



1000 Route 6, Mahopac, NY 10541

4 ACRES OF LAND AVAILABLE FOR SALE
ACROSS FROM POWER RETAIL CENTER

Prime 4 Acre lot in a rapidly growing area in the Route 6 corridor commercial zone. Parcel offers great potential for fast food, bank, service, and retail. Enjoy the benefits of a corner lot with access from Route 6 at a lighted traffic signal leading directly into the site. It was approved for a two building 15,000 + square foot commercial center. It is directly across from the intersection of the Kmart Plaza, which has a brand new Stop & Shop. Unlock the potential of this great location!

Inquire For Pricing



BRYAN LANZA
Licensed Associate Real Estate

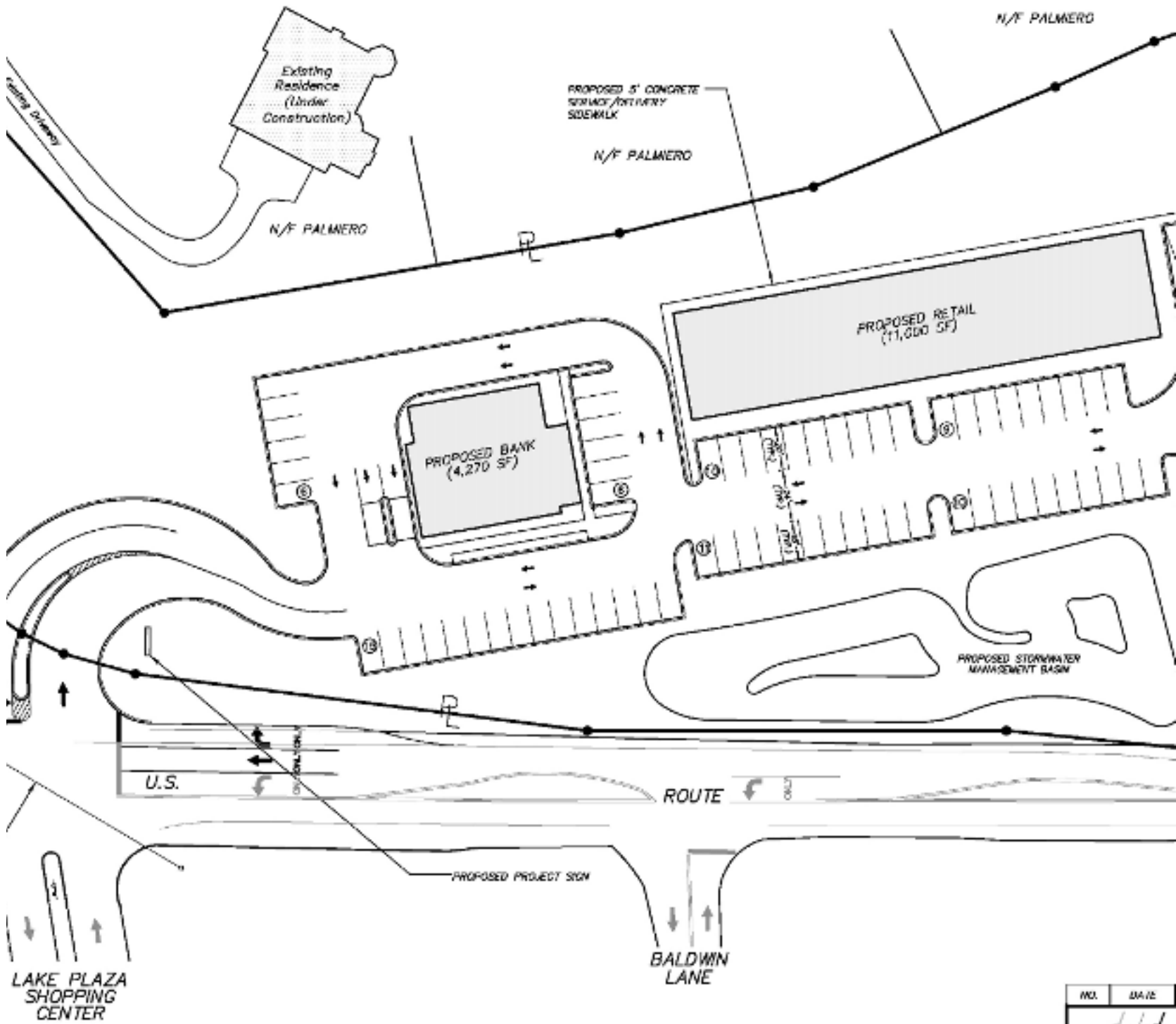
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SAM SABET
Licensed Real Estate Salesperson

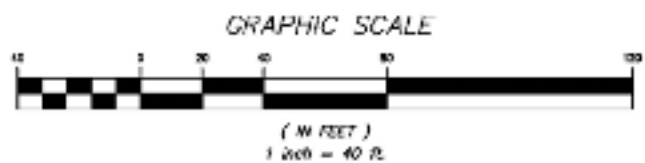
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PROPOSED RETAIL CENTER SITE PLAN



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION



NO.	DATE
	
PROJECT: MAHO	
U.S. ROUTE 6 TO	
DRAWING: ALTERNATIVE	
DR	
PROJECT NUMBER	031
DATE	11-
SCALE	1" =







CHRISTIE'S
INTERNATIONAL REAL ESTATE

WESTCHESTER | HUDSON VALLEY

COMMERCIAL DIVISION

Demographic Detail Report

1000 Route 6, Mahopac, NY 10541

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	2,234		21,342		53,729	
2022 Estimate	2,252		21,451		54,165	
2010 Census	2,329		21,915		55,825	
Growth 2022 - 2027	-0.80%		-0.51%		-0.80%	
Growth 2010 - 2022	-3.31%		-2.12%		-2.97%	
2022 Population by Age	2,252		21,451		54,165	
Age 0 - 4	105	4.66%	1,017	4.74%	2,500	4.62%
Age 5 - 9	110	4.88%	1,059	4.94%	2,617	4.83%
Age 10 - 14	131	5.82%	1,210	5.64%	2,968	5.48%
Age 15 - 19	147	6.53%	1,341	6.25%	3,305	6.10%
Age 20 - 24	149	6.62%	1,362	6.35%	3,330	6.15%
Age 25 - 29	138	6.13%	1,296	6.04%	3,136	5.79%
Age 30 - 34	122	5.42%	1,189	5.54%	2,873	5.30%
Age 35 - 39	124	5.51%	1,219	5.68%	2,944	5.44%
Age 40 - 44	131	5.82%	1,228	5.72%	3,024	5.58%
Age 45 - 49	150	6.66%	1,364	6.36%	3,364	6.21%
Age 50 - 54	172	7.64%	1,585	7.39%	3,903	7.21%
Age 55 - 59	185	8.21%	1,739	8.11%	4,292	7.92%
Age 60 - 64	169	7.50%	1,618	7.54%	4,077	7.53%
Age 65 - 69	136	6.04%	1,338	6.24%	3,461	6.39%
Age 70 - 74	105	4.66%	1,063	4.96%	2,839	5.24%
Age 75 - 79	78	3.46%	794	3.70%	2,203	4.07%
Age 80 - 84	49	2.18%	513	2.39%	1,535	2.83%
Age 85+	51	2.26%	517	2.41%	1,793	3.31%
Age 65+	419	18.61%	4,225	19.70%	11,831	21.84%
Median Age	43.80		44.20		45.60	
Average Age	41.90		42.30		43.40	