

WESTCHESTER COUNTY BIG BOX - Available: Early 2019
2094 E. Main St, Cortlandt, NY 10567

An operating Shoprite to be closed early 2019. Shoprite is moving to a new 65,000 sf store 1/10 mile east to better serve a growing market.

Building: 54,130 sq. ft. (Approx. 277'W x 185'D). Land for expansion. Zone: CD

Rent: Asking \$29.50 sf. net. Taxes: \$285,000 per annum (\$5.27 sf).

Land: Approx. 7 acres. Cars parking: 328. Adjoining acreage available. Approximately 14' to dropped ceiling, 18' - 20' to metal roof deck.

6-Truck bays. Traffic Count: 26,000 CPD.

Population: 10 Minutes: 98,657 15 Minutes: 153,096 20 Minutes: 258,576.

Avg. HH \$ Inc: 10 Minutes: \$118,167 15 Mins: \$130,247 20 Mins: \$143,088

Lease to approx. 6/30/22 plus options to renew. Long Term or short-term lease is possible.

Nearby Retailers: Kohl's, Big Lots. Cortlandt Town Center: Walmart, Home Depot, Bed Bath & Beyond, Marshall's, ACME, PetSmart, Old Navy, Modell's, Office Max, Michael's, DSW, UA Cinema.

Coming in 2018: Cortland Crossing. 118,000 sf with a new 65,000 sf Shoprite.

- Bing aerial: <https://binged.it/2f1og0n>
- Google aerial: <https://goo.gl/maps/6eA4FX5V6cB2>



[Click for photos and documents](#)

Property CD zone which permits retail, medical, cinemas, fitness, and pets. Some uses require a special permit. Surrounding land for parking is available.



Call:

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Shown only by appointment. Please do not talk to employees.

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