

PIKE PLAZA: 2050 E MAIN ST CORTLANDT MANOR, NEW YORK



1,250-3,272 SF
AVAILABLE

**GREAT VISIBILITY
FROM ROUTE 6**

**NEWLY RENOVATED
FACADES &
PYLON SIGNAGE**

16,500
CARS PER DAY
ON E MAIN ST (RT 6)

AVAILABLE SPACE:

SPACE 1A: 3,272 SF (48' of frontage)

SPACE 1B: 1,586 SF (13' of frontage)

SPACE 2A: 1,250 SF (25' of frontage)

Co-Tenants: Domino's, King Buffet, Clear Nail, Empire State Crossfit, Access PT & Wellness, The Back Nine, Hudson Ophthalmology, Cortlandt Foot Care Group, RYRX Pharmacy, & Peekskill/Cortlandt Dialysis Center

Affordable Neighborhood Center with 3 levels of on-site parking for ±180 cars

Convenient access to Bear Mtn Pkwy, Taconic State Pkwy, and Croton Expwy

Located on the major Rt 6 retail corridor within a mile of:

Beach Shopping Center, anchored by Super Stop & Shop, Planet Fitness, Jo-Ann Fabrics and Dollar Tree, & CVS

NewYork Presbyterian/Hudson Valley Hospital

Cortlandt Town Center, anchored by Walmart, ACME, Regal UA Theater, BB&B, Best Buy, Marshalls, PetSmart & DSW

Courtyard by Marriott (4-story 93-rooms) development has been approved for 2054 E Main St

CONTACT EXCLUSIVE LISTING AGENT:

FRANK SAVASTANO

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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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2050 EAST MAIN ST CORTLANDT MANOR, NY

1,250 SF - 3,272 SF
FOR LEASE

**Building 1, Upper Level
Space 1B: 1,586 SF**



**Building 1
Main Level
Space 1A: 3,272 SF**

**Building 2, Lower Level
Space 2A: 1,250 SF**



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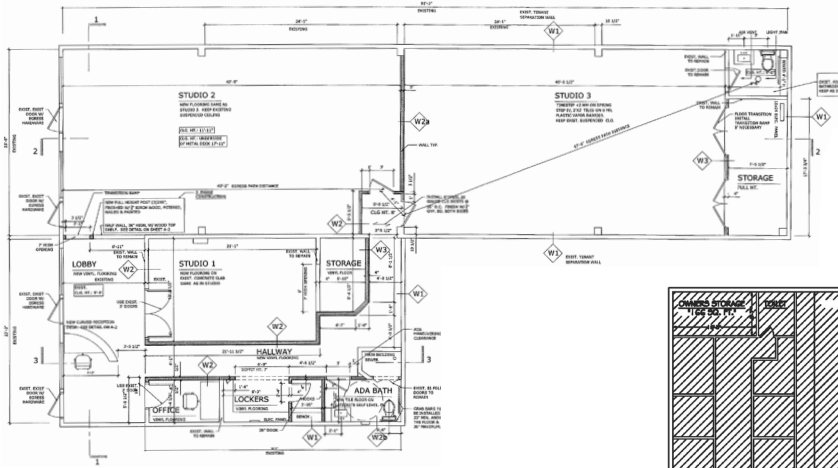
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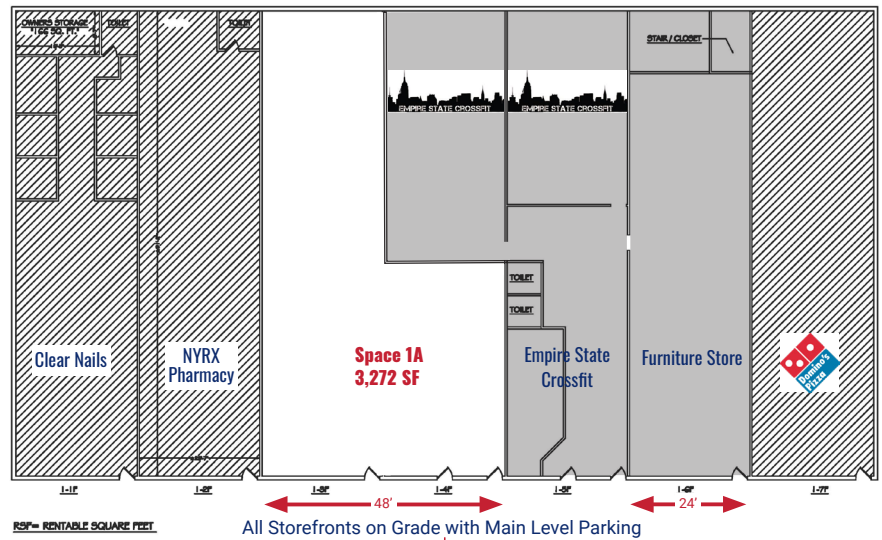
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1,250 SF - 3,272 SF
FOR LEASE

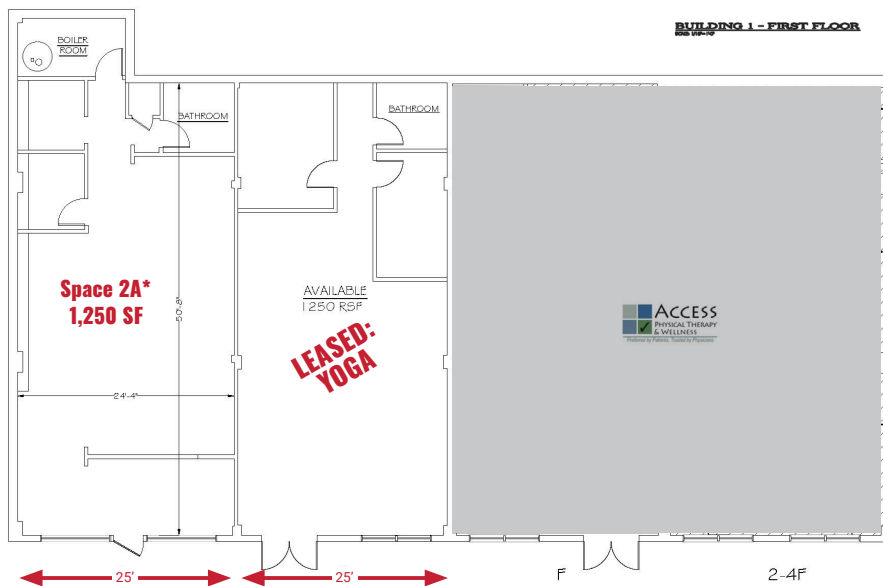
Plans: Building 1, Space 1A: 3,272 SF Turn-Key Dance Studio



Building 1, Main Level



Building 2, Lower Level



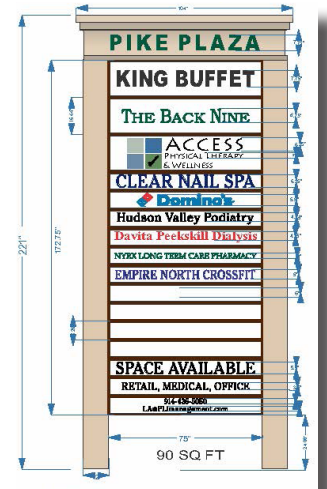
Storefronts on Grade with Lower Level Parking

All Storefronts on Grade with Main Level Parking

PARKING

PARKING

Pylon Signage



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1,250 SF - 3,272 SF
FOR LEASE

SITE PIKE PLAZA
1,250 SF - 3,272 SF



COURTYARD BY MARRIOTT

4-STORY 93-ROOMS DEVELOPMENT APPROVED
CONSTRUCTION TO COMMENCE SPRING 2025



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Easy access to Bear Mtn Pkwy,
Taconic State Pkwy,
and Croton Expy



2.7 miles to Metro North
Peekskill Station



Easy access to
#14 & #15 Bus

DEMOGRAPHICS

Population

Number of Households

Average HH Income

Annual HH Expenditure

Annual Retail Expenditure

1 MILE

9,673

3,847

\$144,476

\$358.98 M

\$167.7 M

3 MILES

53,101

19,8327

\$157,917

\$1.92 B

\$896.35 M

5 MILES

84,831

31,723

\$168,651

\$3.22 B

\$1.5 B

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