



NOW LEASING - CORTLANDT PLAZA

US-6, 2085 E MAIN STREET, CORTLANDT MANOR, NY 10567



PEEKSKILL, CORTLANDT MANOR, MOHEGAN LAKE, YORKTOWN

ADDRESS: US Route 6
2085 E Main Street
Cortlandt Manor, NY 10567

LOCATION: **Taconic State Parkway**
(7 Minutes / 3.9 Miles)
Peekskill Metro North
(9 Minutes / 4.7 Miles)
(74 Minutes to Grand Central)
U.S. Route 9
(7 Minutes / 3.9 Miles)
Bear Mountain Bridge
(16 Minutes / 7.4 Miles)

CO-TENANTS: Pronto Printer, Boost Mobile,
Tobacco King, The Rift Games &
Street Beatz Dance Studio

TRAFFIC COUNT: 23,241 AADT on US-6

LEASE RATE: \$18-\$20 Per SF Plus Direct Utilities

LOCATION OVERVIEW

Cortlandt Manor is a suburban community located in Westchester County, New York, about 40 miles north of New York City. Cortlandt Manor is wellregarded for its excellent public schools, parks, and access to outdoor activities. The area is close to the Hudson River and offers opportunities for hiking, fishing, and boating, with nearby attractions like Blue Mountain Reservation and the Hudson Highlands.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Space 202	\$20.00 SF/yr	1,800 SF
Space 204	\$20.00 SF/yr	1,700 SF
Space 201	\$18.00 SF/yr	1,400 SF
Space 203	\$18.00 SF/yr	1,000 SF
Space 205	\$18.00 SF/yr	800 SF



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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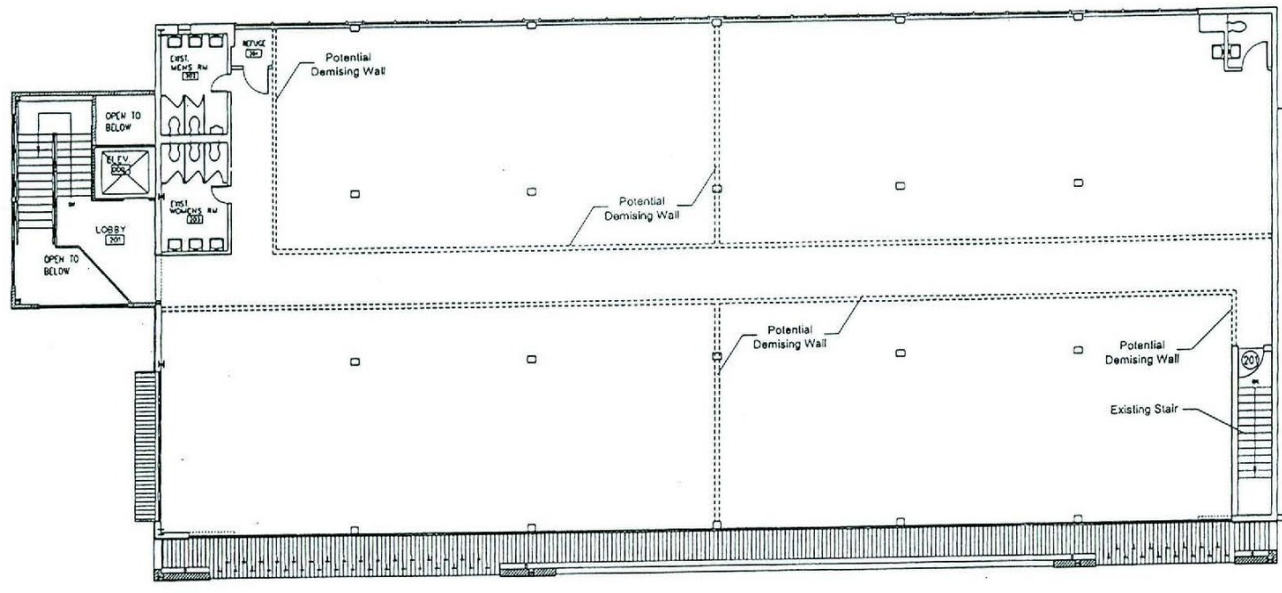
For more information:
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JOIN CORTLANDT PLAZA

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SECOND STORY FLOOR PLAN



Second Floor Plan



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AREA RETAILERS & DEMAND GENERATORS

TACONIC STATE PARKWAY, EXIT 20 - (7 MINUTES / 3.9 MILES)

CORTLANDT CROSSINGS, CORTLANDT TOWN CENTER MALL



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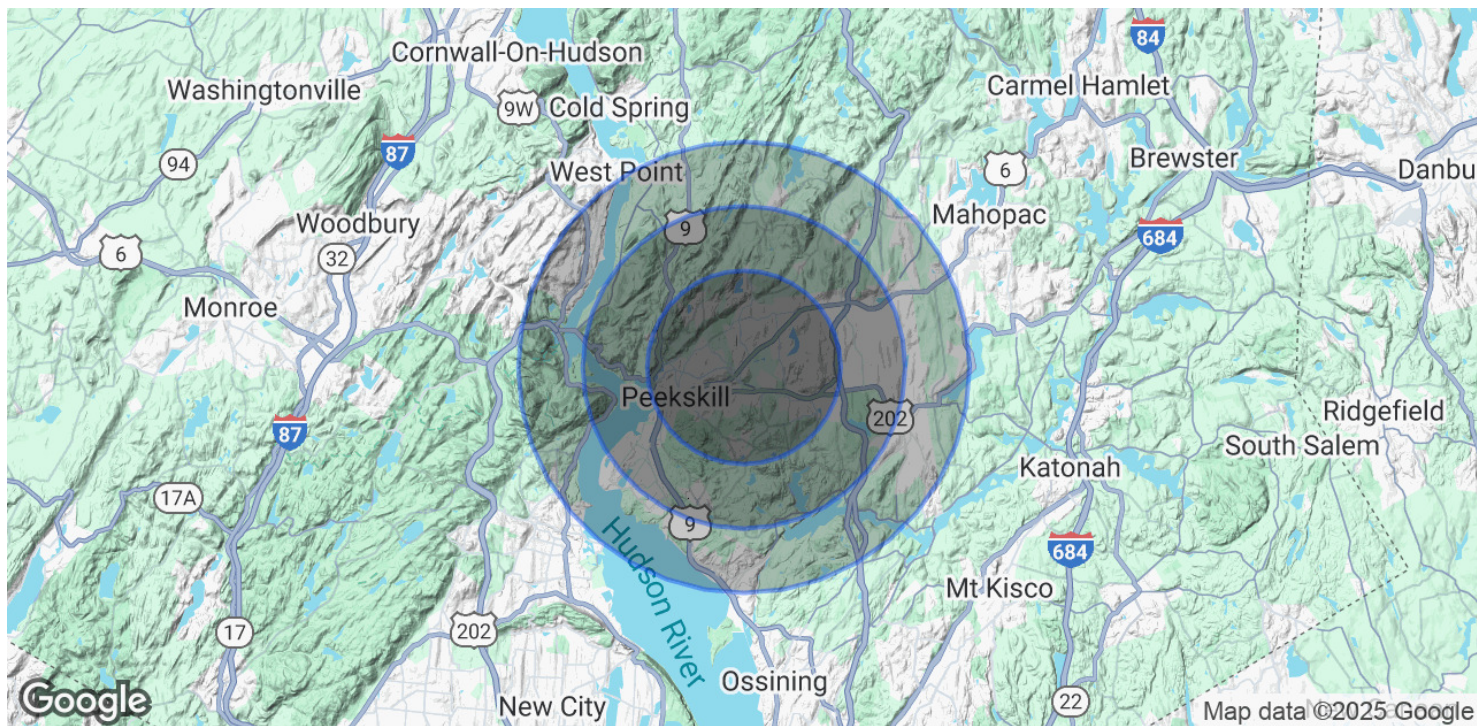
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

LOWER HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	53,675	83,689	130,250
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	19,410	29,953	47,220
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$158,464	\$169,393	\$176,434
Average House Value	\$517,428	\$549,095	\$583,222

Demographics data derived from AlphaMap



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