

FOR LEASE

NEW CONSTRUCTION RESTAURANT SPACE
3116 E Main St, Mohegan Lake, NY 10547

DRIVE THRU OPPORTUNITY



PROPERTY RENDERING

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PROPERTY SUMMARY

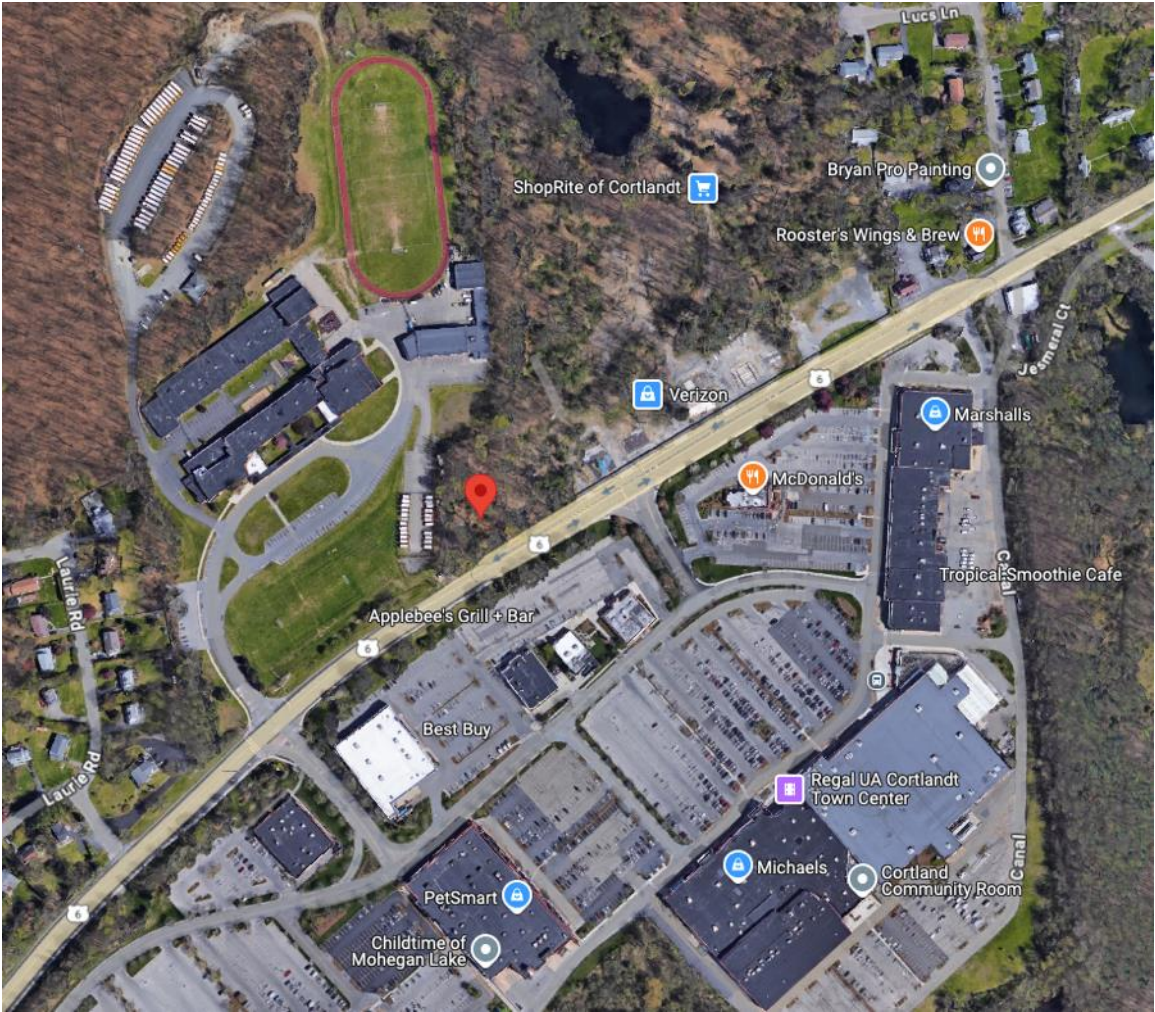
3116 E Main Street, Mohegan Lake, NY

This 0.90-acre parcel is proposed for the development of a new one-story, 2,474 SF drive-thru restaurant. The site is currently vacant and features a conceptual plan that includes 23 parking spaces. The layout also incorporates an outdoor patio. The property allows for 30% landscaped coverage and maintains 30-foot setbacks on all sides. Sewer district expansion is available to support new restaurant use.



PROPERTY DETAILS

Lot Size	39,335 SF
Frontage	73 feet on East Main Street
Zoning	CD-Designed Commercial
Demographics – 10-mile radius	
2024 Population	233,226
2024 Households	81,833
Avg Household Income	\$144,126
Median Home Value	\$466,923



RENDERINGS

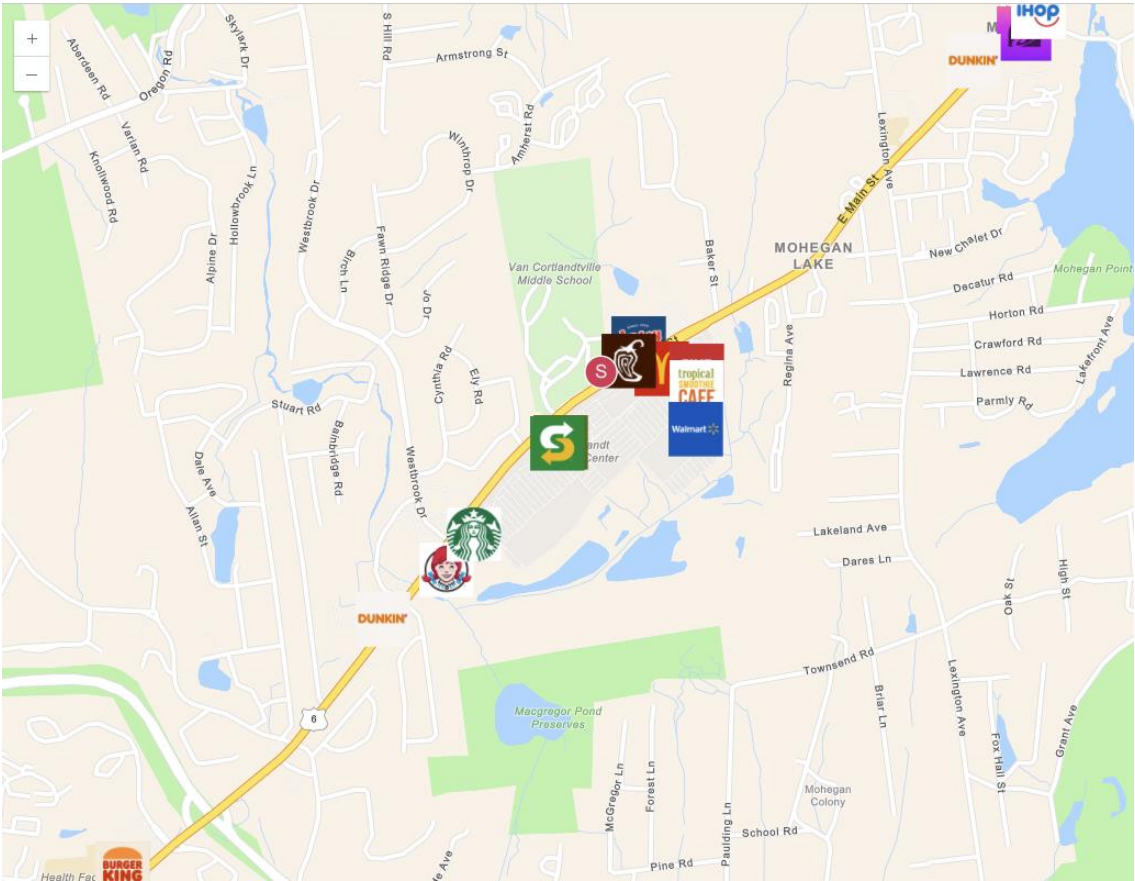


LOCAL BUSINESS MAP

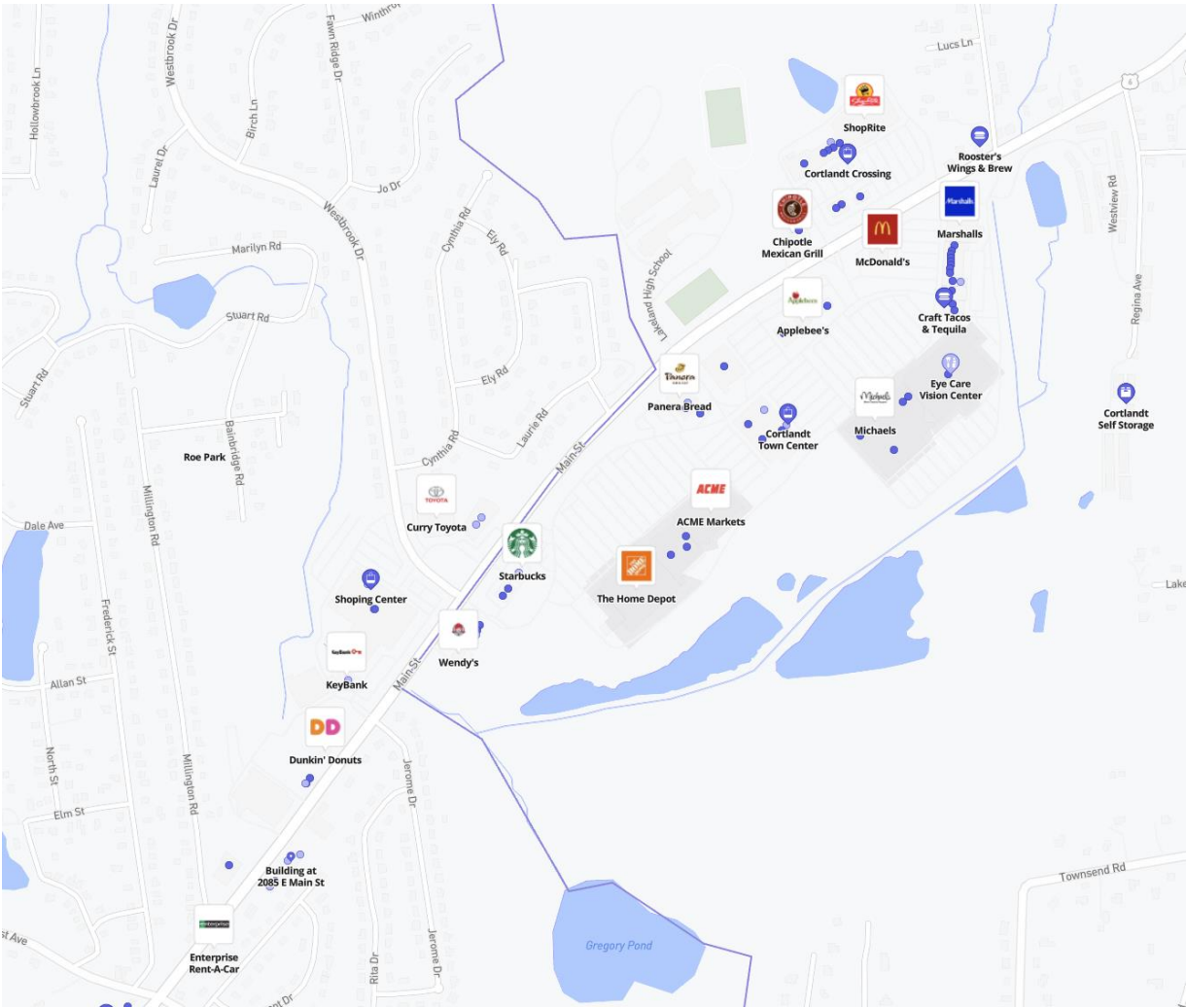


LOCAL BUSINESS MAP

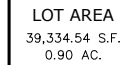
BRANDED DINING & CAFE BUSINESSES



ALL LOCAL BUSINESSES



TAX LOT 1



PROPOSED LAYOUT

