

Rt. 6 & Mohegan Avenue
Mohegan Lake, New York

Property Features

- » 4,000 SF+/- - 9,500 SF - 1.4 Acres
- » Zoned For Bank With 2 Drive Thrus, Retail, Medical
- » Across from CVS, Verizon, IHOP, Apple Bank
- » 18,500 Cars Per Day
- » Join Learning Experience & Teachers Credit Union

Demographics	3 Mile	5 Mile	7 Mile
» Population	38,949	90,603	213,611
» Avg HH Income	\$109,152	\$107,706	\$125,345

- » **Asking Sales Price - \$1,750,000**
- » **Asking Land Rent - \$135,000 Annually**
- » **Asking Retail / Medical Rent - \$29 PSF NN + \$11 Extras**

Contact:

Exclusive Agent:

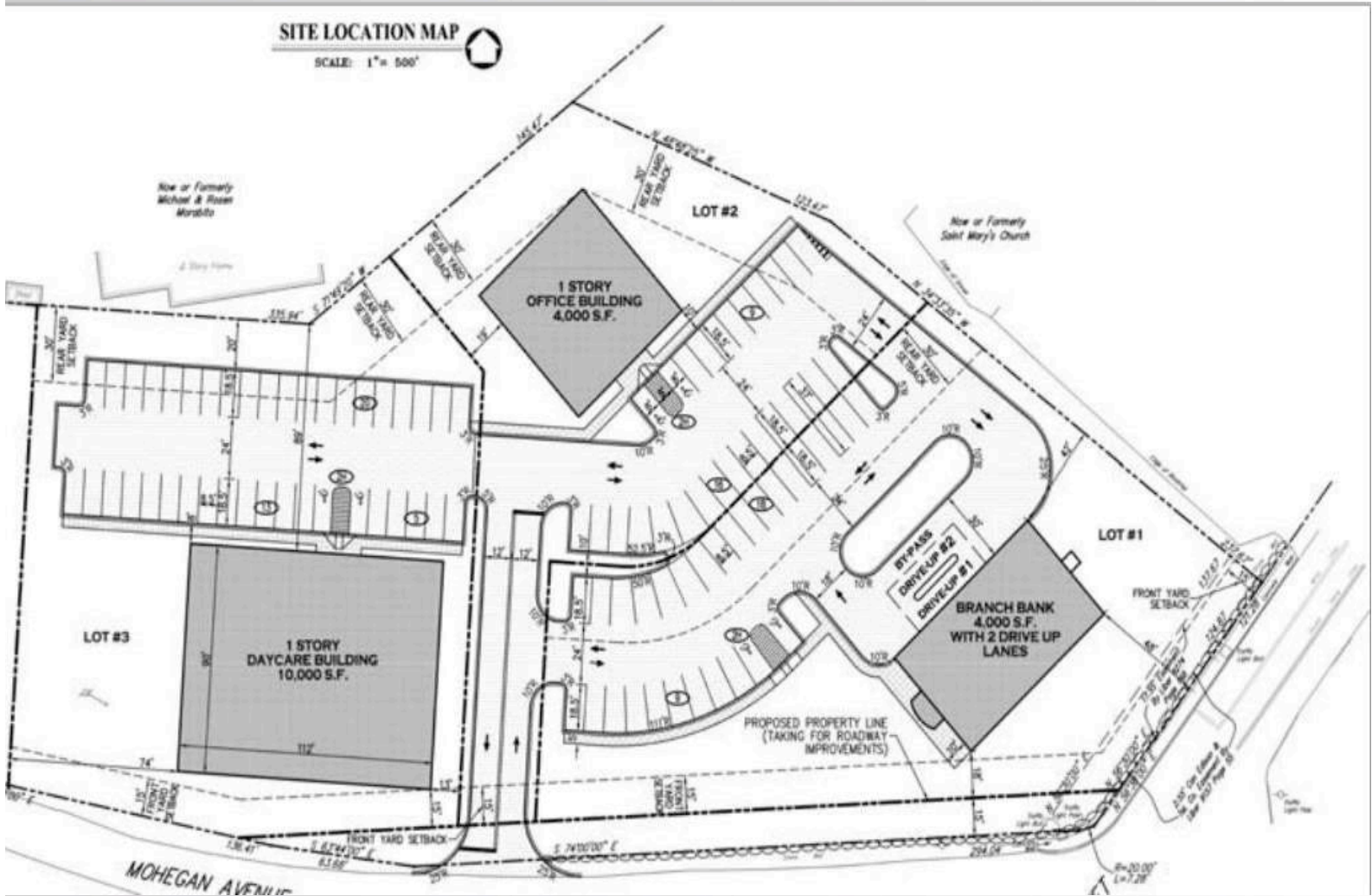
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RT. 6 & Mohegan Avenue



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