

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

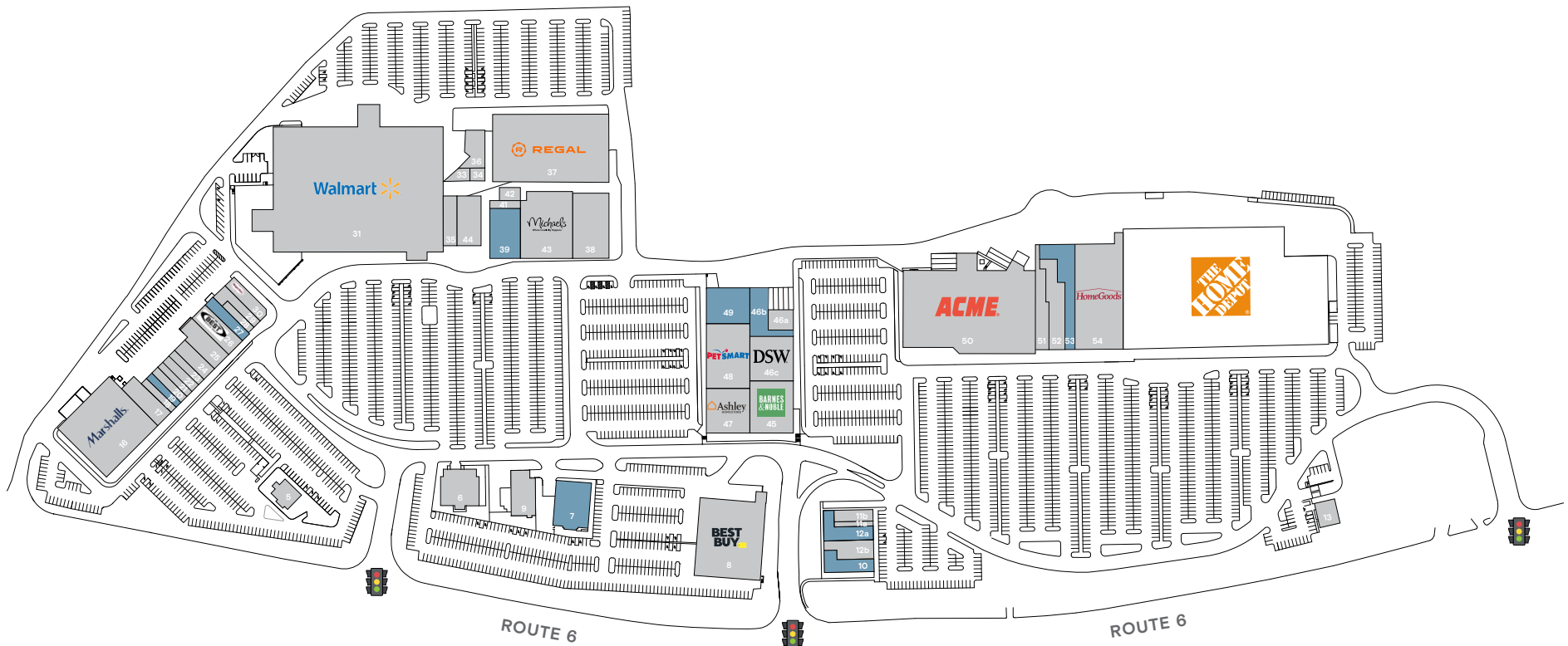
TRAFFIC COUNTS

ROUTE 6	19,006 AADT
BEAR MOUNTAIN STATE PARKWAY	23,495 AADT



Tenant Roster

5	McDonald's	3,584 SF	13	M&T Bank	3,000 SF	25	U.S. Post Office	6,000 SF	36	Community Room	46b	Available	8,000 SF	
6	Chase Bank	3,725 SF	16	Marshalls	30,000 SF	26	America's Best	3,813 SF	37	Regal Cinema	44,667 SF	46c	DSW	19,536 SF
7	Available	9,436 SF	17	Carter's/ OshKosh	5,014 SF	27	Available	5,018 SF	38	Old Navy	14,967 SF	47	Ashley Homestore	23,500 SF
8	Best Buy	30,038 SF	18	Emperor Garden	2,000 SF	28	Tropical Smoothie Cafe	1,716 SF	39	Available	9,100 SF	48	PetSmart	26,370 SF
9	Applebee's	5,795 SF	19	Available	2,000 SF	29	H&R Block	2,351 SF	41	Space Leased	49	Available	15,700 SF	
10	Available	4,174 SF	20	J&R Nails	2,000 SF	30	Haagen Dazs	3,597 SF	42	Space Leased	50	Acme	65,028 SF	
11a	Subway	1,455 SF	21	Five Guys	2,193 SF	31	Walmart	130,030 SF	43	Michaels	22,093 SF	51	Mohegan Wines	8,400 SF
11b	Hanna's Trotoria	2,810 SF	22	T-Mobile	1,662 SF	33	Unisex Palace Hair	1,000 SF	44	Five Below	7,210 SF	52	Allen Carpet	12,526 SF
12a	Available Nov. 2026	4,985 SF	23	Wingstop	1,842 SF	34	U-Haul	1,305 SF	45	Barnes & Noble	23,555 SF	53	Available	12,933 SF
12b	Panera Bread	4,300 SF	24	Citibank	3,000 SF	35	Mattress Firm	4,560 SF	46a	Daycare	11,920 SF	54	HomeGoods	28,214 SF









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