

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



# CORTLANDT TOWN CENTER | EXECUTIVE SUMMARY



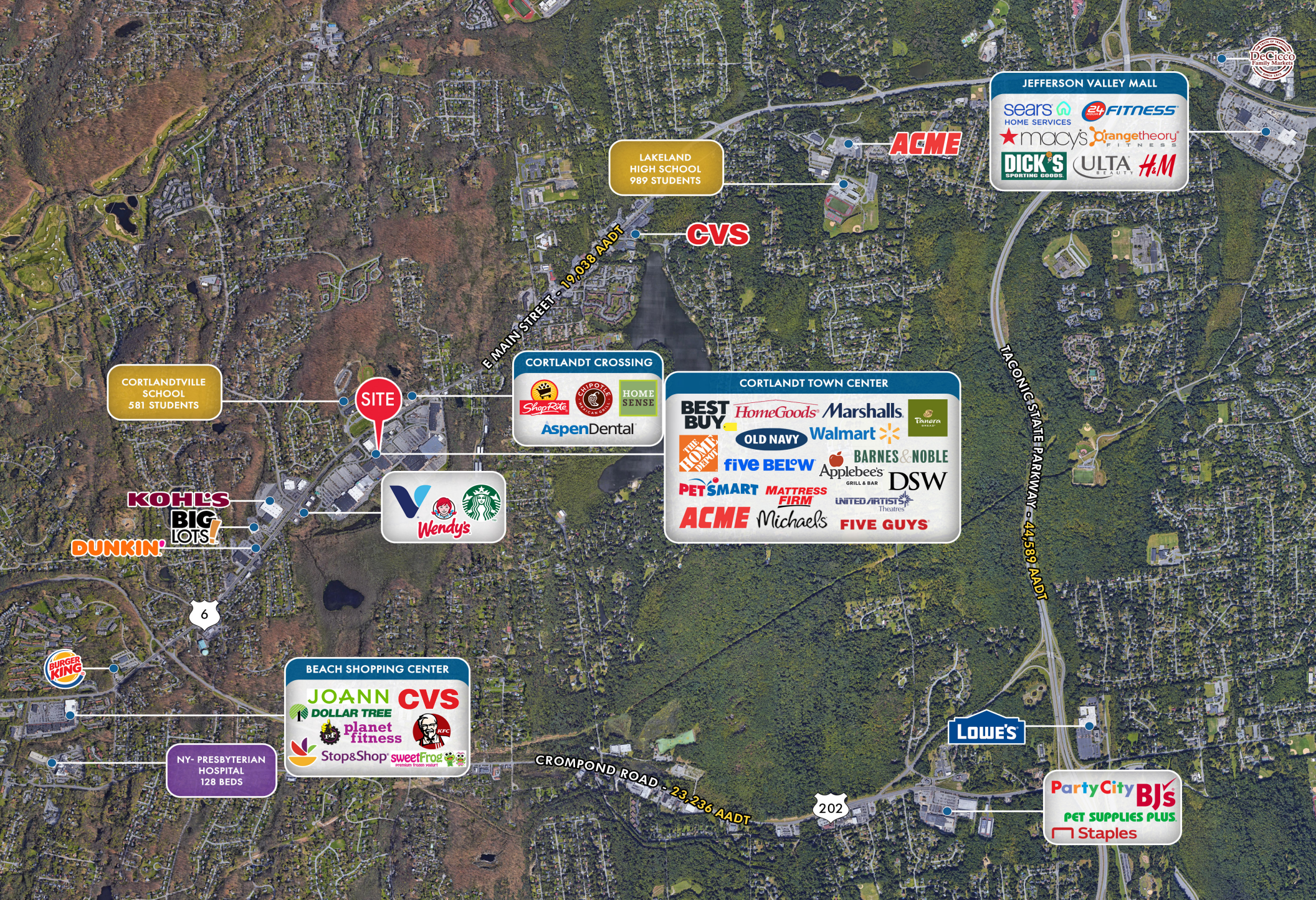
## TENANT ROSTER

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 Marshalls	23	Image Cleaners	30	Haagen Dazs	38	Old Navy	46a	Daycare	52	Allen Carpet
10	4,174 SF Available	17 Carter's/OshKosh	24	Citibank	31	Walmart	39	9,100 SF Available	46b	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 Coming Soon	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
- OLD NAVY
- Walmart
- THE HOME DEPOT
- 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
- DOLLAR TREE
- planet fitness
- StopsShop
- sweetFrog
- CVS
- KFC

CROMPOND ROAD - 23,236 AADT



- Party City
- BJ's
- PET SUPPLIES PLUS
- Staples

# CORTLANDT TOWN CENTER | MARKET AERIAL



## CONTACT AGENT

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## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

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