



FORMER SHOPRITE - WESTCHESTER

US-6, 2094 E MAIN STREET, CORTLANDT MANOR, NY 10567



PEEKSKILL, CORTLANDT MANOR, MOHEGAN LAKE, YORKTOWN

ADDRESS: US-6, 2094 E Main Street
Cortlandt Manor, NY 10567

LOCATION: **Taconic State Parkway**
(7 Minutes / 3.9 Miles)
Peekskill Metro North
(9 Minutes / 4.7 Miles)
(74 Minutes to Grand Central)
U.S. Route 9
(7 Minutes / 3.9 Miles)
Bear Mountain Bridge
(16 Minutes / 7.4 Miles)

BUILDING SIZE: 55,447 SF
6 Loading Docks, Ample Parking

LOT SIZE: 6.33 Acres

ASKING PRICE: Lease: \$15 Per SF, NNN
Sale: \$8,825,000



LOCATION OVERVIEW

Cortlandt Manor is a suburban community located in Westchester County, New York, about 40 miles north of New York City. Cortlandt Manor is well-regarded for its excellent public schools, parks, and access to outdoor activities. The area is close to the Hudson River and offers opportunities for hiking, fishing, and boating, with nearby attractions like Blue Mountain Reservation and the Hudson Highlands. It's also within commuting distance of New York City, with Metro-North Railroad stations nearby, making it a desirable location for those seeking a suburban lifestyle while still having access to the city.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



KOHL'S PLAZA; SIGNALIZED INTERSECTION US-6, 2094 E MAIN STREET, CORTLANDT MANOR, NY 10567

DEEDED RIGHT OF WAY TO US ROUTE 6 TRAFFIC SIGNAL



**Traffic
Signalized
Deeded
Right of Way**



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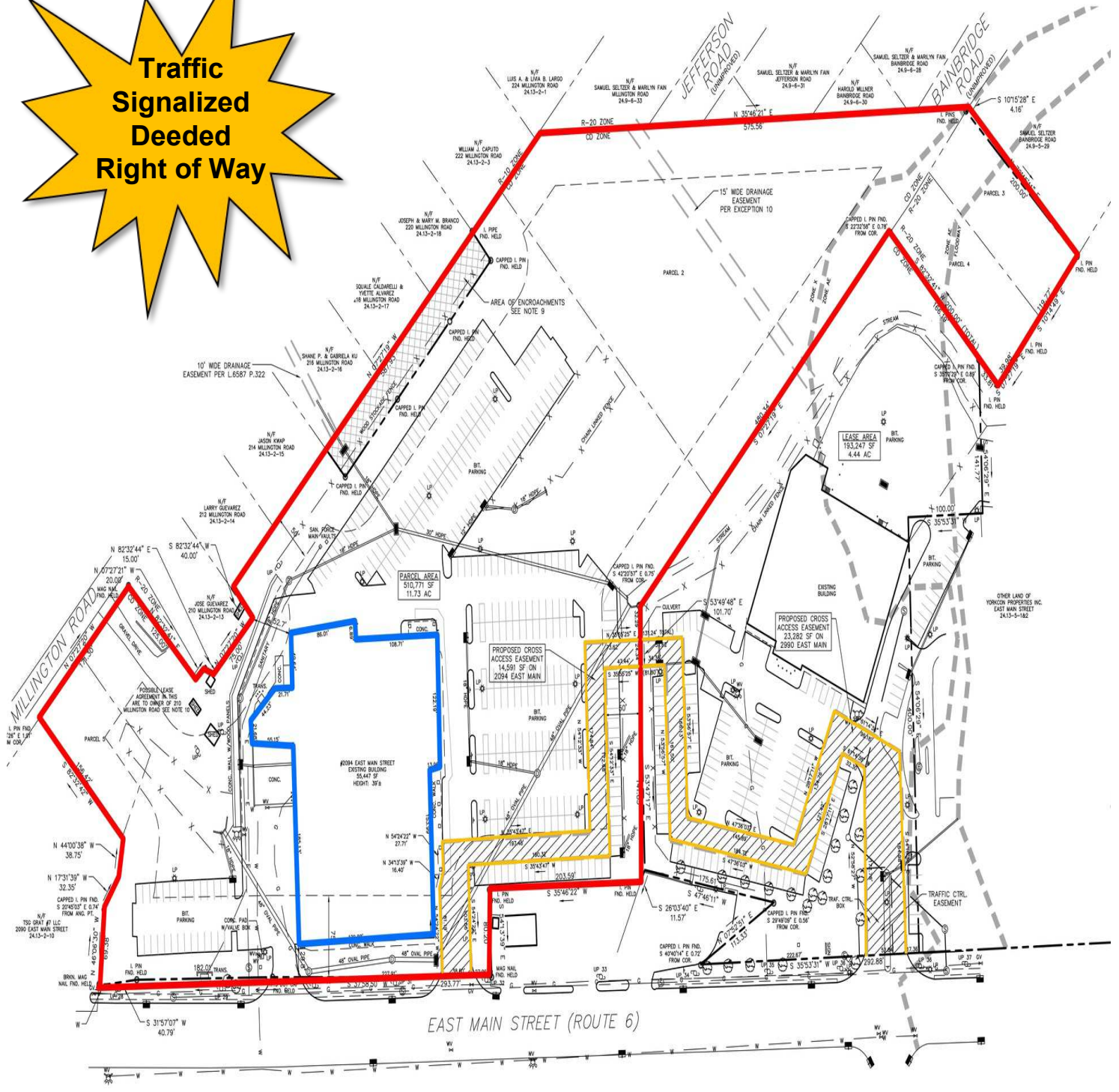


FORMER SHOPRITE - 55,447 SF

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55,447 SF, 6.33 ACRES, TOWN WATER & SEWER

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AREA RETAILERS & DEMAND GENERATORS

TACONIC STATE PARKWAY, EXIT 20 - (7 MINUTES / 3.9 MILES)

CORTLANDT CROSSINGS, CORTLANDT TOWN CENTER MALL



Google

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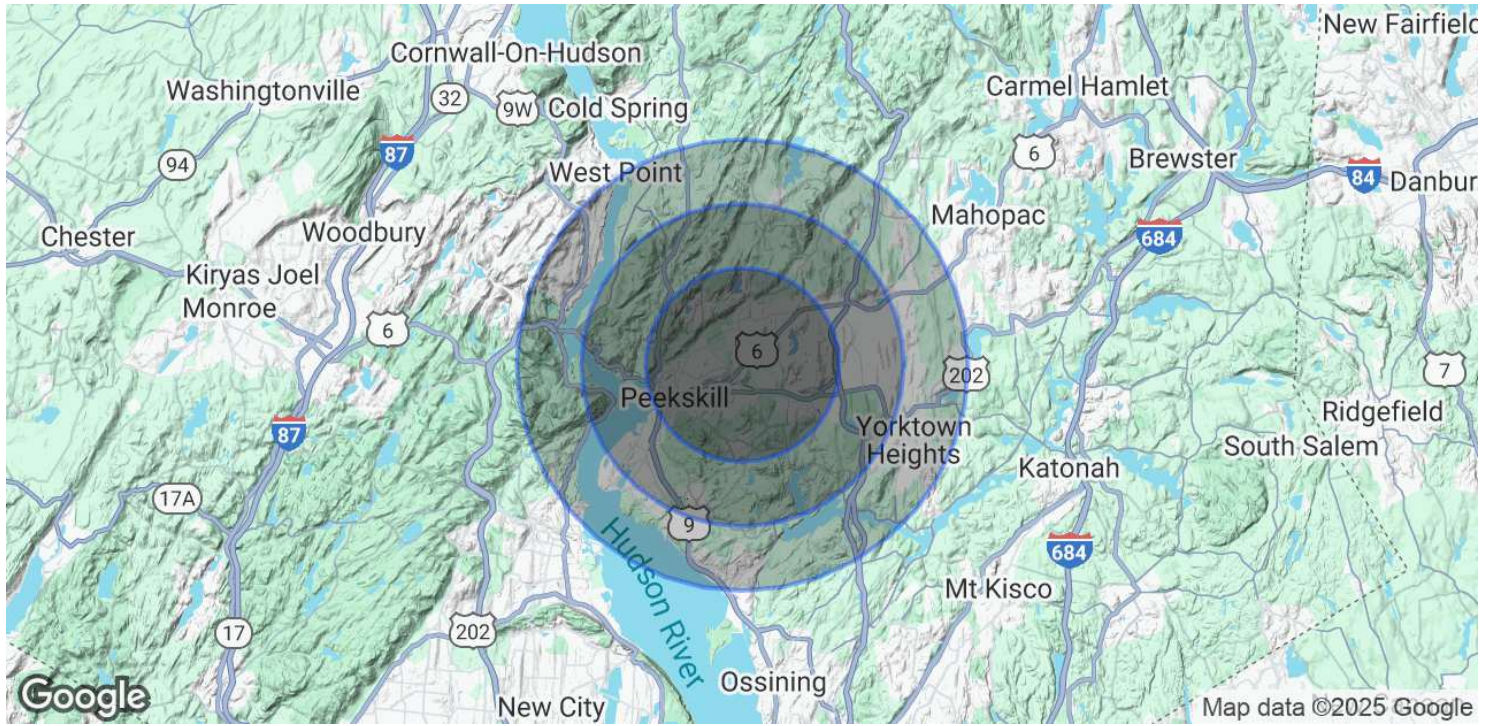
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER HUDSON VALLEY REGION



POPULATION

| | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population | 54,021 | 84,002 | 130,351 |
| Average Age | 42 | 43 | 43 |
| Average Age (Male) | 41 | 42 | 42 |
| Average Age (Female) | 43 | 44 | 44 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 19,527 | 30,057 | 47,260 |
| # of Persons per HH | 2.8 | 2.8 | 2.8 |
| Average HH Income | \$158,600 | \$169,340 | \$176,408 |
| Average House Value | \$517,398 | \$549,301 | \$583,108 |

Demographics data derived from AlphaMap



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