



HOULIHAN LAWRENCE
COMMERCIAL

1851

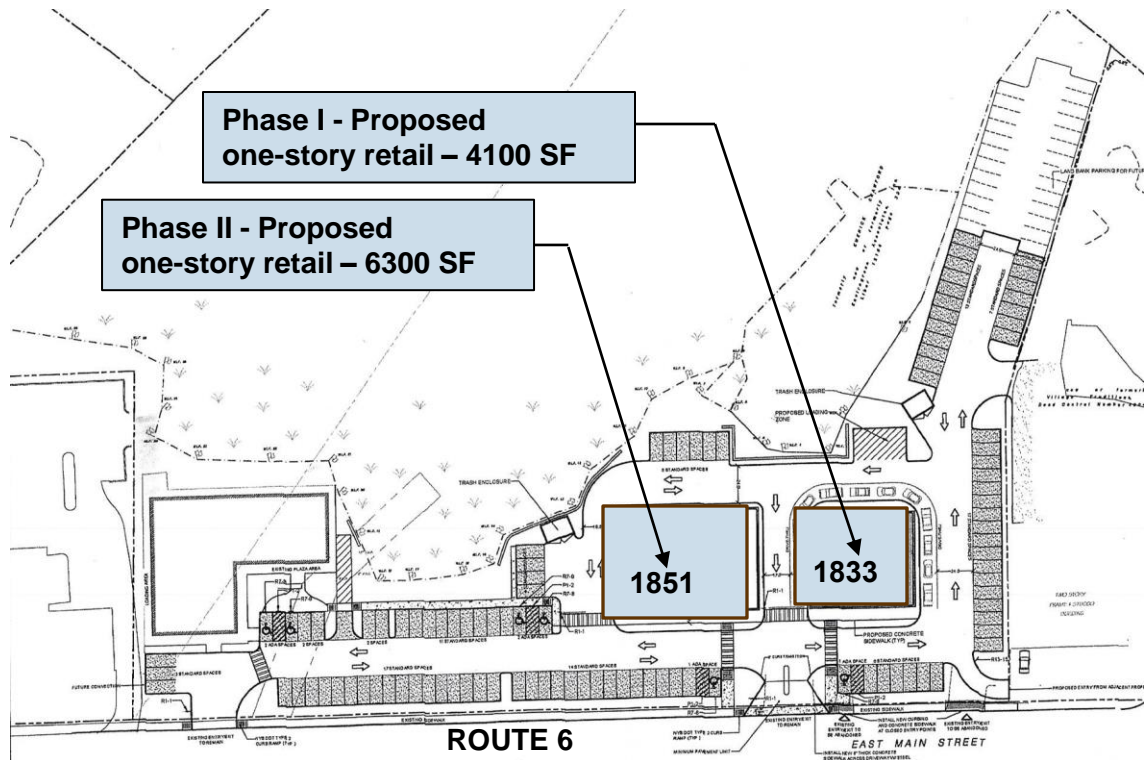
1833



1833-1851 East Main Street, Yorktown, N Y 10547

Prime Retail Opportunity in Mohegan Lake, NY!

Seize this exceptional chance to develop in one of Yorktown's most sought-after locations! Positioned at the bustling northwest corner of Mohegan Lake, this **1.42-acre** lot is fully approved for **two modern retail buildings** (6,000 SF & 4,100 SF). With a **high-visibility frontage** on East Main Street (Route 6) and an average of **18,000 cars passing daily**, this site guarantees strong customer traffic. Designed for convenience, the property features **137 parking spaces** and access to **town water & sewer**. **Don't miss out on this prime commercial opportunity** in a thriving retail corridor! **Come join the many retail Shops and Shopping centers all located within a few miles**



Kim Galton

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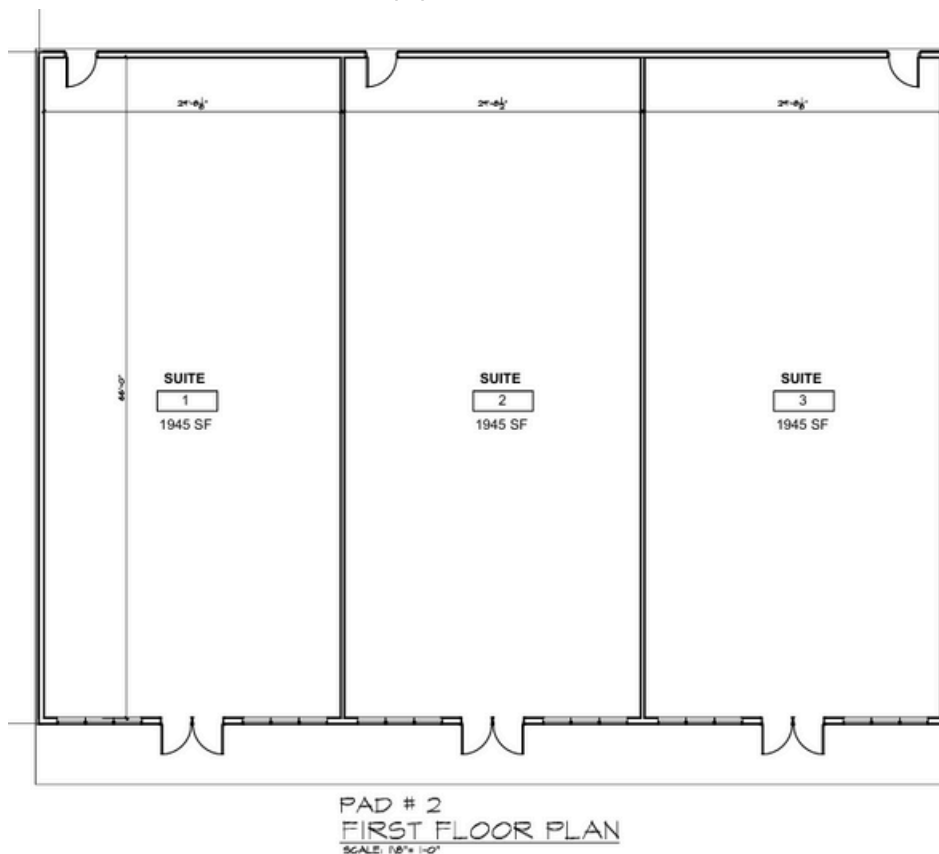


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1851 East Main Street, Yorktown, NY 10547
New Retail For Lease- Asking \$35/SF NNN



Three (3) Units Available



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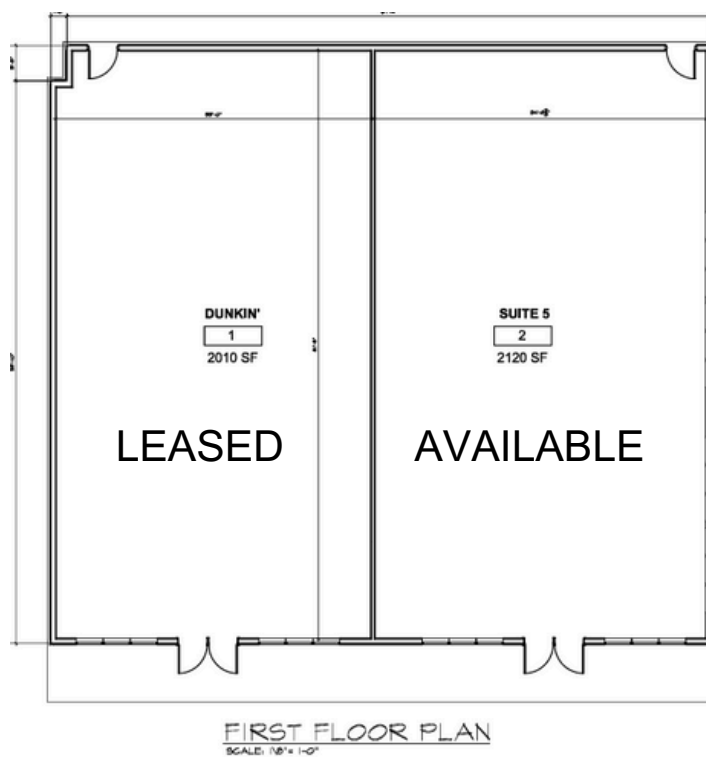


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One Unit Available



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RETAILER MAP



AERIAL MAP



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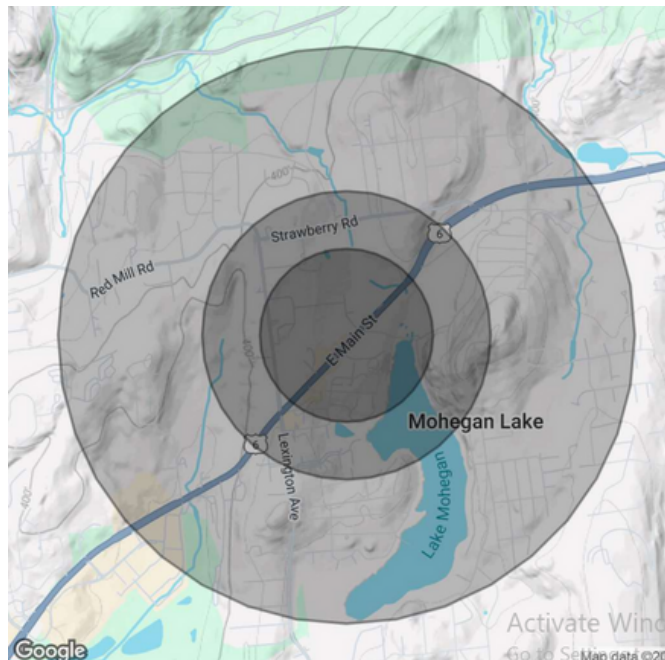
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DEMOGRAPHICS



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	682	2,209	6,781
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	257	814	2,325
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$197,695	\$191,891	\$187,133
Average House Value	\$525,502	\$531,693	\$558,698

Demographics data derived from AlphaMap

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