

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 35,790 SF
- Endcap space with option for a drive-thru available
- Anchored by Walmart, Best Buy, Acme, PetSmart, United Artist Theatres, DSW, Marshalls, 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	Moe's	19	GameStop	26	America's Best	34	U-Haul	42	1,720 SF Available	48	PetSmart
6	Chase Bank	12a	Urgent Care	20	J&R Nails	27	2,840 SF Available	35	Mattress Firm	43	Michaels	49	Cages On 6
7	9,436 SF Available	12b	Panera Bread	21	Five Guys	28	1,716 SF Available	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	Marshalls	23	Image Cleaners	30	Dog Haus Biergarten	38	Old Navy	46a	Daycare	51a	Allen Carpet
10	4,174 SF Available	17	Carter's/OshKosh	24	Citibank	31	Walmart	39	9,100 SF Available	46b	DSW	51b	35,790 SF Available
11a	Subway	18	Emperor Garden	25	U.S. Post Office	33	Unisex Palace Hair	41	1,700 SF Available	47	23,500 SF Available	51c	5,100 SF Available

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

Cortlandt Town Center

BEST BUY **BED BATH & BEYOND** **Marshalls** **Panora**

THE HOME DEPOT **Walmart**

OLD NAVY **five BELOW** **BARNES & NOBLE**

PET SMART **McGee's** **Applebee's** **DSW**

ACME **Michaels** **FIVE GUYS** **MATTRESS FIRM** **UNITED ARTISTS**

TACONIC STATE PARKWAY - 44,589 AADT

CORTLANDTVILLE SCHOOL
581 STUDENTS



Wendy's **Starbucks**

KOHL'S **BIG LOTS!**

DUNKIN'



Beach Shopping Center

JOANN **CVS**

DOLLAR TREE **planet fitness**

StopsShop **sweetFrog** **KFC**

NY-PRESBYTERIAN HOSPITAL
128 BEDS

CROMPOND ROAD - 23,236 AADT



Party City **BJ's**

PET SUPPLIES PLUS

Staples

CORTLANDT TOWN CENTER | MARKET AERIAL



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KATZ & ASSOCIATES

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