

FOR SALE: HISTORICAL LAKELAND SCHOOL HOUSE



3256–3258 E Main Street

MOHEGAN LAKE, NY 10547

7,100
SQFT

0.70
ACRE

\$1,850,000
OFFERED AT

JAMES DOORHY

Associate Real Estate Broker

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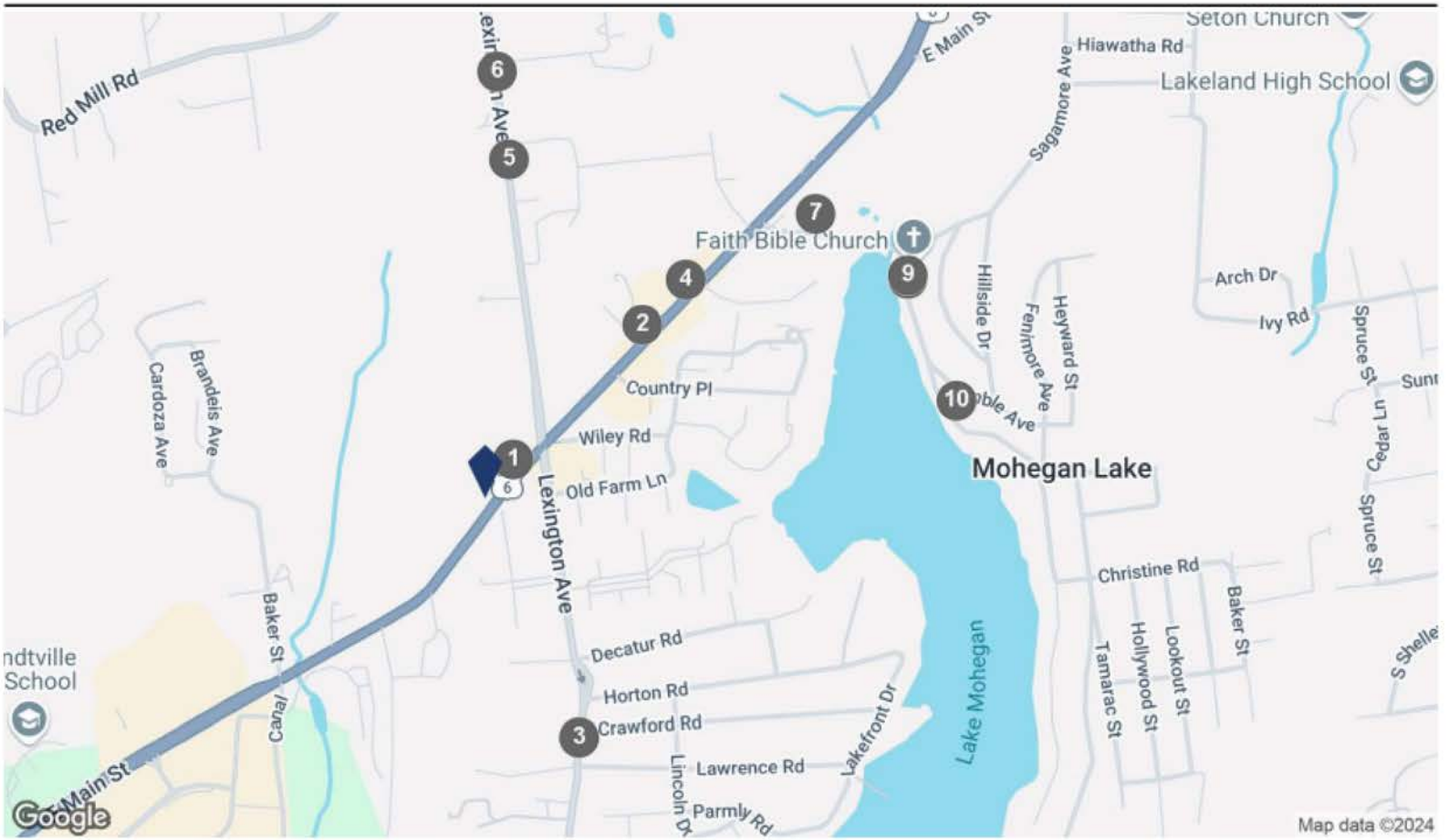
Houlihan Lawrence Commercial
800 Westchester Avenue, Suite N-517
Rye Brook, NY 10573

- Outstanding opportunity to acquire two well-maintained buildings on a busy road.
- 30,000 traffic count per day.
- First building, 3,072 SF, is a thriving mexican food restaurant at this location for many years.
- Second building, 4028 SF, is vacant includes a full basement,
- Occupied by the seller operating their business for over 30 years.
- A highly visible Red Train Caboose is attached and can still be utilized.
- There are two driveways for easy access to both structures as well as lighted signage.

Property Photos



Traffic Counts



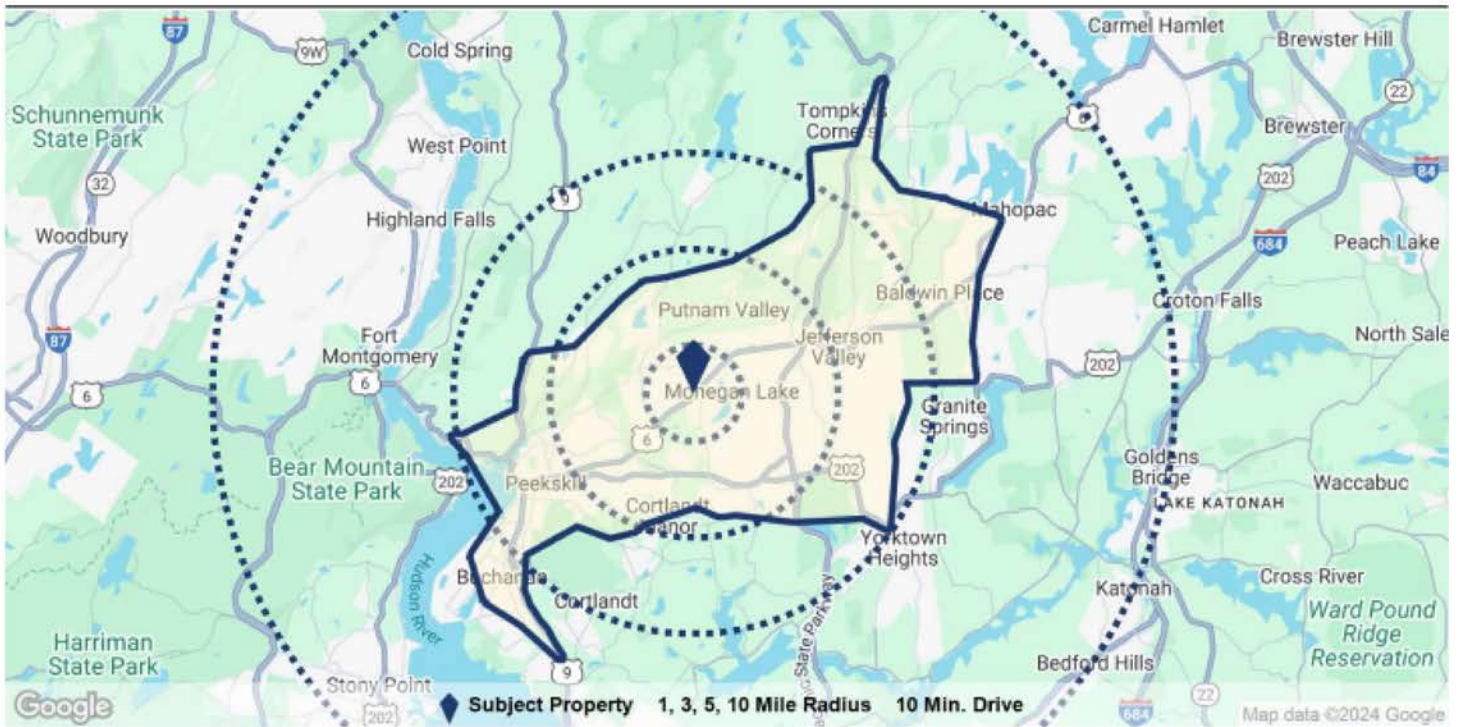
COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Main St	Lexington Ave - NE	19,350	2022	0.04 mi
2 Horne Circle	Horne Cir - S	18,369	2022	0.29 mi
3 Lexington Ave	Lawrence Dr - S	7,222	2022	0.36 mi
4 Main St	E Main St - NE	17,954	2022	0.37 mi
5 Lexington Avenue	West Rd - S	3,589	2018	0.42 mi
6 Lexington Ave	West Rd - S	3,864	2022	0.53 mi
7 Mohegan Ave	Main St - W	1,927	2022	0.55 mi
8 Mohegan Ave	Sagamore Ave - N	1,813	2022	0.61 mi
9 Mohegan Avenue	Main St - W	2,026	2018	0.61 mi
10 Mohegan Ave	Kimble Ave - NW	1,693	2022	0.62 mi

Source: CoStar



Demographics



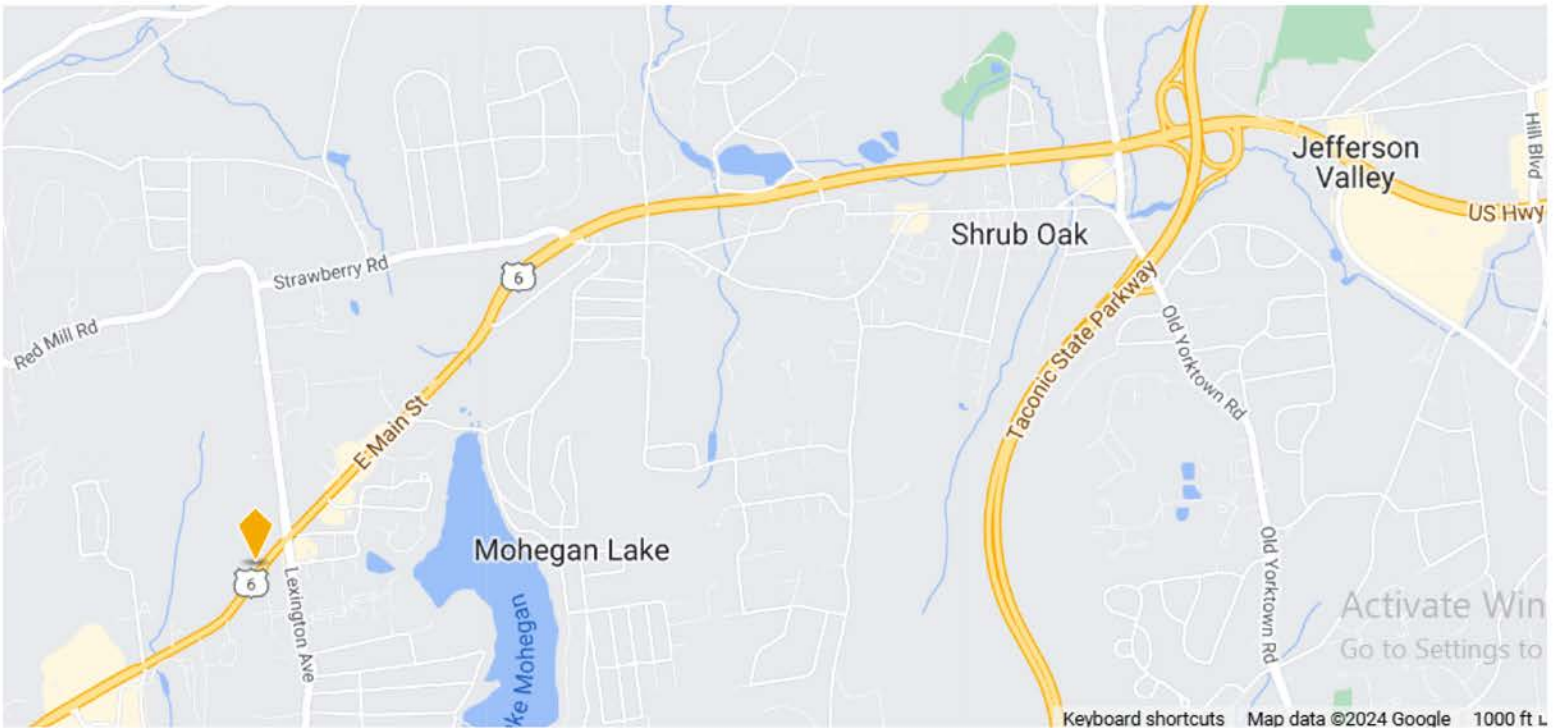
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	6,802	42,988	86,888	220,952	86,182
5 Yr Growth	-3.1%	-2.3%	-2.2%	-1.4%	-2.3%
Median Age	44	44	44	44	44
5 Yr Forecast	45	45	45	44	45
White / Black / Hispanic	65% / 7% / 23%	64% / 9% / 23%	62% / 9% / 25%	68% / 7% / 21%	61% / 9% / 26%
5 Yr Forecast	65% / 8% / 23%	64% / 9% / 23%	62% / 9% / 25%	68% / 7% / 21%	61% / 10% / 26%
Employment	3,205	15,205	27,589	85,622	46,570
Buying Power	\$320.3M	\$1.9B	\$3.7B	\$9.4B	\$3.6B
5 Yr Growth	-0.6%	-3.1%	-2.7%	-2.0%	-2.9%
College Graduates	43.7%	42.8%	41.7%	44.7%	44.2%
Household					
Households	2,382	15,110	31,111	78,207	30,967
5 Yr Growth	-3.4%	-2.5%	-2.4%	-1.6%	-2.5%
Median Household Income	\$134,481	\$126,370	\$118,657	\$120,697	\$115,274
5 Yr Forecast	\$138,368	\$125,657	\$118,281	\$120,196	\$114,812
Average Household Income	\$154,090	\$150,350	\$143,493	\$147,360	\$139,127
5 Yr Forecast	\$155,581	\$148,266	\$142,066	\$145,958	\$138,043
% High Income (>\$75K)	74%	72%	67%	68%	66%
Housing					
Median Home Value	\$432,353	\$424,359	\$441,750	\$474,538	\$433,877
Median Year Built	1962	1963	1964	1966	1964
Owner / Renter Occupied	76% / 24%	81% / 19%	76% / 24%	75% / 25%	74% / 26%

Source: CoStar



HOULIHAN LAWRENCE
COMMERCIAL

Maps



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