

RETAIL/MEDICAL SPACE FOR LEASE

3,160 - 5,005 SF AVAILABLE

LAKE PLAZA
981 ROUTE 6
MAHOPAC, NY



FOR MORE INFORMATION, PLEASE CONTACT:

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RETAIL/MEDICAL IN-LINE OPPORTUNITIES



LAKE PLAZA | 981 ROUTE 6 | MAHOPAC, NY

AVAILABLE:

3,160 SF
3,785 SF – CAN BE MADE AVAILABLE | FULLY BUILT OUT MEDICAL OFFICE
5,005 SF – FULLY BUILT OUT GYM

JOIN:

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

RENT:

Call For Details

CAM/TAXES:

\$5.26/SF

TRAFFIC COUNTS:

14,800 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



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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	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	CAN BE MADE AVAILABLE (36' X 106') FULLY BUILT OUT MEDICAL OFFICE	3,785
12	STOP & SHOP	53,595
13	KEY BANK	4,100
TOTAL GLA		167,739

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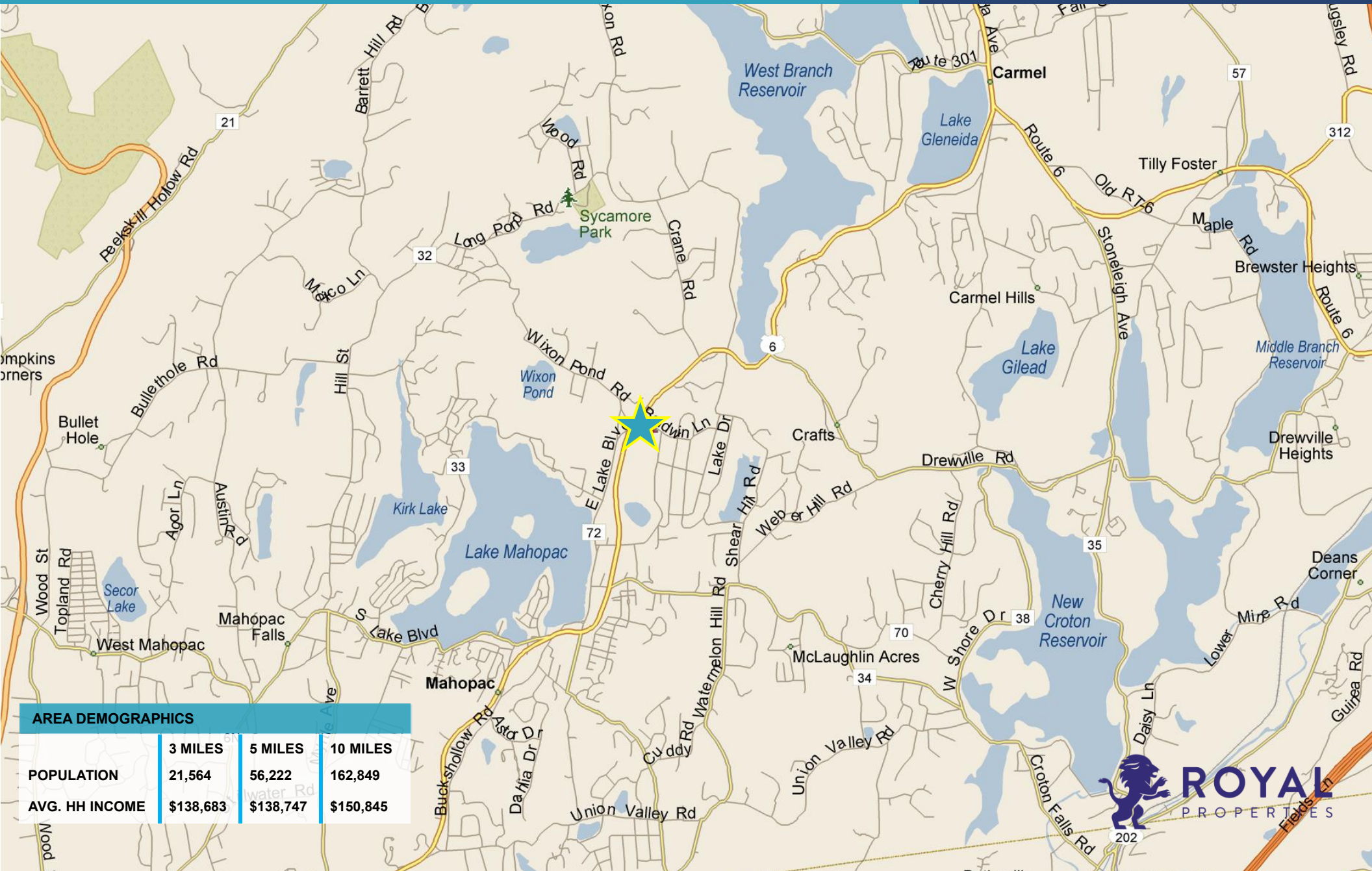
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AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	21,564	56,222	162,849
AVG. HH INCOME	\$138,683	\$138,747	\$150,845

