

HAVING TROUBLE MAKING RENT? NEED CHEAPER SPACE?

THE MOST AFFORDABLE RETAIL CENTER ON THE MARKET

PIKE PLAZA: 2050 E MAIN ST-CORTLANDT MANOR, NY



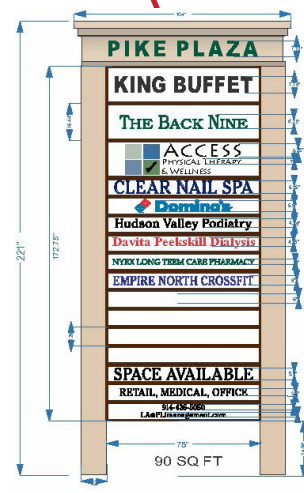
Available Space:

Space 1A:	3,272 SF	(48' of frontage)
Space 1B:	1,586 SF	(13' of frontage)
Space 2A*:	1,250 SF	(25' of frontage)
Space 2B*:	890 SF	(25' of frontage)

*Currently combined for a total of 2,140 SF

Additional Information:

- Co-Tenants: Domino's, King Buffet, Clear Nail, Empire State Crossfit, Access PT & Wellness, Hudson Ophthalmology, Cortlandt Foot Care Group, RYRX Pharmacy, & Peekskill/Cortlandt Dialysis Center
- Affordable Neighborhood Center with 3 levels of on-site parking for ±180 cars
- Convenient access to Bear Mtn Pkwy, Taconic State Pkwy, and Croton Expwy
- 22,000 cars per day on E Main St



Pylon
Update
in
Progress

- Located on the major Rt 6 retail corridor within a mile of:
 - Beach Shopping Center, anchored by Super Stop & Shop, Planet Fitness, Jo-Ann Fabrics and Dollar Tree, & CVS
 - NewYork Presbyterian/Hudson Valley Hospital
 - Cortlandt Town Center, anchored by Walmart, ACME, Regal UA Theater, BB&B, Best Buy, Marshalls, PetSmart & DSW

CONTACT EXCLUSIVE AGENTS:

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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

2050 EAST MAIN ST CORTLANDT MANOR, NY

**890 SF - 3,272 SF
FOR LEASE**

**Building 1, Upper Level
Space 1B: 1,586 SF**



**Building 1, Main Level
Space 1A: 3,272 SF**

**Building 2, Lower Level
Space 2A: 1,250 SF
Space 2B: 890 SF**



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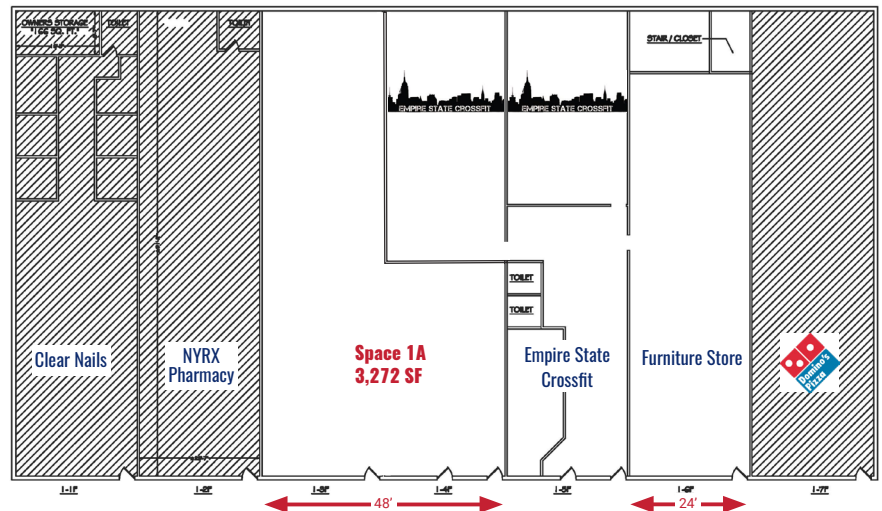
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890 SF - 3,272 SF
FOR LEASE

Plans: Building 1, Upper Level

Plans Coming Soon

Building 1, Main Level



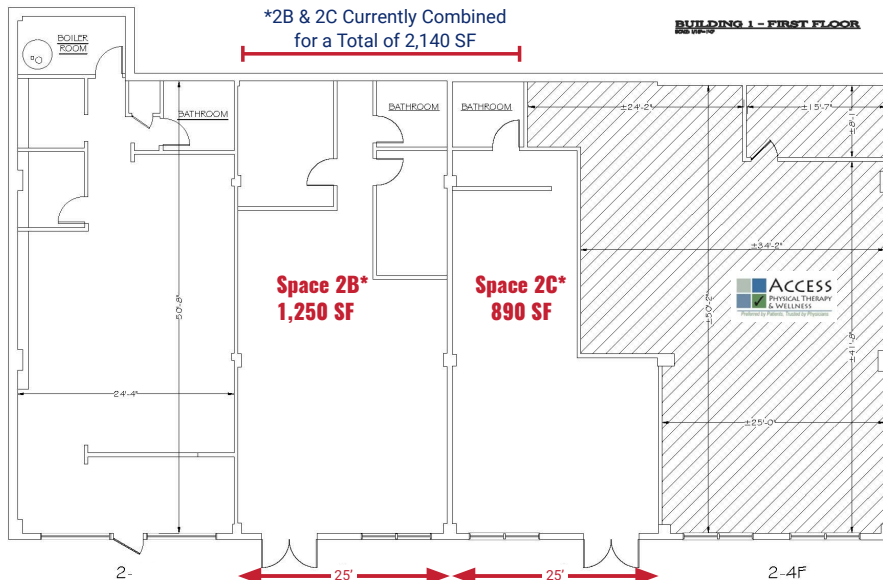
All Storefronts on Grade with Main Level Parking

PARKING

PARKING

Building 2, Lower Level

*2B & 2C Currently Combined
for a Total of 2,140 SF



Storefronts on Grade with Lower Level Parking

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**890 SF - 3,272 SF
FOR LEASE**



Easy access to Bear Mtn Pkwy,
Taconic State Pkwy,
and Croton Expy



2.7 miles to Metro North
Peekskill Station



Easy access to
#14 & #15 Bus

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,851	53,880	85,990
Number of Households	3,845	19,869	31,481
Average HH Income	\$118,758	\$128,509	\$141,856
Annual HH Expenditure	\$304.16 M	\$1.65 B	\$2.84 B
Annual Retail Expenditure	\$143.12 M	\$772.84 M	\$1.33 B

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