

3025 E MAIN ST CORTLANDT MANOR, NY



**NEW
2,000 SF
ENDCAP**

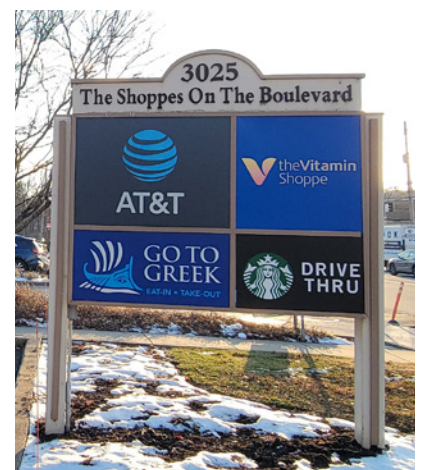
**VANILLA BOX
DELIVERY
Q1 2026**

**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 AGENTS:**

Katelin Van Voorhis
914.968.8500 x313
kvanvoorhis@rmfriedland.com

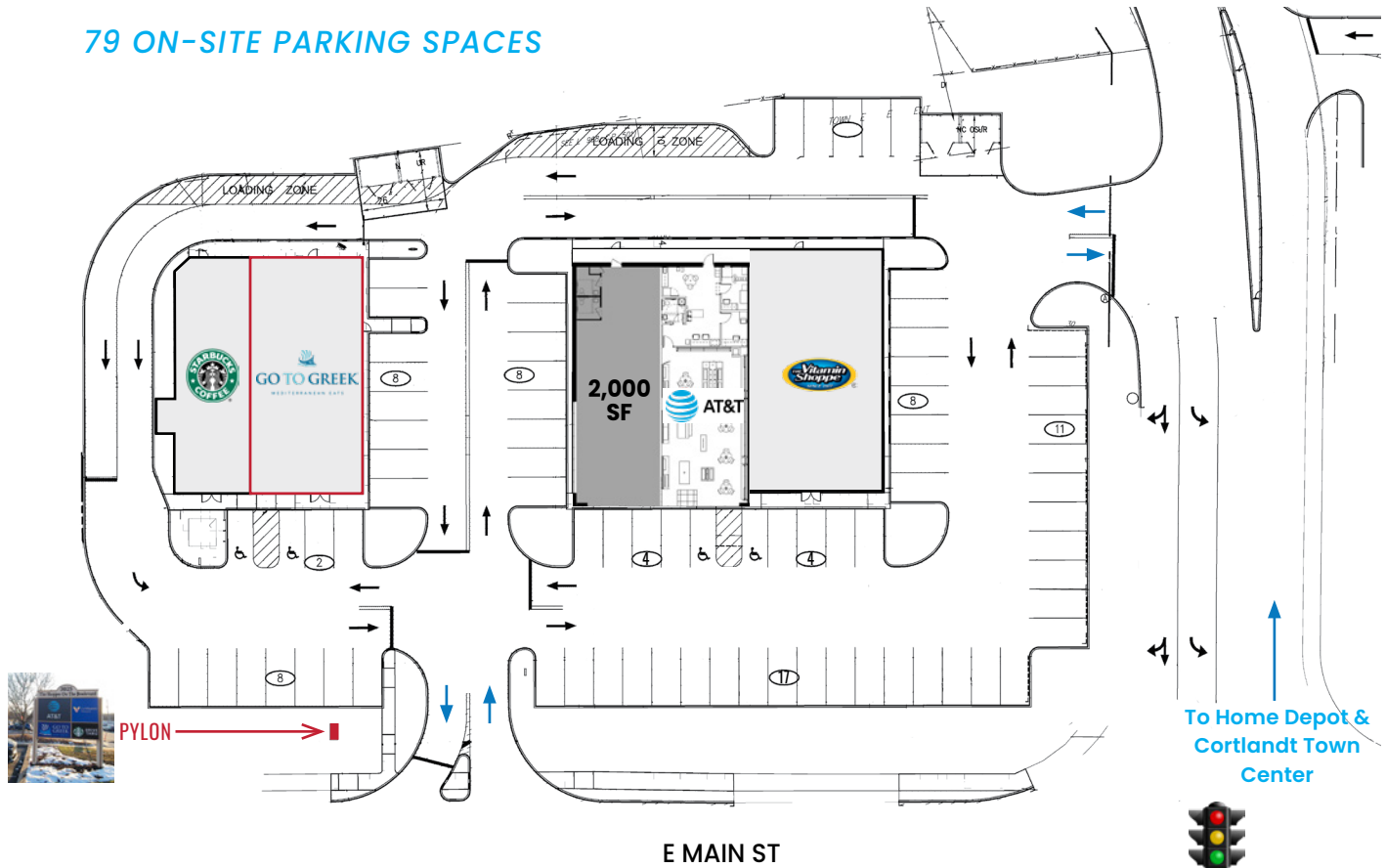
Frank Savastano
914.968.8500 x324
fsavastano@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

3025 E MAIN ST CORTLANDT MANOR, NY

2,000 SF ENDCAP FOR LEASE

79 ON-SITE PARKING SPACES



DEMOGRAPHICS

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

CONTACT EXCLUSIVE LISTING AGENTS:

Katelin Van Voorhis
 914.968.8500 x313
 kvanvoorhis@rmfriedland.com

Frank Savastano
 914.968.8500 x324
 fsavastano@rmfriedland.com

RM FRIEDLAND
 COMMERCIAL REAL ESTATE SERVICES
 440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

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

CONTACT EXCLUSIVE LISTING AGENTS:

Katelin Van Voorhis

914.968.8500 x313

kvanvoorhis@rmfriedland.com

Frank Savastano

914.968.8500 x324

fsavastano@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.