

3140 East Main Street (Route 6)  
Mohegan Lake, New York

# Cortlandt Crossing

## RETAIL SPACE FOR LEASE

For information, please visit  
[www.pinetree.com/cortlandt\\_crossing](http://www.pinetree.com/cortlandt_crossing)



## FEATURES

- Newly developed and anchored by ShopRite/Wakefern (2038) and Home Sense (2028) who account for 72% of the in-place revenue.
- Located along the heavily traveled Route 6 retail corridor (East Main Street – 22,620± cars per day) in Mohegan Lake, Westchester County, New York.
- Located directly across from Cortlandt Town Center, a 774,000± SF regional power center anchored by Home Depot, Walmart, Marshalls, Michael's and Petsmart, which draws from a wide trade area (estimated at over 15± miles).



View more storefront and aerial photos at:  
[www.pinetree.com/cortlandt\\_crossing](http://www.pinetree.com/cortlandt_crossing)

# Tenant Roster

UNIT	TENANT	SF
1	ShopRite	67,868
2A	YH's Spa & Nails	2,897
2B	Sofia Wash & Fold	2,551
2C	Pulse MD Urgent Care	2,529
2D	Metro PT	3,659
3	Homesense	25,000
4	Aspen Dental	3,510
4A	Chipotle	2,468
5A	Verizon Wireless	2,000
5B	Jersey Mike's	2,319
5C	Bu City Soap	3,425
6	Hudson Valley Credit Union	4,000



# Data & Demographics

Data provided by Credintell - Trailing 12-Month Analysis



Total Population	Total Households	Avg Household Income	Total Visits
100.2K	36K	\$125.9K	2.8M

Ethnicity	
Asian	3.49%
Black/African-American	7.24%
Hispanic/Latino	17.69%
White/Caucasian	69.34%
Other	2.23%

## Trade Area | Closest 70% of Visits

Aggregation of closest census blockgroups comprising 70% of the shopping center's visitation. Blockgroups based on where mobile devices visiting the location were most often observed overnight.