

RETAIL SPACE AVAILABLE FOR LEASE

CORTLANDT TOWN CENTER

3121 East Main Street | Mohegan Lake, NY

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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

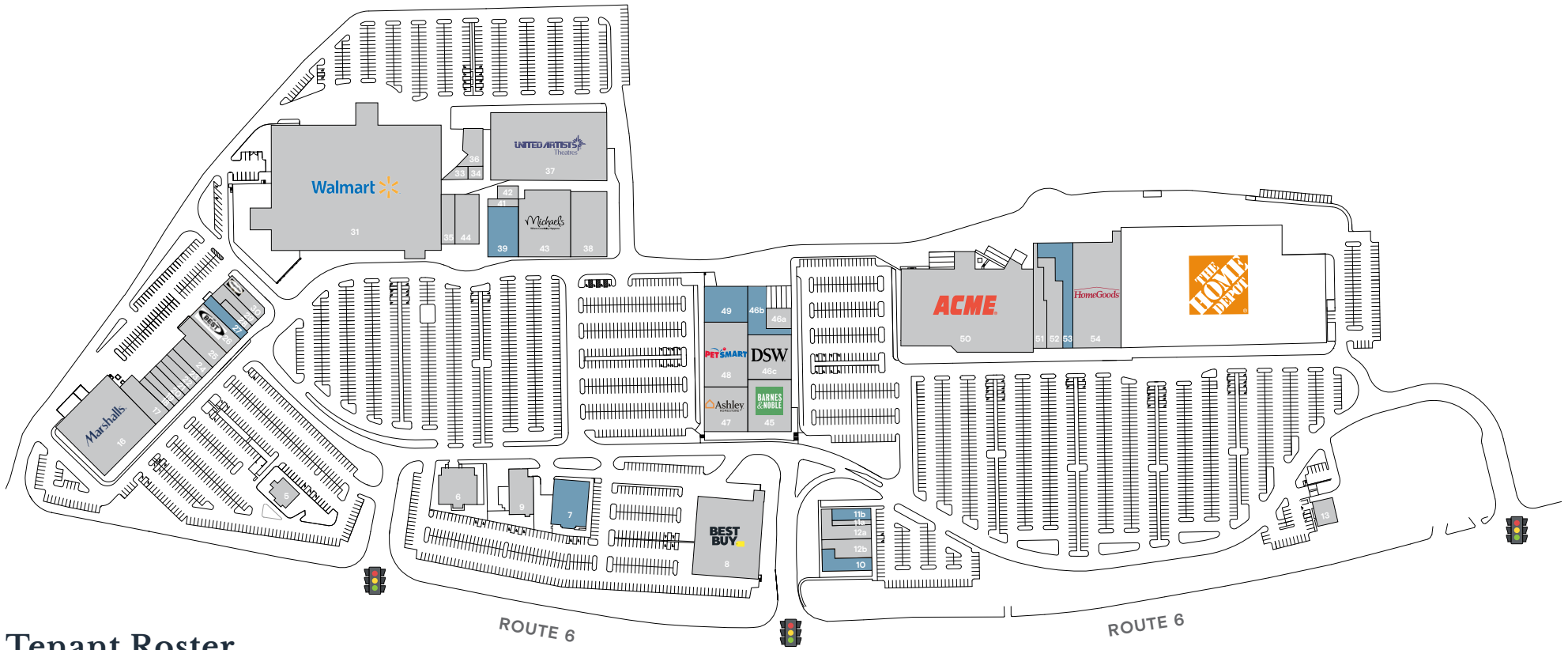
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,498	52,240	88,460
HOUSEHOLDS	2,734	19,104	32,567
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	13	M&T Bank	25	U.S. Post Office	36	Community Room	46b	8,000 SF
6	Chase Bank	16	Marshalls	26	America's Best	37	United Artists	46c	DSW
7	9,436 SF Available	17	Carter's/OshKosh	27	5,018 SF Available	38	Old Navy	47	Ashley Homestore
8	Best Buy	18	Emperor Garden	28	Tropical Smoothie Cafe	39	9,100 SF Available	48	PetSmart
9	Applebee's	19	GameStop	29	H&R Block	41	Space Leased	49	15,700 SF Available
10	4,174 SF Available	20	J&R Nails	30	Haagen Dazs	42	Space Leased	50	Acme
11a	Subway	21	Five Guys	31	Walmart	43	Michaels	51	Mohegan Wines
11b	2,850 SF Available	22	T-Mobile	33	Unisex Palace Hair	44	Five Below	52	Allen Carpet
12a	Urgent Care	23	Image Cleaners	34	U-Haul	45	Barnes & Noble	53	12,933 SF Available
12b	Panera Bread	24	Citibank	35	Mattress Firm	46a	Daycare	54	HomeGoods







Contact Broker

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