



# COMMERCIAL DEVELOPMENT SITE

## 1117 OREGON ROAD, CORTLANDT MANOR, NY 10567



### DEVELOPMENT SITE; POTENTIAL STRIP CENTER

**ADDRESS:** 1117 Oregon Road  
Cortlandt Manor, NY 10567  
N/E Corner of Oregon Rd at Westbrook Dr

**LOCATION:** Taconic State Parkway (Exit 20)  
(7 Minutes / 3.6 Miles)  
Peekskill Train Station  
(10 Minutes / 4.7 Miles)  
Bear Mountain Bridge  
(15 Minutes / 7.5 Miles)

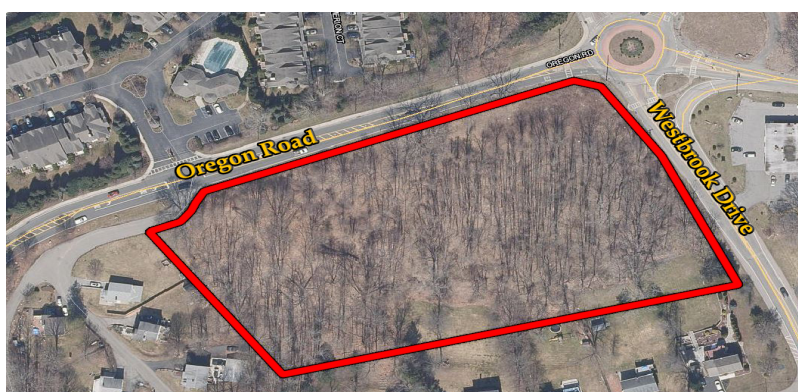
**FRONTAGE:** Oregon Rd: 490'+  
Westbrook Dr: 315'+  
**Total: 800'+**

**LOT SIZE:** 4.9 Acres

**ZONING:** CC, Community Commercial

**TRAFFIC COUNT:** Oregon Rd: 11,336 AADT  
Westbrook Dr: 7,636 AADT

**ASKING PRICE:** \$1,250,000



#### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial Development Site with frontage on Oregon Rd & Westbrook Dr in Cortlandt Manor, NY 10567. This site is within close proximity to demand generators and area retailers. The Taconic State Parkway (Exit 20) is 3.6 miles away, Peekskill Train Station 10 minutes, U.S. Route 9 is 7 minutes away, and Bear Mountain Bridge is 15 minutes away. The offering consists of 4.9 ± acres total. This area is located in CC, Community Commercial.

Neaby shopping include:  
Cortlandt Town Center - <https://katzretail.com/listings/cortlandt-town-center>  
Jefferson Valley Mall - <https://jeffersonvalleymall.com/>



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

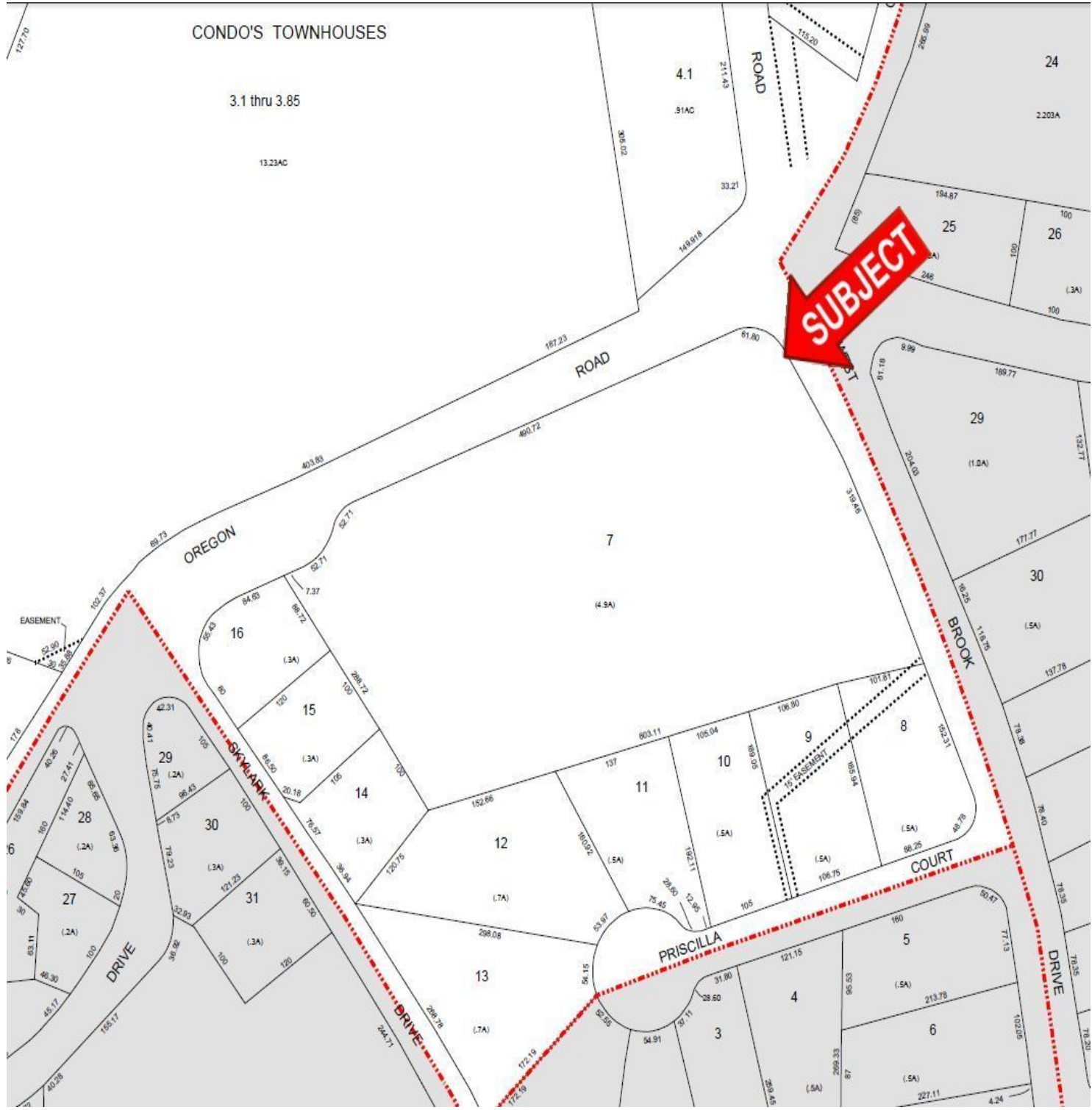
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# COMMERCIAL LAND FOR SALE

## N/E CORNER OF OREGON ROAD & WESTBROOK DRIVE

OPPOSITE OF HOLLOW BROOK GOLF COURSE & APARTMENT DEVELOPMENT



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:  
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# NEARBY AREA GENERATORS

TACONIC STATE PARKWAY, EXIT 20 - (7 MINUTES / 3.6 MILES)

BEAR MOUNTAIN BRIDGE - (15 MINUTES / 7.5 MILES)



Google

Map data ©2022 Imagery ©2022, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA Farm Service Agency



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

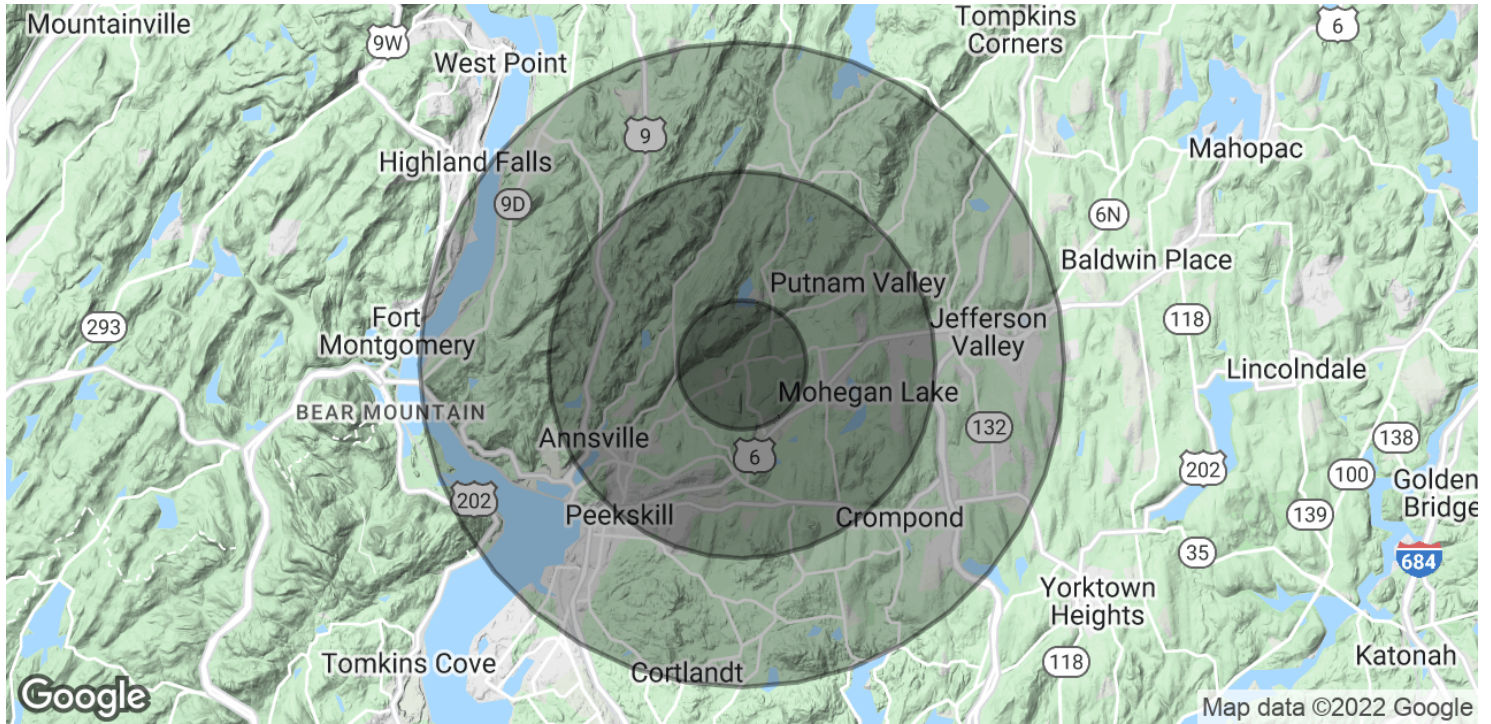
Thomas M. Cervone  
845.485.3100  
tom@crproperties.com



# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### NORTHERN WESTCHESTER COUNTY



#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,512	38,734	80,069
Average Age	40.4	38.4	39.1
Average Age (Male)	37.9	35.9	36.6
Average Age (Female)	42.7	39.3	40.6

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,734	13,295	28,002
# of Persons per HH	3.2	2.9	2.9
Average HH Income	\$100,910	\$94,697	\$97,913
Average House Value	\$425,765	\$425,001	\$452,571

\* Demographic data derived from 2010 US Census



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)