

3025 E MAIN ST CORTLANDT MANOR, NY



**NEW
2,000 SF
ENDCAP**

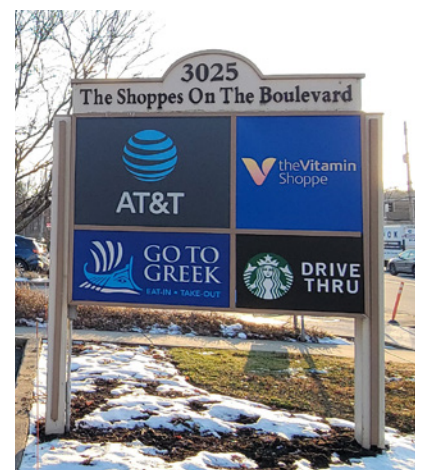
**VANILLA BOX
DELIVERY
Q1 2026**

**ON-SITE
PARKING**

**16.5K VPD
ON RT 6**

This brand new endcap opportunity is located at one of the busiest and most visible intersections along Rt 6 in Cortlandt Manor. Built in 2015, The Shoppes on the Boulevard is anchored by Starbucks and shadow-anchored by The Cortlandt Town Center.

- ◇ Brand new endcap opportunity via downsizing of AT&T
- ◇ Vanilla box delivery will include HVAC & 2 ADA restrooms
- ◇ Signage: Façade & Pylon
- ◇ Co-Tenants: Starbucks, Go To Greek, The Vitamin Shoppe, & AT&T
- ◇ Adjacent to Kohl's, Home Depot, Home Goods, & ACME



► **CONTACT EXCLUSIVE LISTING AGENT:**

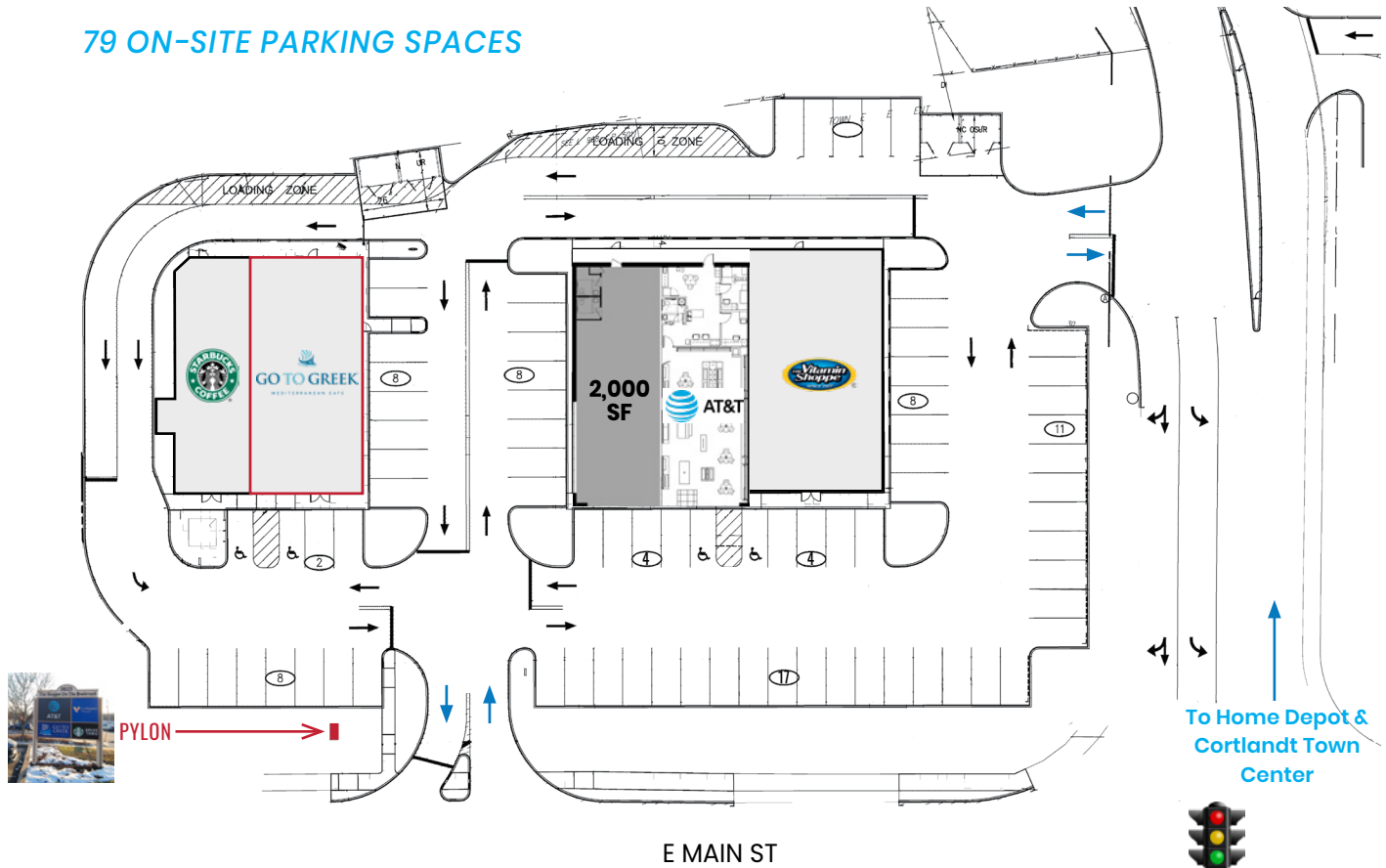
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3025 E MAIN ST CORTLANDT MANOR, NY

2,000 SF ENDCAP FOR LEASE

79 ON-SITE PARKING SPACES



DEMOGRAPHICS

1 MILE	POPULATION	HOUSEHOLDS	DAYTIME EMPLOYEES	AVG HOUSEHOLD INCOME
	6,461	2,326	2,334	\$159,141
3 MILES	POPULATION	HOUSEHOLDS	DAYTIME EMPLOYEES	AVG HOUSEHOLD INCOME
	54,234	20,187	13,075	\$164,457
5 MILES	POPULATION	HOUSEHOLDS	DAYTIME EMPLOYEES	AVG HOUSEHOLD INCOME
	86,922	32,181	23,880	\$177,575

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3025 E MAIN ST CORTLANDT MANOR, NY

2,000 SF ENDCAP FOR LEASE



3.6 miles to
Taconic State
Parkway



3.5 miles to
Peekskill Train
Station



0.07 miles to
E Main St/
Westbrook Rd

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