



OFFERING SUMMARY

Lease Rate Upon Request (NNN)

Available SF 5,317 SF

Building SqFt 13,000

Traffic Count 18,737 VPD

Market Westchester

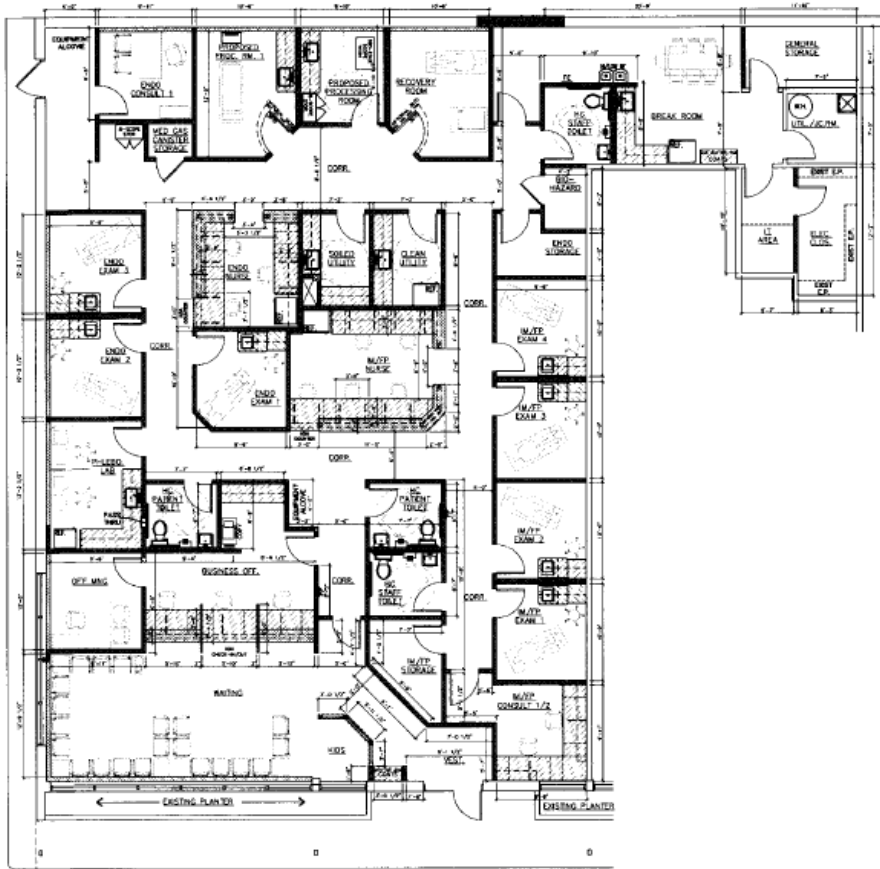
PROPERTY OVERVIEW

5,317 SF of fully built-out medical office space available on East Main Street (Route 6) in Cortlandt Manor, NY, which benefits from over 18,700 VPD. The current space has a fully built-out medical office. The other tenant in the center is Home & Hearth, who has been operating at the property for over 25 years. The property is ideally situated along a strong retail corridor with nearby tenants including Walmart, Home Depot, Best Buy, Shoprite, Stop & Shop and more. The property offers excellent accessibility and visibility on East Main Street(Route 6).

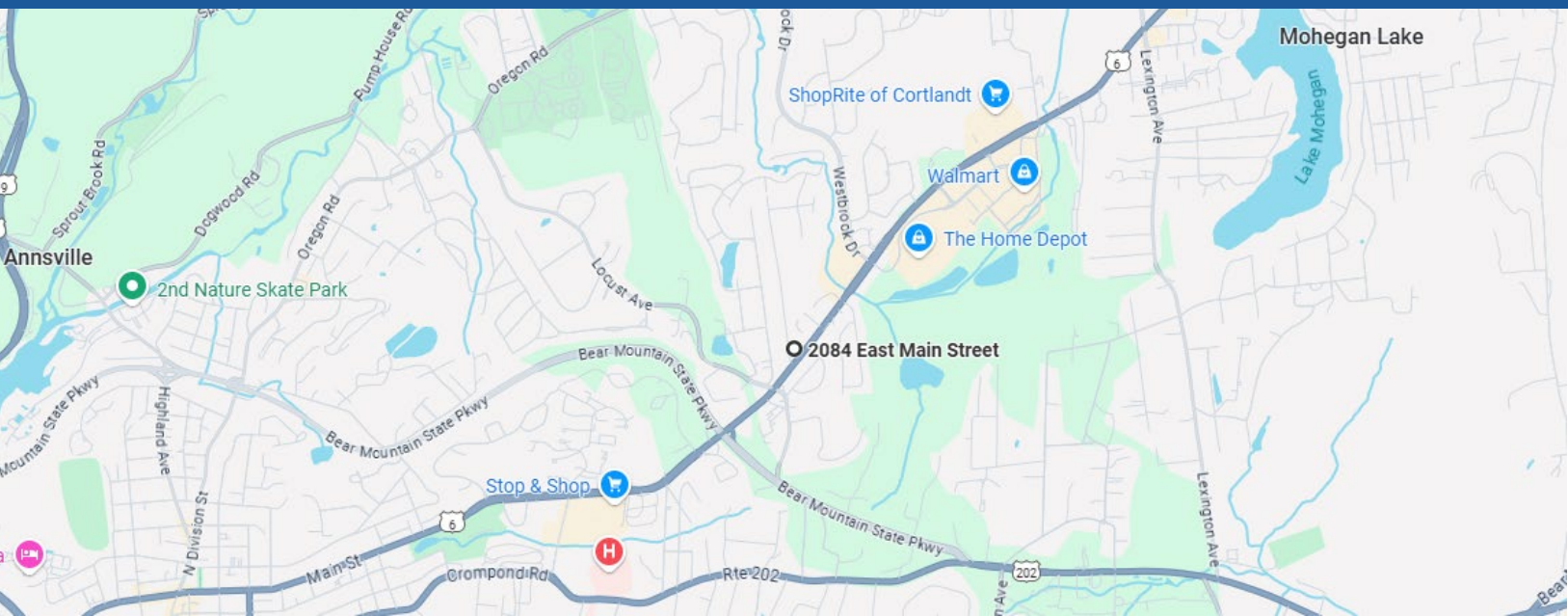
PROPERTY HIGHLIGHTS

- Built-Out Medical Office Space
- The Property Features High Daily Traffic Counts With Over 18,700 VPD
- This Location Offers Prime Visibility and Access on East Main Street (Route 6)
- Strong Retail Corridor- Nearby Tenants Include Walmart, Home Depot, Best Buy, Shoprite, Stop & Shop and more
- 61 Parking Spots

SPACE	LEASE RATE	LEASE TYPE	SIZE(SF)
#1	Upon Request	NNN	5,317 SF







POPULATION	3 MILE	5 MILE	7 MILE
Total Population	54,072	84,107	130,948
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	3 MILE	3 MILE	7 MILE
Total Households	19,552	30,114	47,347
No. of Persons per HH	2.8	2.8	2.8
Average Household Income	\$159,200	\$169,450	\$176,610
Average House Value	\$520,258	\$550,461	\$584,208



MEDICAL OFFICE / RETAIL PROPERTY FOR LEASE

2084- 2090 East Main St,
Cortlandt Manor, NY 10567



Gladstone Development Corp

287 Bowman Ave

Purchase, NY 10577

Office: 914-861-4600

<http://www.gladstonedevelopment.com/>

Matthew Gladstone

Vice President

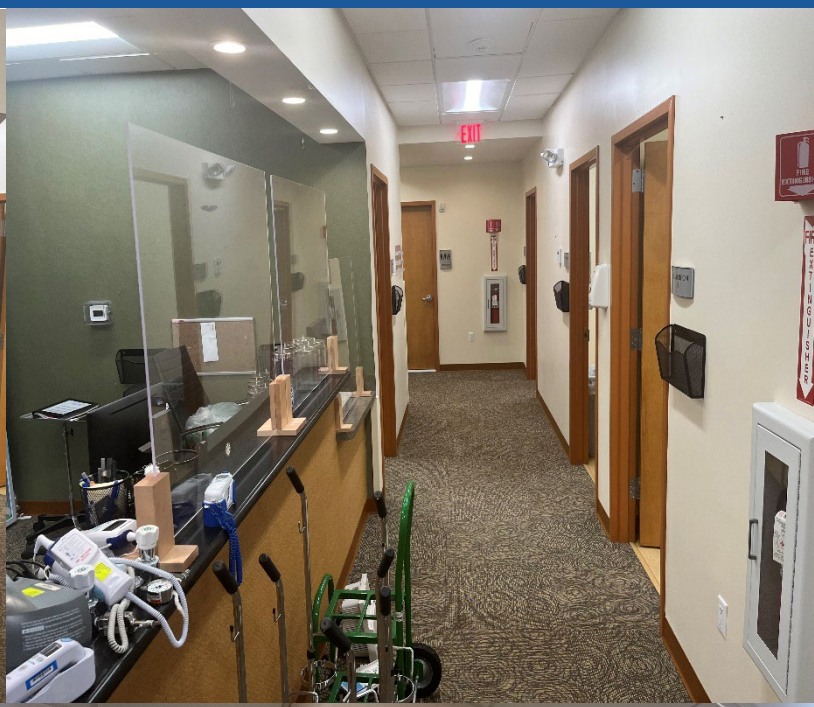
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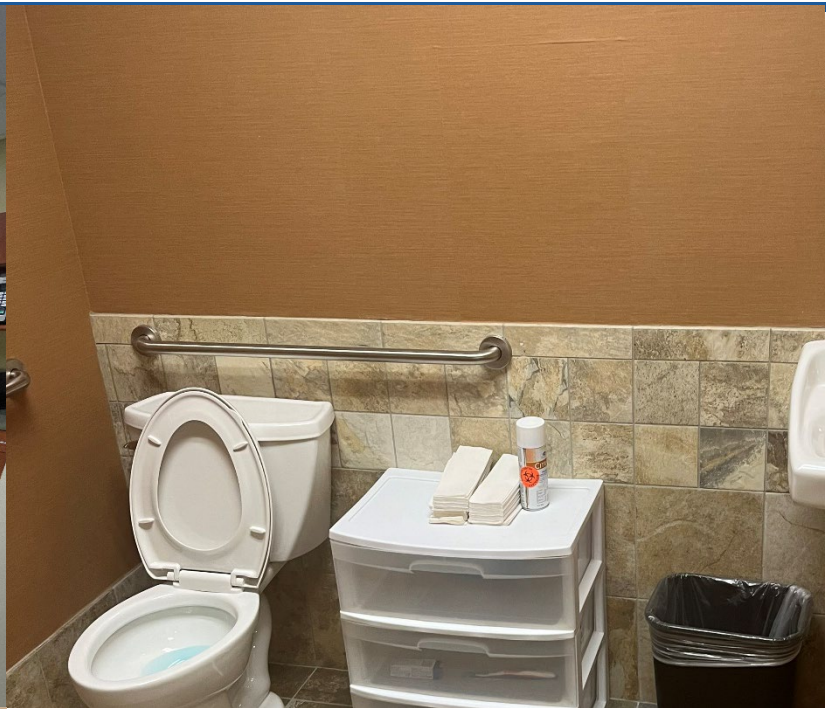
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