



HOULIHAN LAWRENCE  
COMMERCIAL

# 1062 Oregon Road

Cortlandt Manor, NY 10567

Exclusively Represented By:

**Kenneth Lefkowitz**

Real Estate Salesperson

914 420 5550

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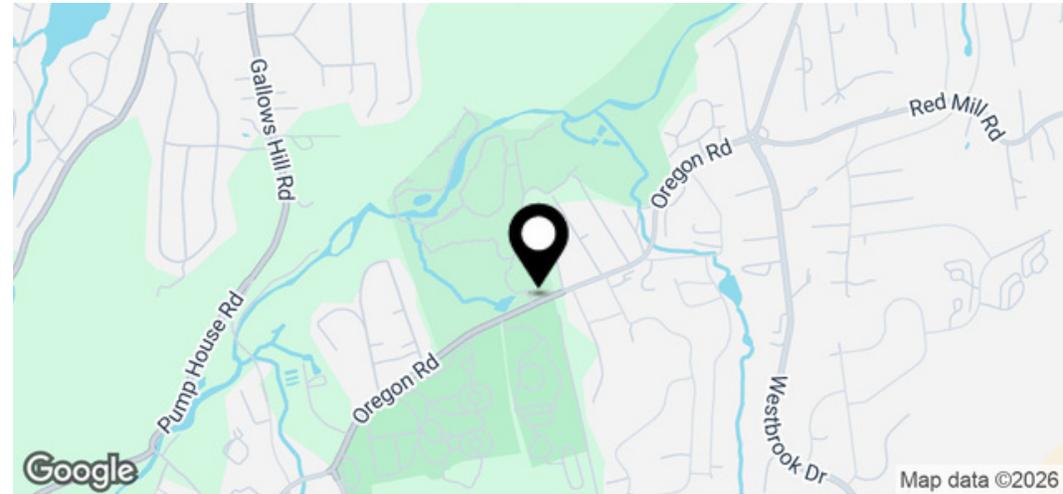
OFFERING MEMORANDUM



COMMERCIAL TEAM AT HOULIHAN LAWRENCE

# Executive Summary

FOR SALE



## Offering Summary

Price	\$895,000
Price / GSF	\$74.58
GSF	+/- 12,000 SF
Occupancy	100%
Year Built	1972

## Property Overview

Klein Lefkowitz Commercial is pleased to offer for sale 1062 Oregon Road, a fully leased retail and service property located in Cortlandt Manor, NY. The building totals approximately 12,000 square feet on a 0.76-acre parcel, providing stable income and long-term upside in a strong Westchester County submarket.

The property is positioned along Oregon Road, a well-traveled corridor near Route 6, Furnace Dock Road, and major residential and commercial developments. Current tenants represent a mix of established local service and trade users, offering secure, diversified income.

## Property Highlights

- Prime lot with Flexible C-2 / Commercial zoning allowing for a wide range of uses
- This lot has strong visibility and access near Route 6 corridor.



**Houlihan Lawrence Commercial**  
800 Westchester Ave. Ste. N517  
Rye Brook, NY 10573  
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# Additional Photos

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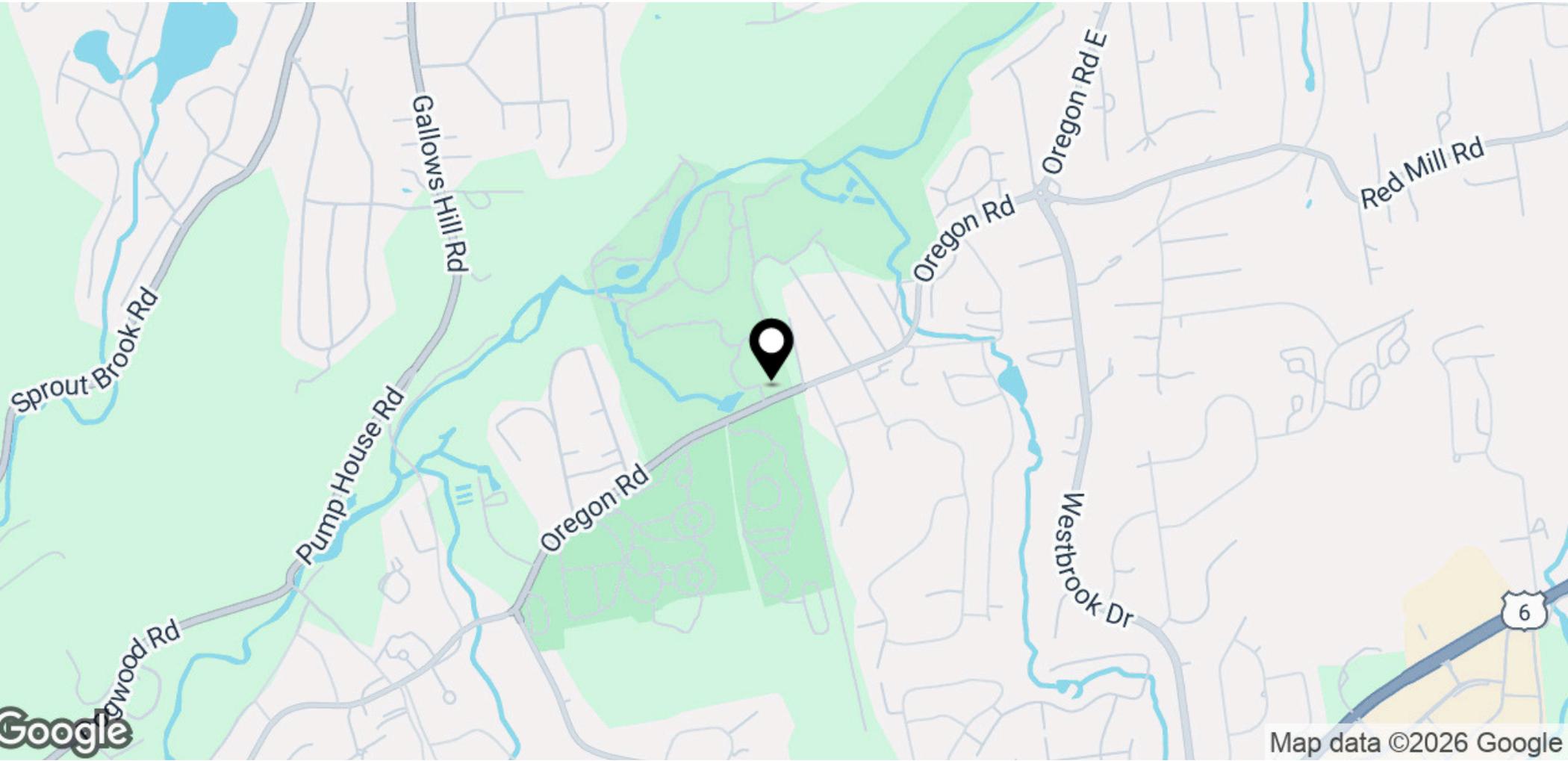
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# Regional Map

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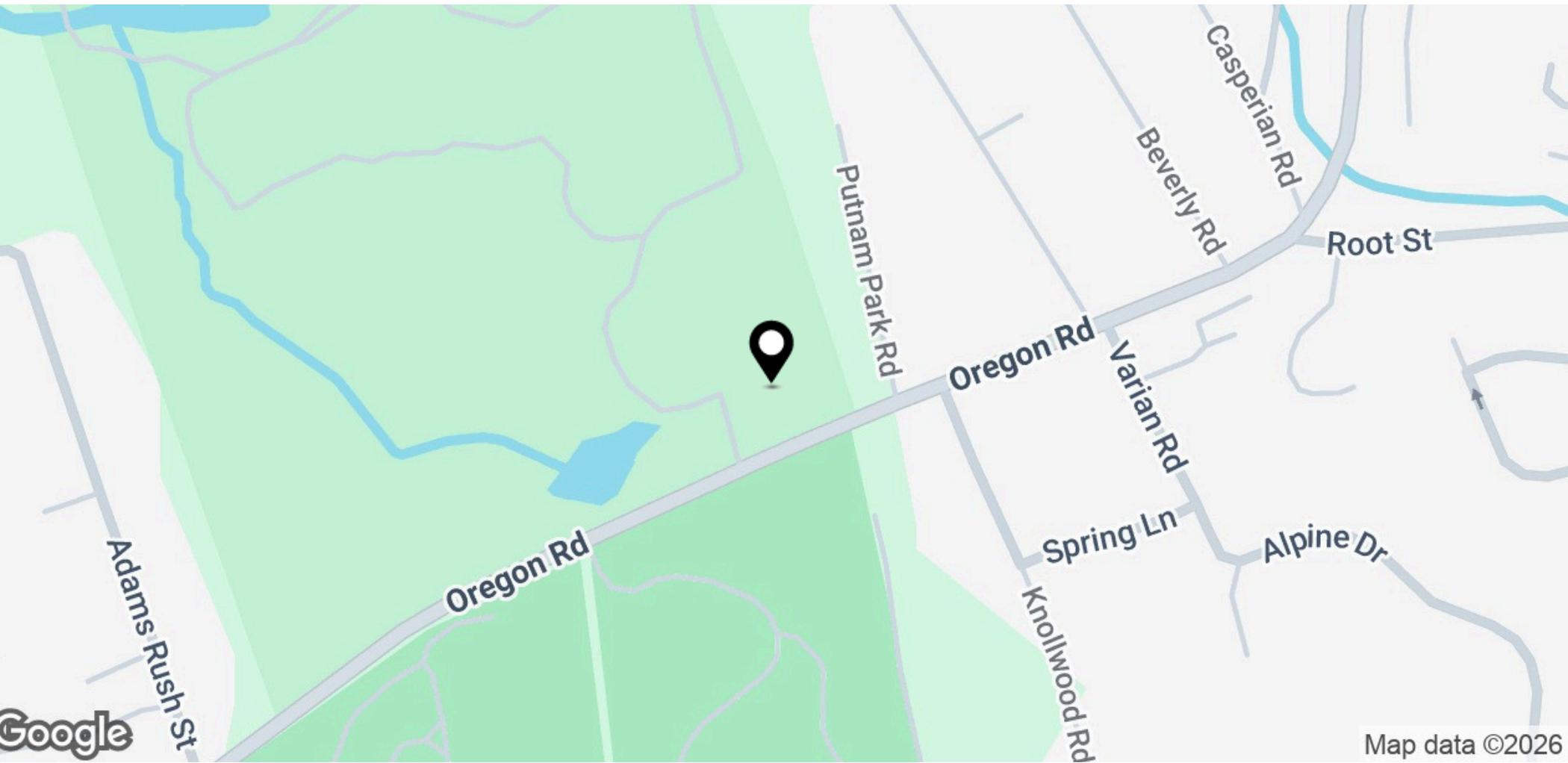
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# Location Map

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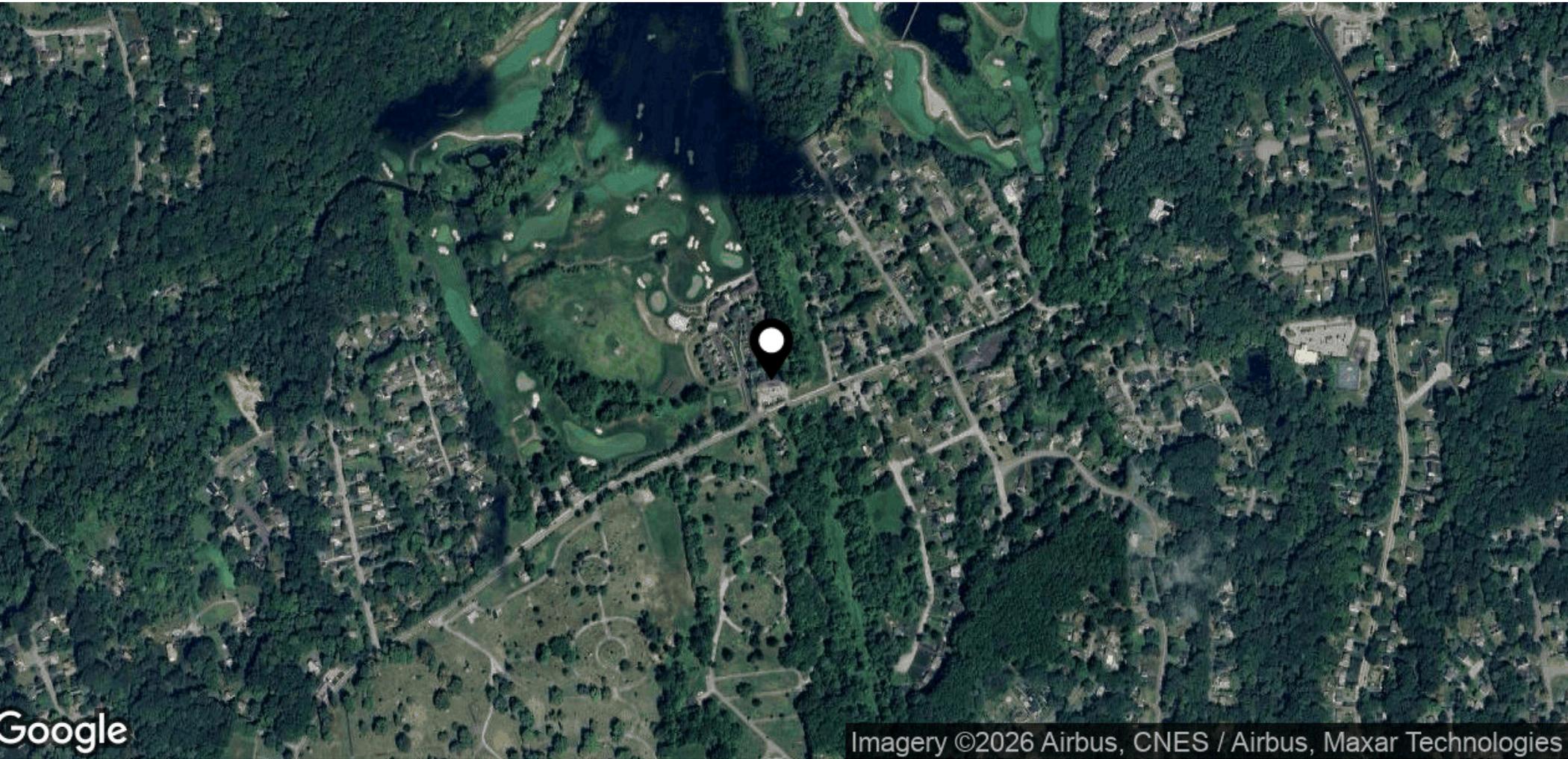
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# Aerial Map

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Google

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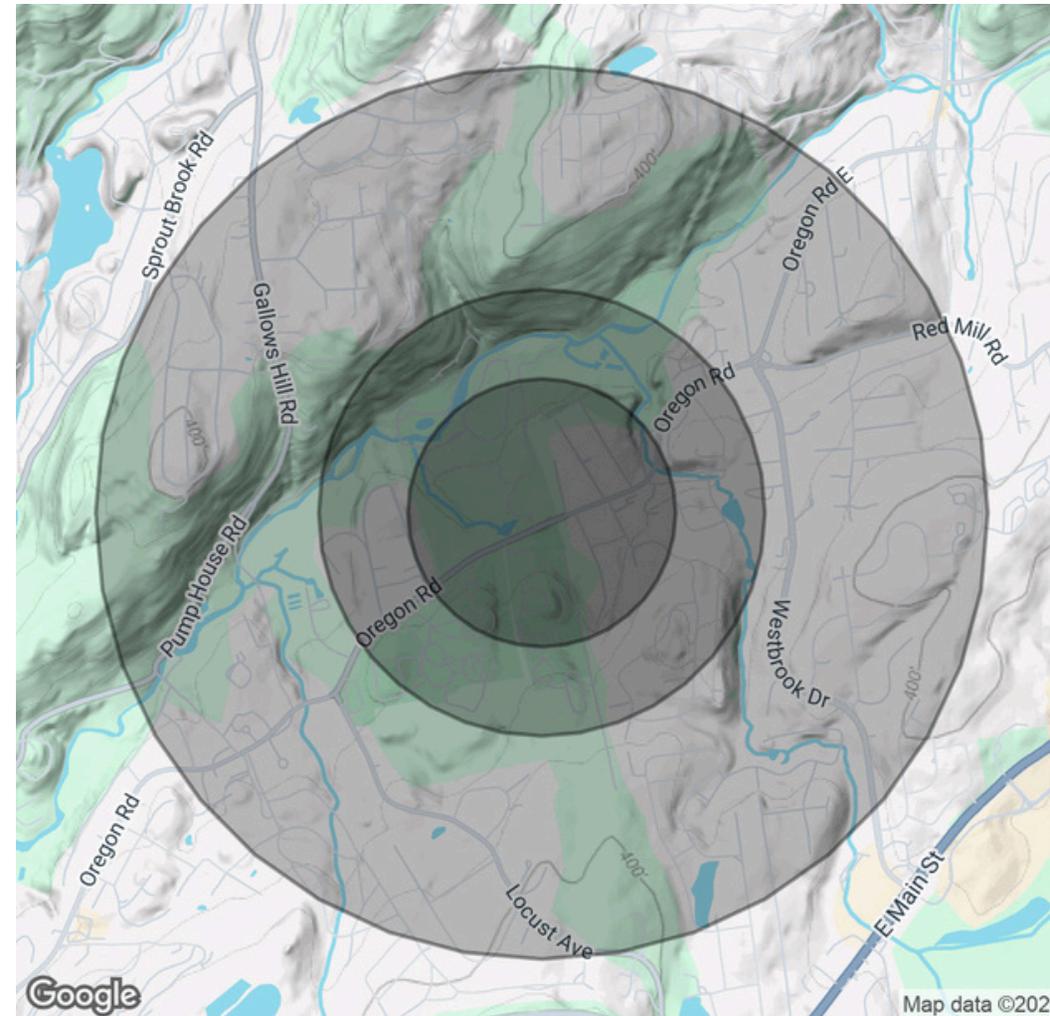
# Demographics Map & Report

FOR SALE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	293	1,179	5,618
Average Age	43	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	100	400	1,879
# of Persons per HH	2.9	2.9	3
Average HH Income	\$164,675	\$163,708	\$160,655
Average House Value	\$505,221	\$499,196	\$502,822

Demographic data derived from AlphaMap



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