

LAKE PLAZA

981 Route 6 | Mahopac, NY | Putnam County

RETAIL/MEDICAL
SPACE FOR LEASE

3,160 SF - 5,005 SF AVAILABLE



BROKER CONTACT

SCOTT MESHIL

914-237-3400, Ext. 106

Scott@RoyalPropertiesInc.com



LAKE PLAZA

981 Route 6 | Mahopac, NY | Putnam County

RETAIL/MEDICAL SPACE FOR LEASE

3,160 SF - 5,005 SF AVAILABLE



AVAILABLE:

- 3,160 SF
- 3,785 SF Fully Built-Out Medical Space
- 5,005 SF Fully Built-Out Gym

JOIN CO-TENANTS:

Stop & Shop, Key Bank, Ocean State Job Lot, Dollar Tree, Grand Buffet American & Chinese Restaurant, Nuvance Health, Millstone Wine & Spirits, Centre Street Barber Shop, D'Berto Pizzeria & more

NEIGHBORING RETAILERS:

ACME, Tops Supermarket, ShopRite, Five Below, CVS, Dunkin', Domino's, The UPS Store, AutoZone, Wallauer's, Planet Fitness, Valvoline, Mavis Discount Tire, Trustco Bank, Tractor Supply, and many more

ADDITIONAL INFORMATION:

- 167,739 SF Prime Shopping Center in Under Served Market
- Parking for 716 Cars
- Recent Renovations Include New Façade, Updated Pylon, Resurfaced Parking Lot, New Lighting and Improved Landscaping

TRAFFIC COUNTS:

14,800 Cars Per Day Along Route 6

RENT:

Call For Details

CAM/TAXES:

\$5.26/SF

AREA DEMOGRAPHICS			
	3 Miles	5 Miles	10 Miles
Population	21,618	56,369	165,543
Avg. HH Income	\$149,287	\$149,960	\$162,280

BROKER CONTACT

SCOTT MESHIL

914-237-3400, Ext. 106

Scott@RoyalPropertiesInc.com

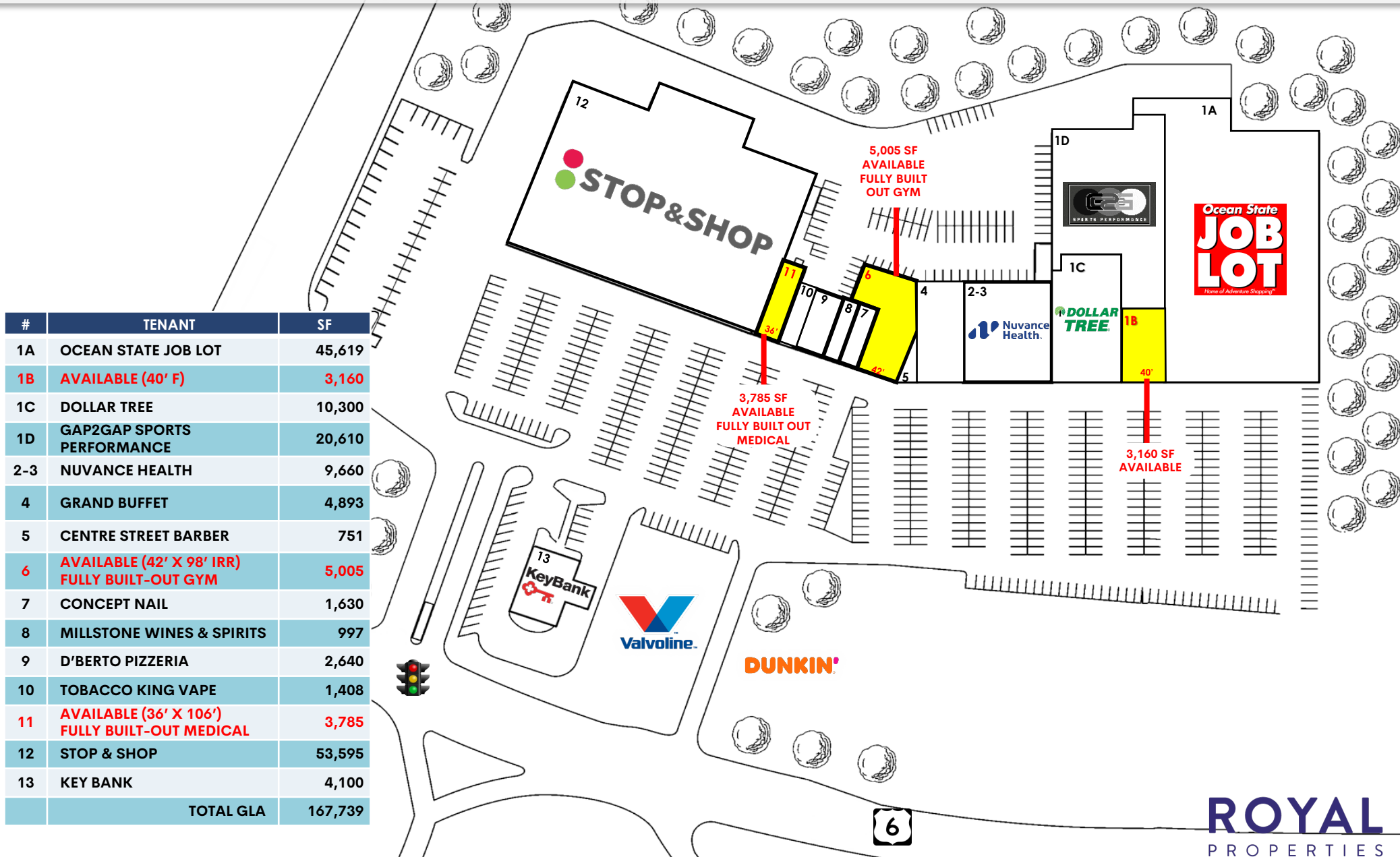
ROYAL
PROPERTIES

LAKE PLAZA

981 Route 6 | Mahopac, NY | Putnam County

RETAIL/MEDICAL
SPACE FOR LEASE

3,160 SF - 5,005 SF AVAILABLE



#	TENANT	SF
1A	OCEAN STATE JOB LOT	45,619
1B	AVAILABLE (40' F)	3,160
1C	DOLLAR TREE	10,300
1D	GAP2GAP SPORTS PERFORMANCE	20,610
2-3	NUVANCE HEALTH	9,660
4	GRAND BUFFET	4,893
5	CENTRE STREET BARBER	751
6	AVAILABLE (42' X 98' IRR) FULLY BUILT-OUT GYM	5,005
7	CONCEPT NAIL	1,630
8	MILLSTONE WINES & SPIRITS	997
9	D'BERTO PIZZERIA	2,640
10	TOBACCO KING VAPE	1,408
11	AVAILABLE (36' X 106') FULLY BUILT-OUT MEDICAL	3,785
12	STOP & SHOP	53,595
13	KEY BANK	4,100
TOTAL GLA		167,739

ROYAL
PROPERTIES

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.

LAKE PLAZA

981 Route 6 | Mahopac, NY | Putnam County

RETAIL/MEDICAL
SPACE FOR LEASE

3,160 SF - 5,005 SF AVAILABLE



ROYAL
PROPERTIES

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.

