



HOULIHAN LAWRENCE
COMMERCIAL

Retail Space For Lease



1220 Oregon Road

CORTLANDT MANOR, NY 10567

1,000
SQFT

\$34 PSF MG
OFFERED AT

Welcome to the Oregon Plaza Shopping Center, where one exciting leasing opportunity awaits your business. Conveniently located in the heart of Cortlandt Manor. This space offers great potential for a wide range of businesses, including cafes, restaurants, and retail ventures.



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Property Highlights

- This is a heavily traveled, prime location, high traffic location.
- Diverse customer base provides the opportunity for a variety of businesses to thrive.
- Close proximity to residential areas and offices builds in a customer base.
- 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.

- Available Space: 1,000 SF

- 1000 SF End cap with kitchen and bathroom. Perfect for deli or coffee/donut shop.

The center's advantageous location near residential areas, offices, and recreational facilities ensures a diverse and vibrant customer base, providing excellent opportunities for businesses to thrive.



Discover Cortlandt



42,426
POPULATION

30
MILES TO NYC

35
SQUARE MILES



TOWN OF CORTLANDT

Hugging the Hudson River for 15 miles, Cortlandt is located in the northwest corner of Westchester County. The town is comprised of two villages: Croton-on-Hudson and Buchanan, plus several hamlets including Montrose, Crugers, and Verplanck.

Cortlandt's population density is slightly higher than the average for the North County communities. The range of affordable housing can be found bordering open spaces, wooded areas, lakes or ponds in a rural setting. Accessible from major highways, it is also serviced by Metro-North from the Croton-Harmon and Cortlandt stations.

EDUCATION

The town is served by 4 school districts. Lakeland School District has 8 schools with 6,033 students. The Hendrick Hudson School District serves Buchanan, Verplack, Crugers, Montrose,

and parts of Cortlandt Manor, Croton, and Peekskill. Croton-Harmon and Peekskill school districts also serve the town.

PARKS & RECREATION

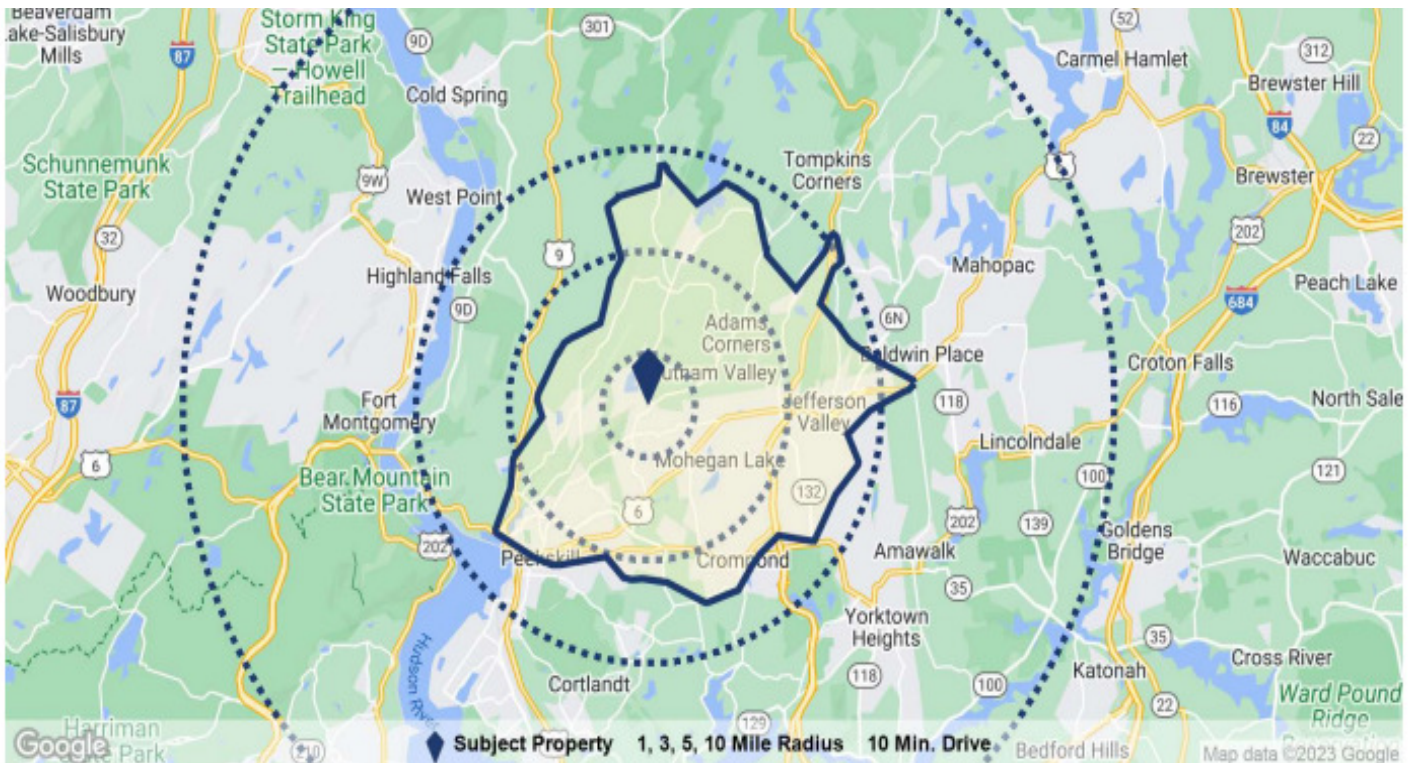
Built in 1928, New Croton Dam in Croton Gorge Park is the world's second largest hand-hewn structure. The 185-acre George's Island Park is popular year-round for picnicking, fishing and hiking; there is also a boat-launching ramp. Several other large parks in the area offer excellent recreation including Pine Lake and Oscawana.

SHOPPING

The Cortlandt Town Center features an impressive array of shopping, including Walmart, Home Depot, Marshalls, and Barnes and Noble. Conveniently located on route 6, it has become a focal point for economic development.

FOR MORE INFORMATION AND HELPFUL TOWN LINKS VISIT HOULIHANLAWRENCE.COM

Demographics

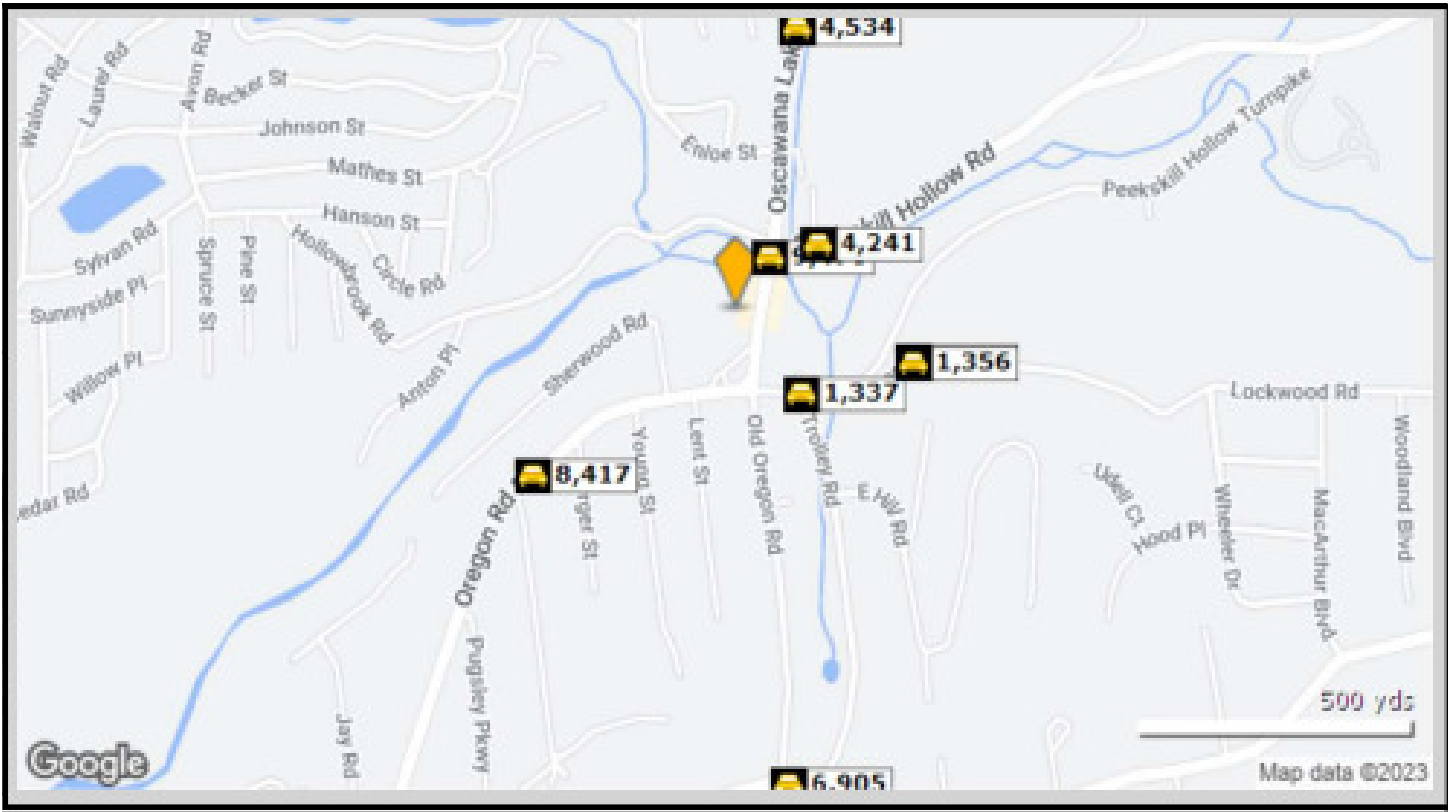


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	5,910	34,225	81,849	196,372	60,172
5 Yr Growth	0.6%	1.2%	1.8%	1.7%	-0.3%
Median Age	43	43	44	44	43
5 Yr Forecast	44	44	44	44	44
White / Black / Hispanic	85% / 9% / 21%	80% / 12% / 22%	79% / 13% / 24%	85% / 8% / 17%	79% / 13% / 24%
5 Yr Forecast	85% / 9% / 21%	80% / 12% / 22%	79% / 13% / 24%	85% / 8% / 17%	78% / 14% / 26%
Employment	1,045	10,422	23,760	73,823	31,253
Buying Power	\$247.2M	\$1.4B	\$3.3B	\$8.1B	\$2.3B
5 Yr Growth	4.1%	3.0%	3.4%	3.1%	2.7%
College Graduates	43.9%	38.5%	39.0%	42.4%	41.9%
Household					
Households	2,043	11,959	29,474	69,628	21,629
5 Yr Growth	0.5%	1.2%	1.9%	1.7%	-0.4%
Median Household Income	\$121,006	\$115,076	\$110,537	\$115,954	\$105,847
5 Yr Forecast	\$125,380	\$117,156	\$112,237	\$117,598	\$109,084
Average Household Income	\$149,905	\$136,992	\$135,371	\$144,673	\$129,333
5 Yr Forecast	\$153,734	\$139,233	\$137,274	\$146,692	\$132,419
% High Income (>\$75K)	75%	70%	65%	69%	64%
Housing					
Median Home Value	\$352,838	\$369,497	\$397,355	\$436,604	\$375,480
Median Year Built	1958	1965	1965	1966	1965
Owner / Renter Occupied	85% / 15%	80% / 20%	76% / 24%	77% / 23%	76% / 24%



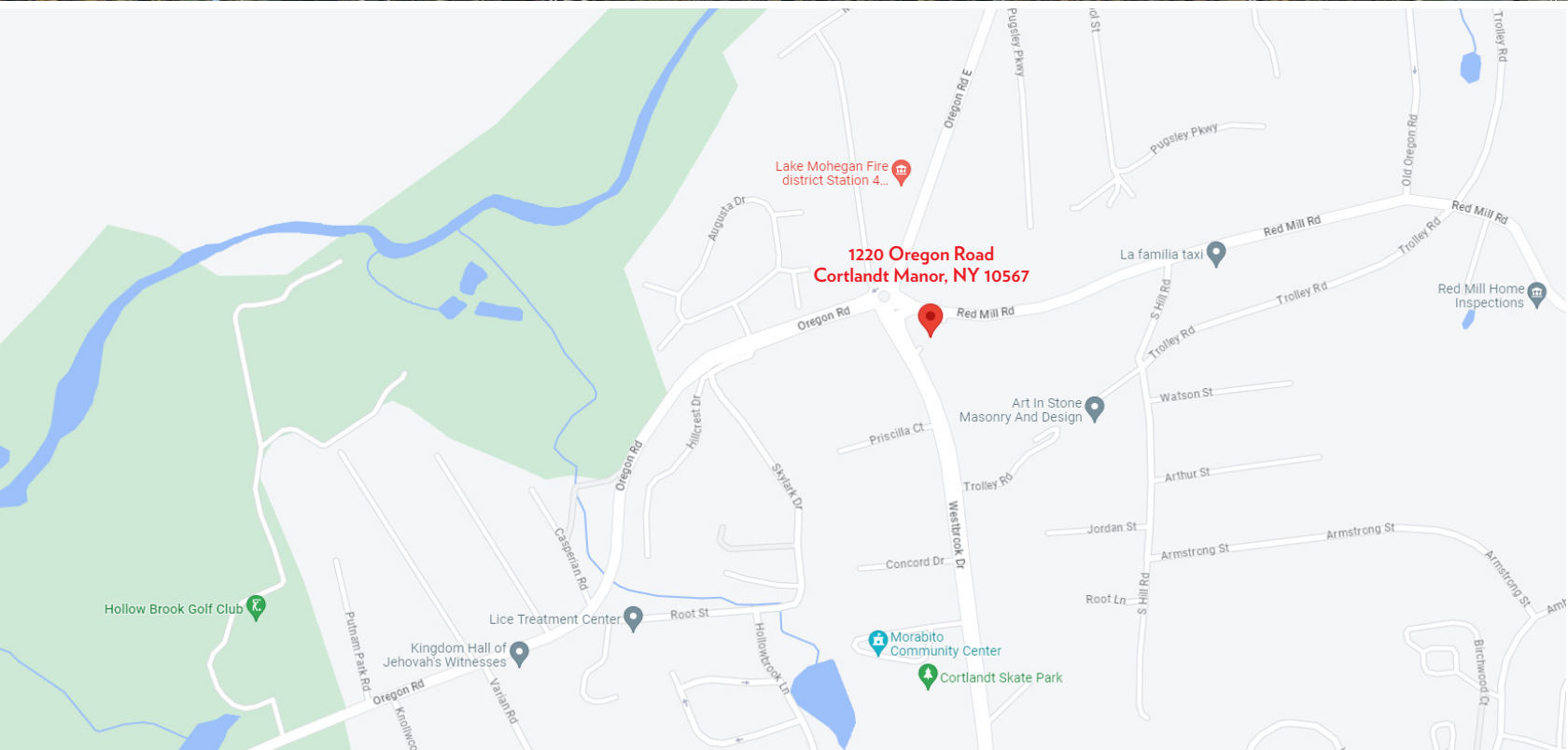
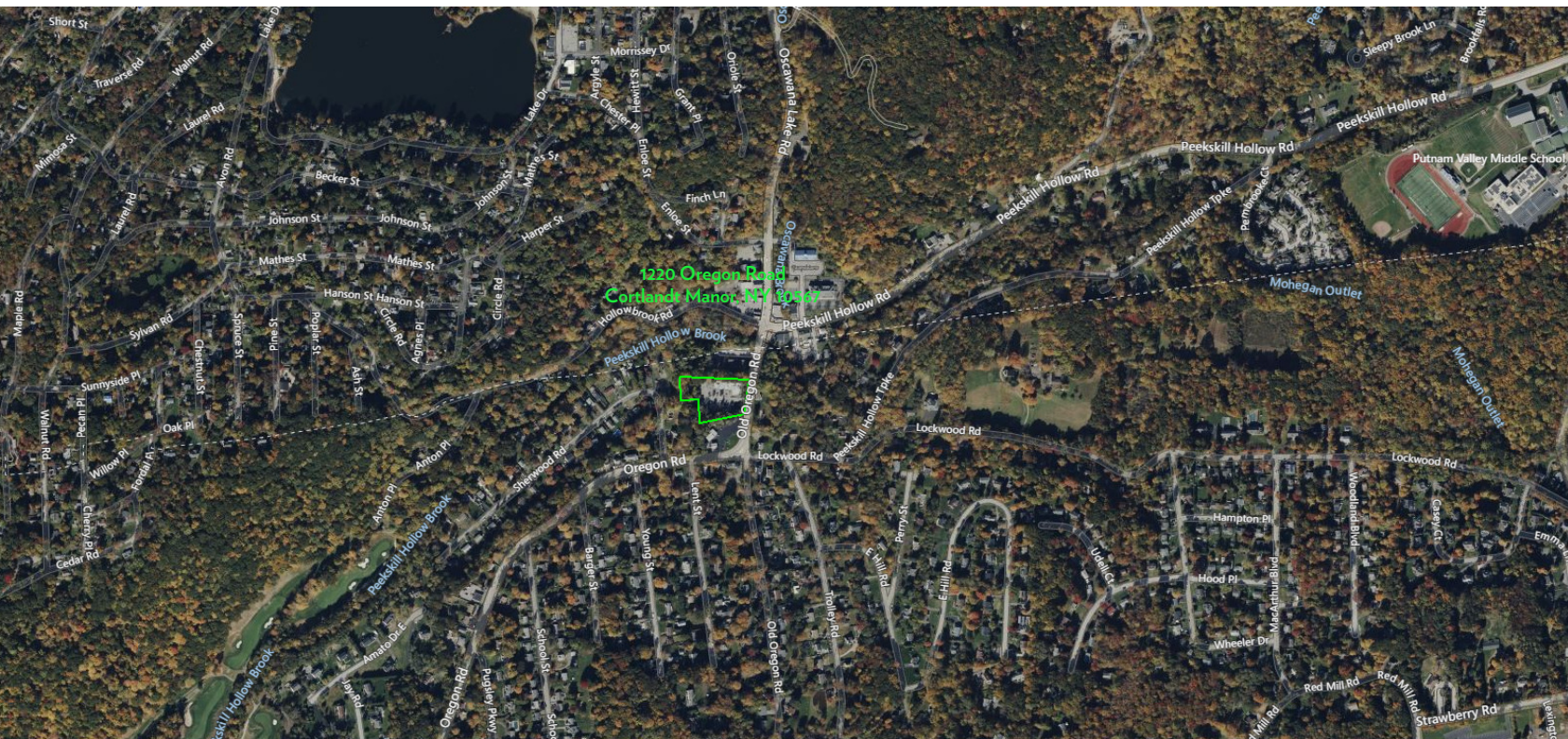
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Traffic Counts



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Oscawana Lake Road	Hollowbrook Rd	0.01 N	2022	9,470	MPSI	.07
2	Lockwood Road	Wheeler Dr	0.04 W	2018	1,337	AADT	.11
3	Peekskill Hollow Road	Ashley Rd	0.00 E	2022	4,241	MPSI	.11
4	Lockwood Rd	Peekskill Hollow Tpke	0.08 SW	2022	1,285	MPSI	.20
5	Lockwood Rd	Peekskill Hollow Tpke	0.08 SW	2018	1,351	MPSI	.20
6	Lockwood Rd	Peekskill Hollow Tpke	0.08 SW	2020	1,356	MPSI	.20
7	Oregon Rd	School St	0.02 SW	2022	8,376	MPSI	.27
8	Oregon Rd	School St	0.02 SW	2021	8,417	MPSI	.27
9	Oscawana Lake Road	Rush Dr	0.11 N	2022	4,534	MPSI	.30
10	Red Mill Road	S Hill Rd	0.16 E	2018	6,905	AADT	.48

Aerial | Regional Maps



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