

Peekskill | New York
1101-09 Main Street

7,518 sf

STRONG EXPOSURE RETAIL SPACE IN THE CROSSROADS SHOPPING CENTER.



CHRISTIE'S
INTERNATIONAL REAL ESTATE
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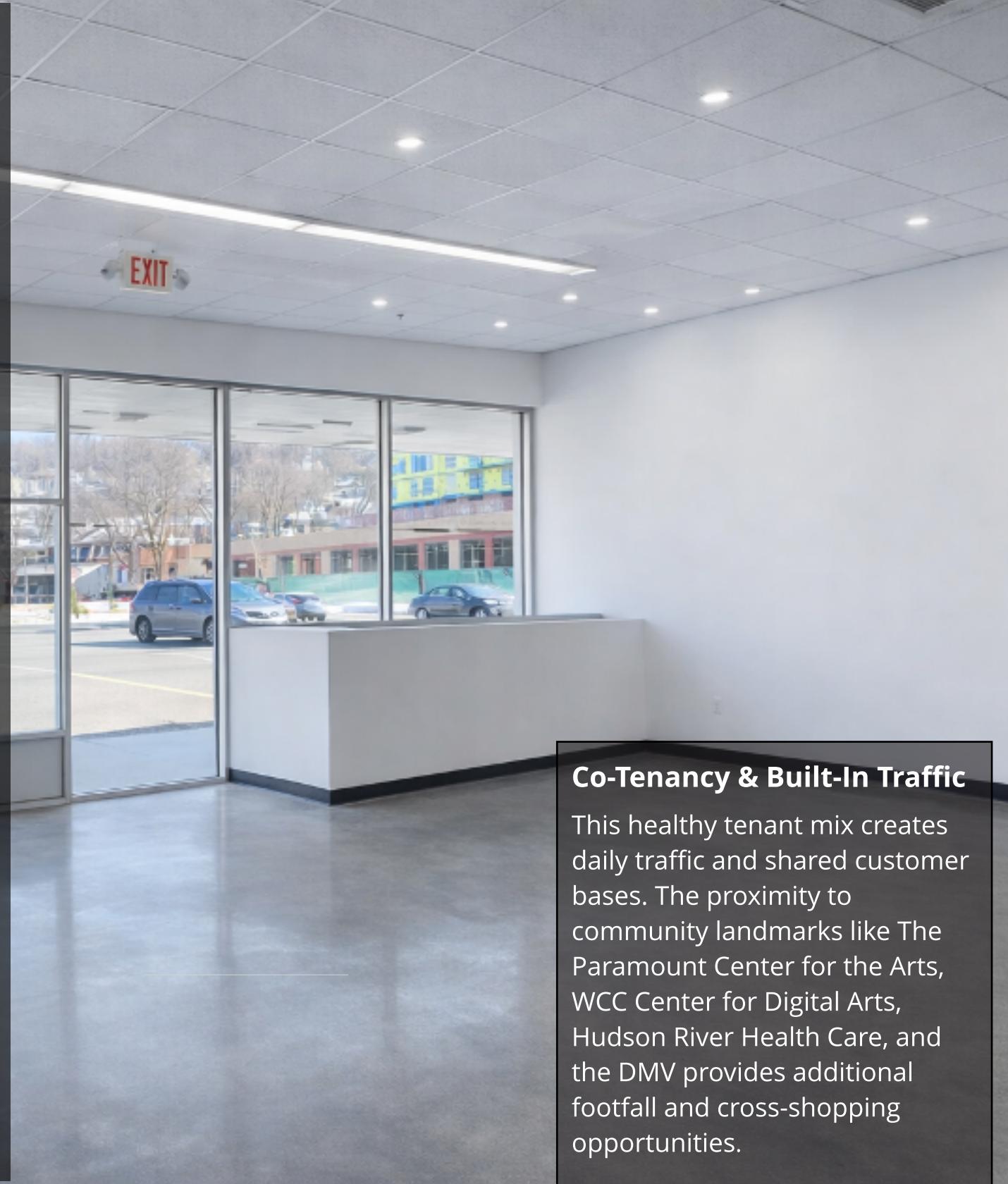
ASKING \$21 PSF/YR NNN



PROPERTY HIGHLIGHTS

- **7,518± SF retail space** (former Family Dollar) – rare large-format footprint in Downtown Peekskill
- **Prime location in Crossroads Plaza**, a successful community shopping center
- **High visibility** with 310 ft. frontage on Main Street, plus additional frontage on Park, South James, and North Broad Streets
- **41 dedicated parking spaces** on-site, plus garage across the street and metered street parking
- **Strong co-tenancy:** Grocery store, Dunkin' Donuts, gym, deli, liquor store, beauty salons, pizzeria, Chinese restaurant
- **New residential apartments** across the street fueling consistent customer base
- **Walkable downtown location**, near Paramount Center for the Arts, WCC Center for Digital Arts, Hudson River Health Care, DMV, Farmer's Market, and Antiques/Flea Market
- **Zoning and community support** for diverse retail and service businesses, including potential cannabis dispensary

Flexible NNN lease terms at \$21/SF



Co-Tenancy & Built-In Traffic

This healthy tenant mix creates daily traffic and shared customer bases. The proximity to community landmarks like The Paramount Center for the Arts, WCC Center for Digital Arts, Hudson River Health Care, and the DMV provides additional footfall and cross-shopping opportunities.



Ideal Size and Visibility

A 7,500± SF footprint is a rare opportunity in downtown Peekskill, offering the flexibility to accommodate large-format retail, experiential concepts, or destination businesses. Located within Crossroads Plaza, the site benefits from:

High visibility with frontage along Main Street, Park Street, South James Street, and North Broad Street

Exceptional vehicle and pedestrian traffic, with multiple access points

A 141-space parking lot plus adjacent garage and street parking

Walkability to residential neighborhoods, loft apartments, and cultural destinations

Businesses That Would Thrive in This Location

The plaza's size, layout, and demographics support a wide range of successful uses:

- **National or Regional Retailers**- apparel, sporting goods, home décor, value chains
- **Specialty Food & Beverage**- restaurants, breweries, gourmet markets, quick-service chains
- **Health & Wellness**- fitness concepts, urgent care, physical therapy, spa/beauty
- **Entertainment & Experiential**- family fun centers, arcades, immersive retail
- **Cannabis Retail**- New York State legalized adult-use cannabis sales, and Peekskill's progressive, supportive business environment makes this a strong candidate for a dispensary or hybrid lounge/retail model.
- **Community Services/Education**- daycare, tutoring centers, vocational training





Demographics and Market Potential

Within a **15-minute drive**:

- **141,916 residents**
- **71,789 people ages 18-54** (prime consumer demographic)
- **\$106,992 average household income**

According to Claritas Nielsen data, Food Service & Drinking Places alone represent a **\$20M to \$107M retail potential** within a 5-15 minute drive.

Why Lease a 7,500± SF Retail Space in Peekskill, NY

A Growing, Thriving Hudson River Town

Peekskill has rapidly transformed into one of the Hudson Valley's most dynamic and desirable historic river towns. The city continues to attract new residents and businesses due to its charm, affordability compared to southern Westchester, and its central location on the Metro-North Hudson Line. The local government, BID, and Chamber of Commerce are uniquely proactive in supporting business growth through investments, events, and infrastructure improvements.

Recent multimillion-dollar projects, such as White Plains Linen's \$7.6M expansion in Peekskill, underscore investor confidence and long-term momentum in the area.

PROPERTY INFORMATION

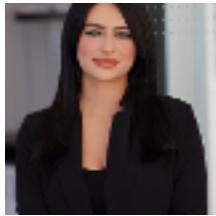




LOCATION

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