

RETAIL/RESTAURANT SPACE FOR LEASE

751 – 10,649 SF AVAILABLE

LAKE PLAZA
981 ROUTE 6
MAHOPAC, NY



FOR MORE INFORMATION, PLEASE CONTACT:

Scott Meshil
914-237-3400 - Ext. 106
Scott@RoyalPropertiesInc.com



www.RoyalPropertiesInc.com

RETAIL/RESTAURANT IN-LINE OPPORTUNITIES



LAKE PLAZA | 981 ROUTE 6 | MAHOPAC, NY

AVAILABLE:

- 751 SF (Can be Made Available)
 - 4,893 SF (Can be Made Avail.) – 2nd Gen. Restaurant
 - 5,005 SF (Divisible)
 - 1,408 SF (Can be Made Available)
 - 3,160 SF
- } Can be Combined to Deliver 10,649 SF

TRAFFIC COUNTS:

14,742 Cars Per Day Along Route 6

FEATURES:

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

JOIN:

Stop & Shop, Key Bank, Ocean State Job Lot, Dollar Tree, Nuvance Health, Millstone Wine & Spirits, Pulse MD Urgent Care, D’Berto Pizzeria & more

NEIGHBORING RETAILERS:

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

RENT:

Call For Details

CAM/TAXES:

\$4.95/SF

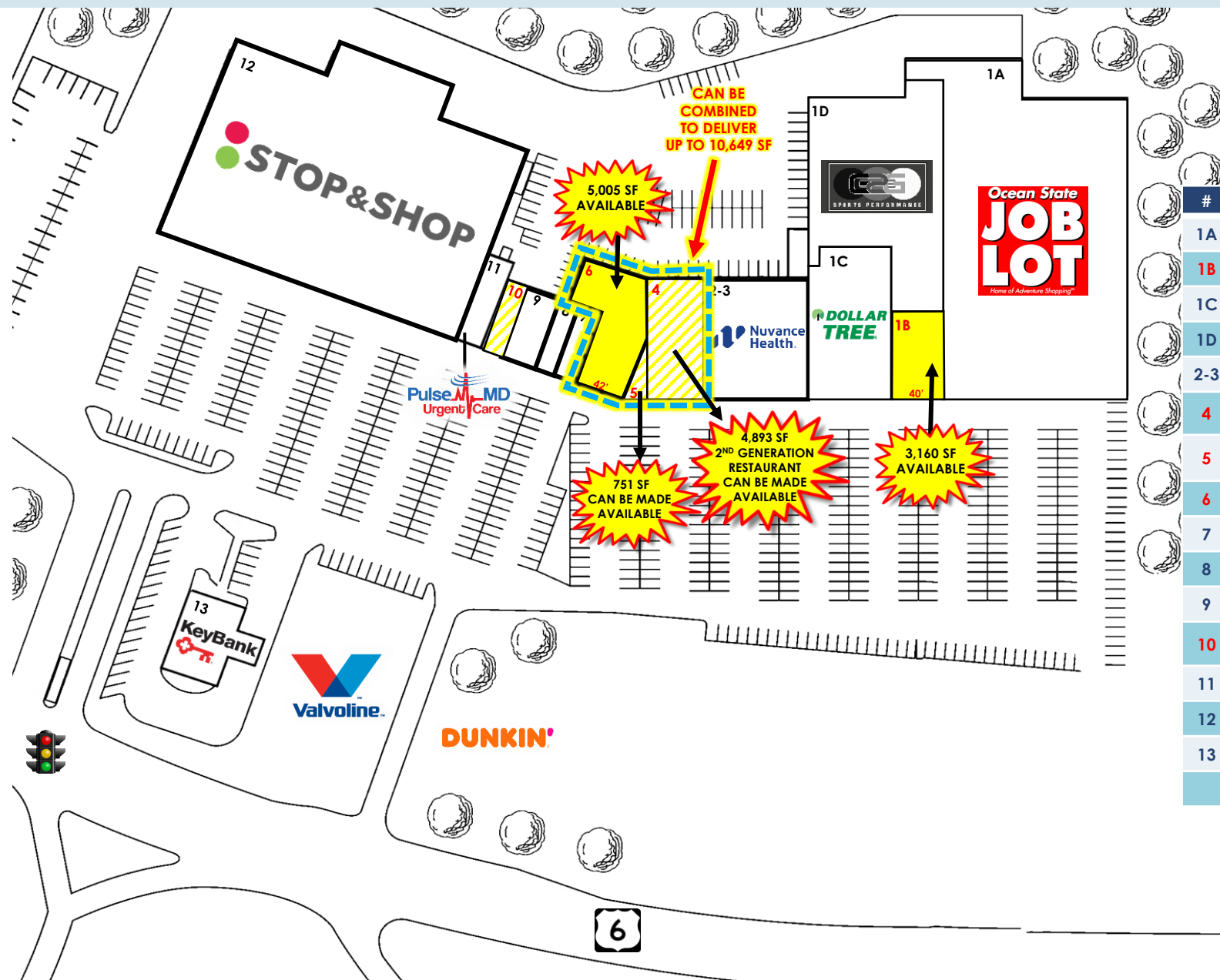


RETAIL/RESTAURANT SPACE FOR LEASE

751 – 10,649 SF AVAILABLE

LAKE PLAZA
 981 ROUTE 6
 MAHOPAC, NY

SITE PLAN



#	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	SZECHUAN HOUSE CAN BE MADE AVAILABLE	4,893
5	DRY CLEANER CAN BE MADE AVAILABLE	751
6	AVAILABLE (42' X 98' IRR)	5,005
7	CONCEPT NAIL	1,630
8	MILLSTONE WINES & SPIRITS	997
9	D'BERTO PIZZERIA	2,640
10	SMOKE DEPOT CAN BE MADE AVAILABLE	1,408
11	PULSE MD URGENT CARE	3,785
12	STOP & SHOP	53,595
13	KEY BANK	4,100
TOTAL GLA		167,739

RETAIL/RESTAURANT SPACE FOR LEASE

751 – 10,649 SF AVAILABLE

LAKE PLAZA
981 ROUTE 6
MAHOPAC, NY



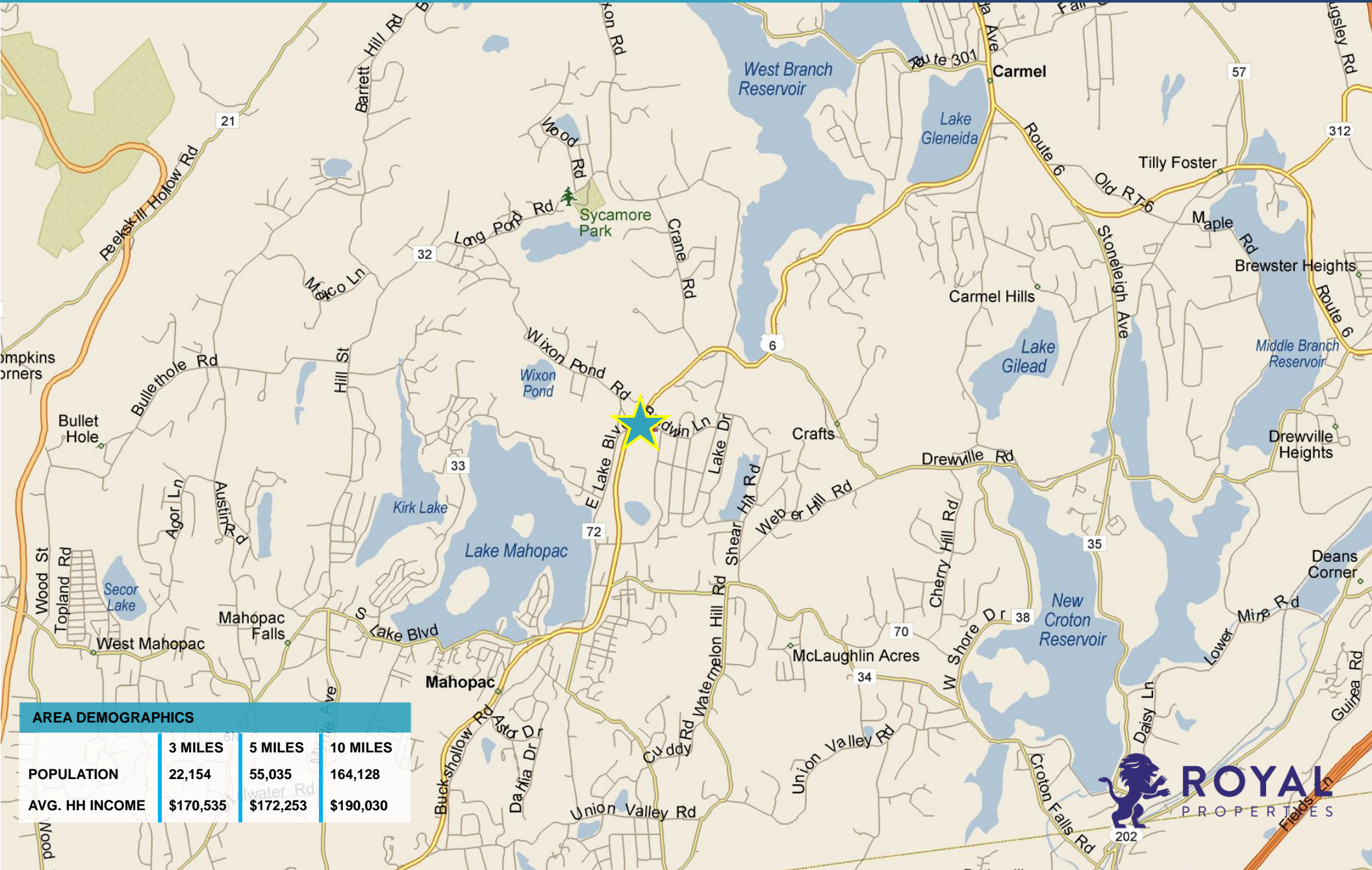
RETAIL/RESTAURANT SPACE FOR LEASE

751 – 10,649 SF AVAILABLE

LAKE PLAZA

981 ROUTE 6

MAHOPAC, NY



AREA DEMOGRAPHICS			
	3 MILES	5 MILES	10 MILES
POPULATION	22,154	55,035	164,128
AVG. HH INCOME	\$170,535	\$172,253	\$190,030

