

RETAIL SPACE AVAILABLE FOR LEASE

CORTLANDT TOWN CENTER

3121 EAST MAIN STREET, MOHEGAN LAKE, NY

CLICK TO VIEW
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





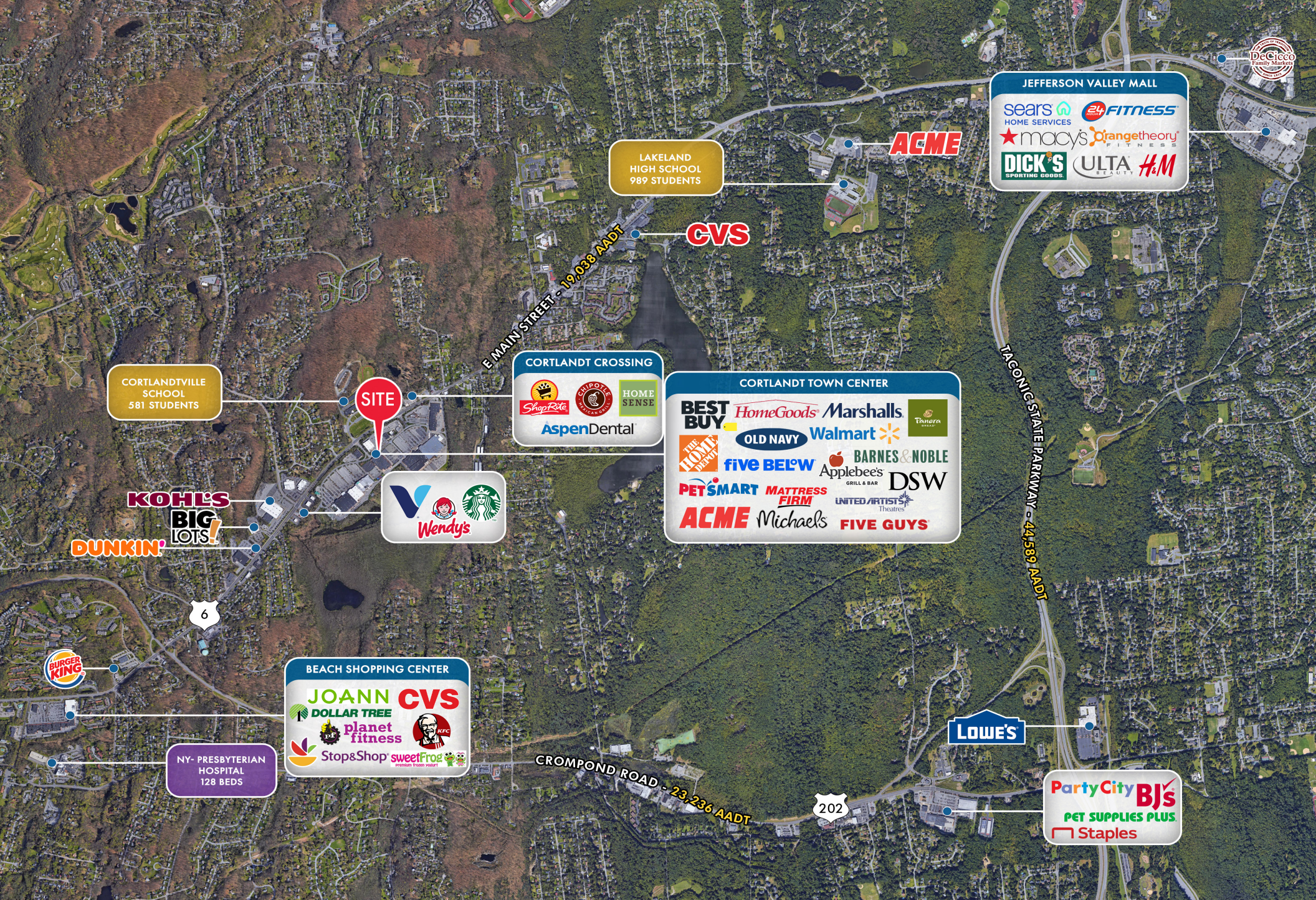
TENANT ROSTER

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



JEFFERSON VALLEY MALL

sears HOME SERVICES **24 FITNESS**
 macy's **Orangetheory FITNESS**
DICK'S SPORTING GOODS **ULTA BEAUTY** **H&M**

LAKELAND HIGH SCHOOL
989 STUDENTS



E MAIN STREET - 19,038 AADT

CORTLANDT CROSSING

ShopRite Chipotle HOME SENSE
 AspenDental

CORTLANDTVILLE SCHOOL
581 STUDENTS



CORTLANDT TOWN CENTER

BEST BUY HomeGoods Marshalls Panera
 THE HOME DEPOT OLD NAVY Walmart
 five BELOW Applebees BARNES & NOBLE
 PETSMART MATTRESS FIRM GRILL & BAR DSW
 ACME Michaels FIVE GUYS UNITED ARTISTS Theatres

Wendy's Starbucks

KOHL'S
BIG LOTS!



NY-PRESBYTERIAN HOSPITAL
128 BEDS

BEACH SHOPPING CENTER

JOANN CVS
 DOLLAR TREE planet fitness KFC
 Stop&Shop sweetFrog

CROMPOND ROAD - 23,236 AADT



Party City BJ's
 PET SUPPLIES PLUS
 Staples

CORTLANDT TOWN CENTER | MARKET AERIAL



CONTACT AGENT

JONATHAN GREENBERG
VICE PRESIDENT
greenberg@katzretail.com
917.745.6473



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.22.24