



Oregon Plaza

1220 Oregon Rd, Cortlandt Manor, NY 10567



HOULIHAN LAWRENCE
COMMERCIAL



Ken Lefkowitz

Houlihan Lawrence Commercial

800 Westchester Ave, Suite N 517, Rye Brook, NY 10573

klefkowitz@houlihanlawrence.com

(914) 798-4900



Oregon Plaza

\$29.00 /SF/YR

An outstanding opportunity to lease a fully equipped, second-generation bar and restaurant in the heart of a busy, fully leased shopping center in Cortlandt Manor. This space has been operated as a sports bar and is offered in turnkey condition, complete with bar, kitchen equipment, and fixtures in place, allowing a new operator to open quickly with minimal investment. The shopping center enjoys excellent visibility, strong daily traffic, and a built-in customer base from a mix of successful local tenants. With ample parking and prime signage opportunities, this location is ideal for a sports bar, casual dining concept, or other food and beverage use looking to capitalize on a high-traffic Westchester location. Highlights: Second-generation bar/restaurant...

- Turn Key Sports Bar and Restaurant
- A supportive property management team sets your business up for success.
- Competitive rental rates keep costs low and profits high.
- 72 on-site parking spaces provides convenience for new and returning customers.



Rental Rate:	\$29.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	1
Center Properties:	1
Gross Leasable Area:	10,000 SF
Walk Score ®:	45 (Car-Dependent)
Rental Rate Mo:	\$2.42 /SF/MO

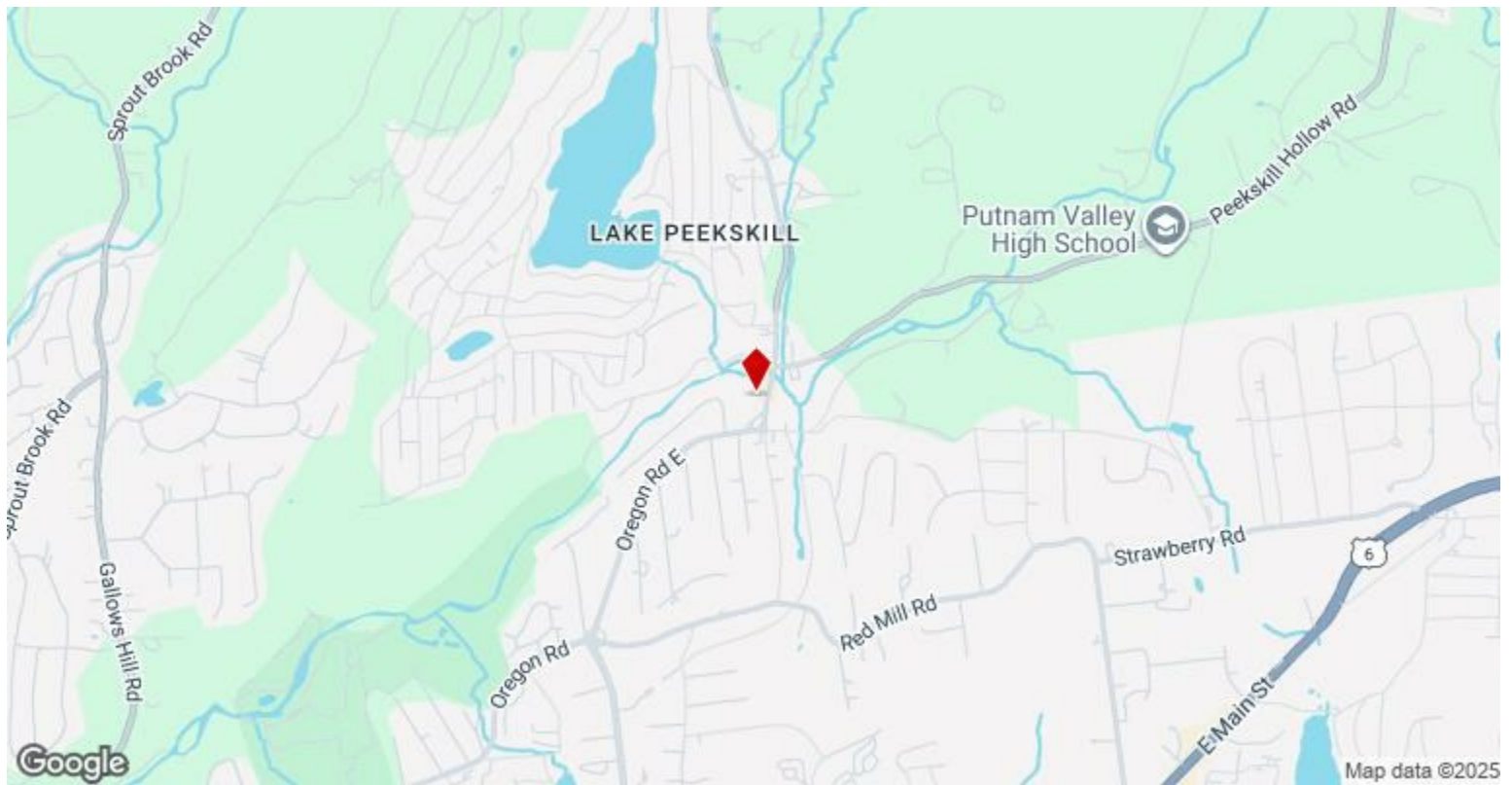
1st Floor Ste 3

Space Available	2,100 SF
Rental Rate	\$29.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Arts Nail	-	
Country Club Sports Bar	-	
Dfc Laundromat Inc	-	
Lucky Spa 25 Inc	-	
Panda Garden	-	
Shear Sensation	-	
Stella's Pizza	-	
Sunshine Smoke Shop	-	



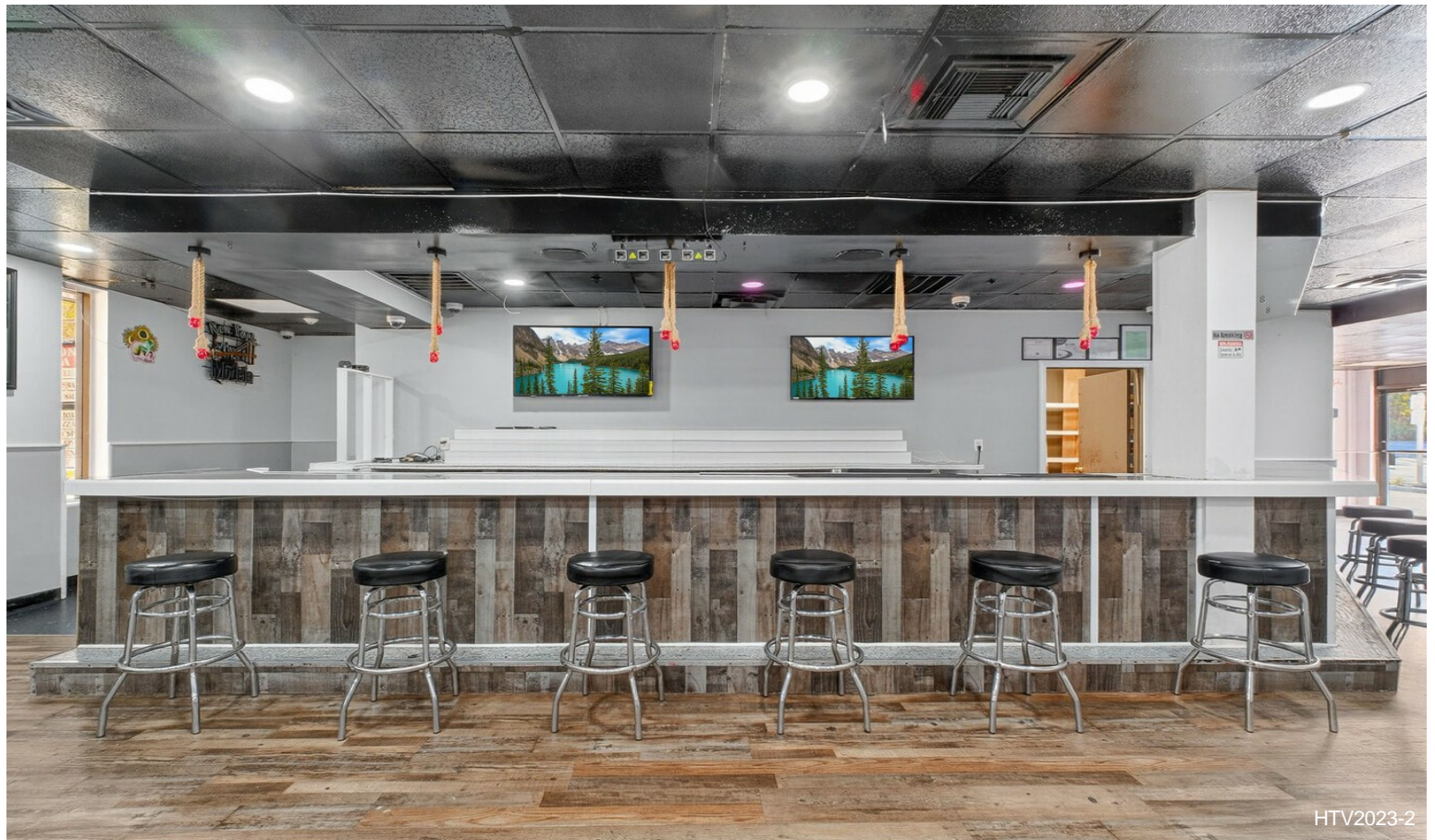
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Property Photos



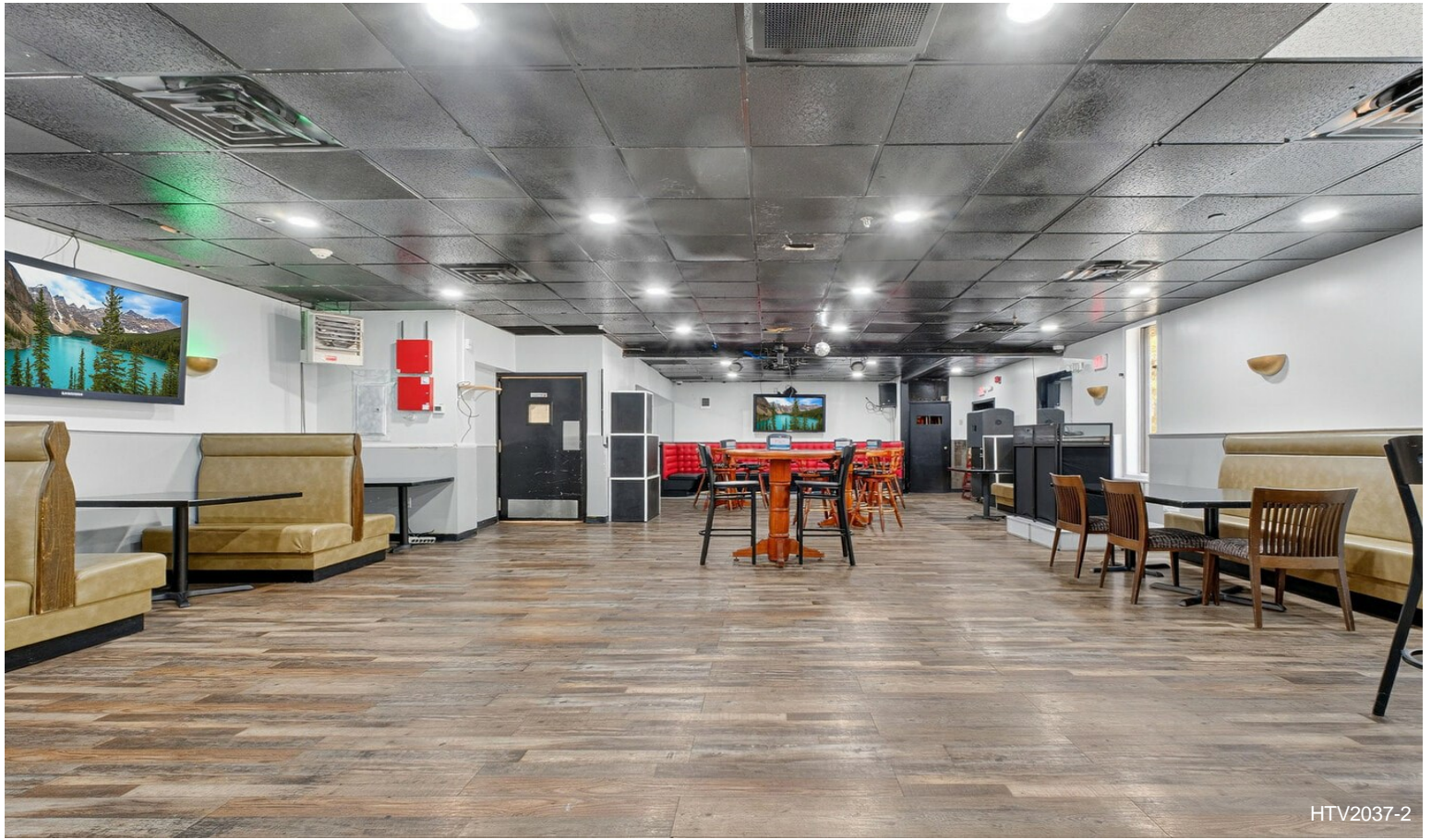
Property Photos



Property Photos



Property Photos

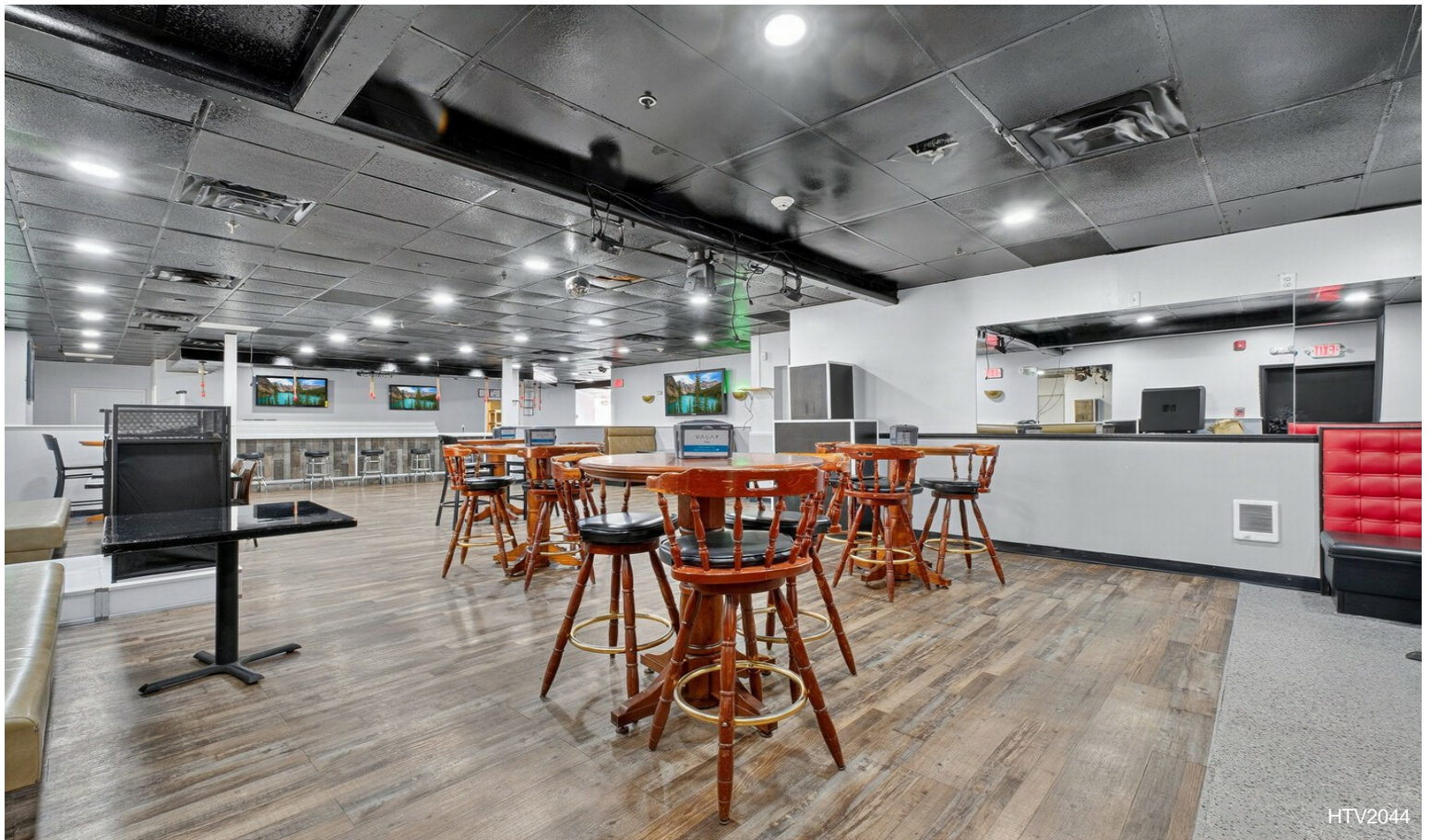


HTV2037-2



HTV2038

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



HTV2055



Updated design concept

Property Photos



Property Photos



Building Photo