

RETAIL SPACE AVAILABLE FOR LEASE

# CORTLANDT TOWN CENTER

3121 EAST MAIN STREET, MOHEGAN LAKE, NY

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LISTING VIDEO



JOIN THE PREMIER RETAIL CENTER IN THE MARKET

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS



# PROPERTY OVERVIEW

## HIGHLIGHTS

- 2,700' of frontage on Route 6
- +/- 750,000 SF total GLA
- 3,700+ parking spaces
- Multiple opportunities available ranging in 1,700 to 12,933 SF
- Anchored by Walmart, Best Buy, Acme, PetSmart, United Artist Theatres, HomeGoods, Marshalls, DSW, Old Navy, and Michaels

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	7,498	52,240	88,460
HOUSEHOLDS	2,734	19,104	32,567
DAYTIME EMPLOYEES	3,203	15,503	25,718
AVERAGE HH INCOME	\$123,260	\$129,329	\$135,666

## TRAFFIC COUNTS

ROUTE 6	19,006 AADT
BEAR MOUNTAIN STATE PARKWAY	23,495 AADT



# CORTLANDT TOWN CENTER | EXECUTIVE SUMMARY



## TENANT ROSTER

5	McDonald's	11b 2,850 SF Available	19	GameStop	26	America's Best	34	U-Haul	42	Space Leased	48	PetSmart
6	Chase Bank	12a Urgent Care	20	J&R Nails	27	5,018 SF Available	35	Mattress Firm	43	Michaels	49	15,700 SF Available
7	9,436 SF Available	12b Panera Bread	21	Five Guys	28	Tropical Smoothie Cafe	36	Community Room	44	Five Below	50	Acme
8	Best Buy	13 M&T Bank	22	T-Mobile	29	H&R Block	37	United Artists	45	Barnes & Noble	51	Mohegan Wines
9	Applebee's	16 Marshall's	23	Image Cleaners	30	Haagen Dazs	38	Old Navy	46a Daycare 46b 8,000 SF	52	Allen Carpet	
10	4,174 SF Available	17 Carter's/OshKosh	24	Citibank	31	Walmart	39	9,100 SF Available	46c DSW	53	12,933 SF Available	
11a	Subway	18 Emperor Garden	25	U.S. Post Office	33	Unisex Palace Hair	41	Space Leased	47	Ashley Homestore	54	HomeGoods

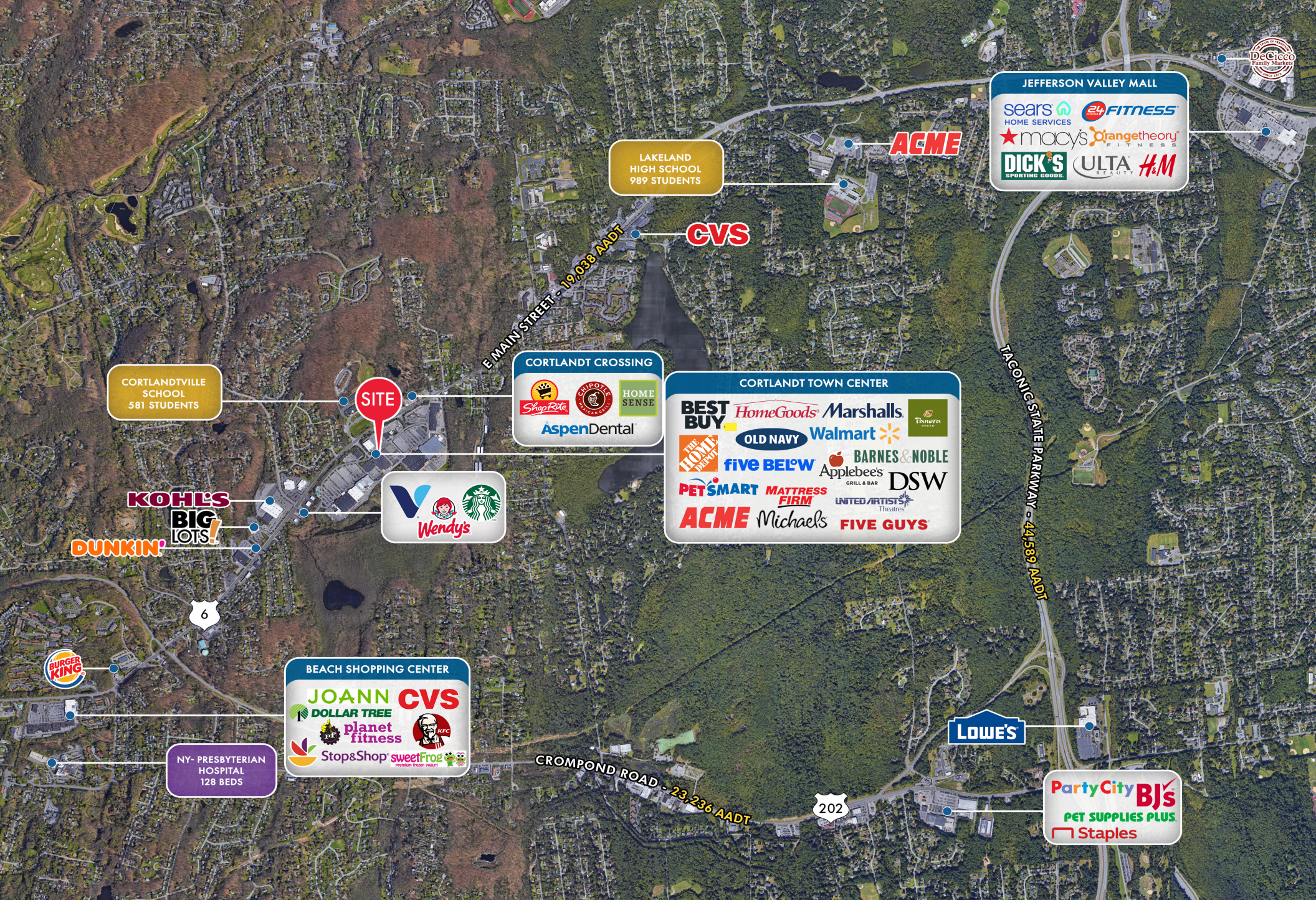
# CORTLANDT TOWN CENTER | SITE PLAN





## CORTLANDT TOWN CENTER | TENANTS





# CORTLANDT TOWN CENTER | MARKET AERIAL





## CONTACT AGENT

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