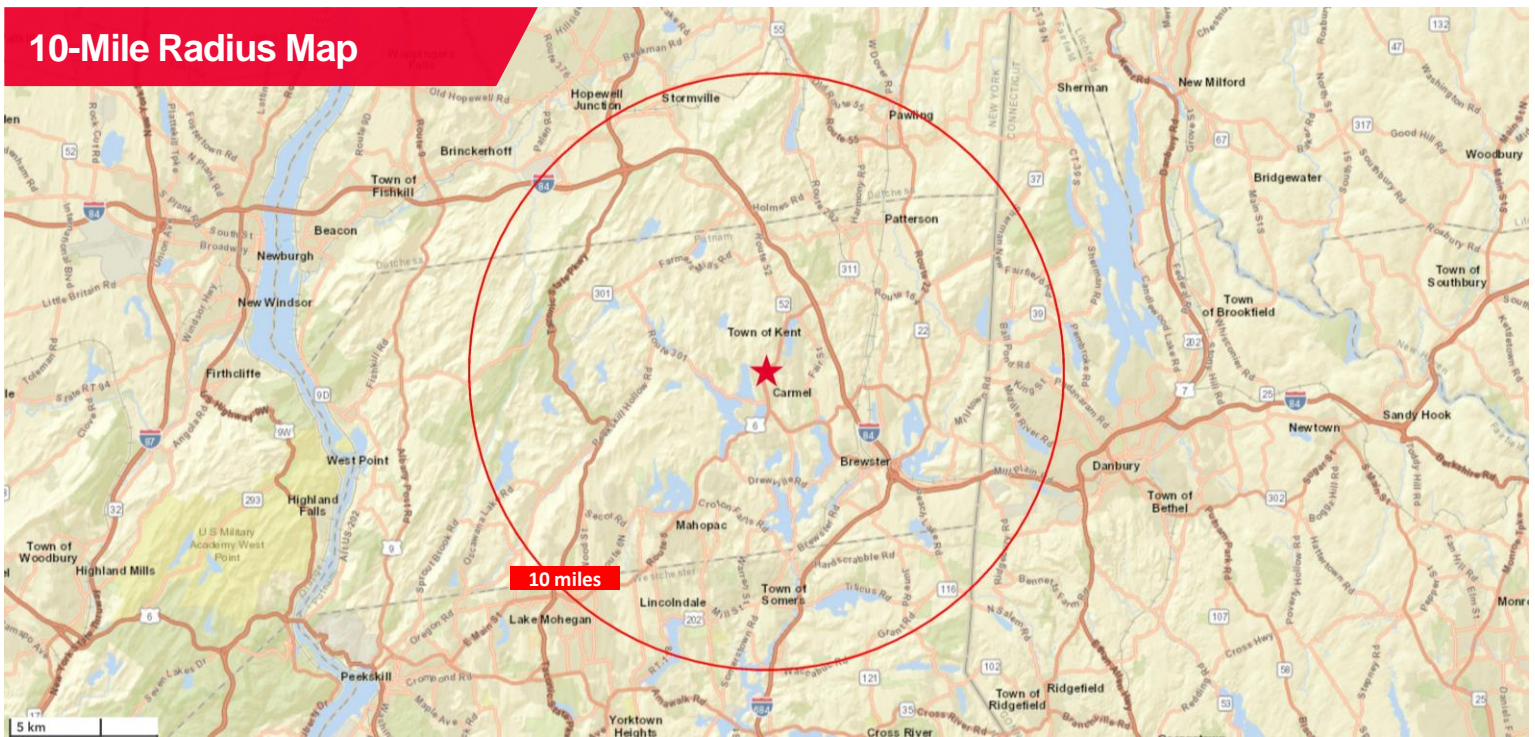
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### Location Street Map



### 10-Mile Radius Map



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