

**FOR LEASE or FOR SALE**

**New Retail, Food, Bank, Medical Development**



**GOLDSCHMIDT  
& ASSOCIATES**

Commercial Real Estate Group

## Rt. 6 & Mohegan Avenue

Mohegan Lake, New York

### Property Features

- » 1.4 Acres
- » Zoned For Bank With 2 Drive Thrus, Retail, Medical, Food
- » 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    | 99,060    | 321,361   |
| » Avg HH Income | \$109,152 | \$107,706 | \$125,345 |

- » **Asking Sales Price - \$1,625,000**
- » **Asking Land Rent - \$135,000 Annually**

### Contact:

Exclusive Agent:

**Eric Goldschmidt**

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# RT. 6 & Mohegan Avenue



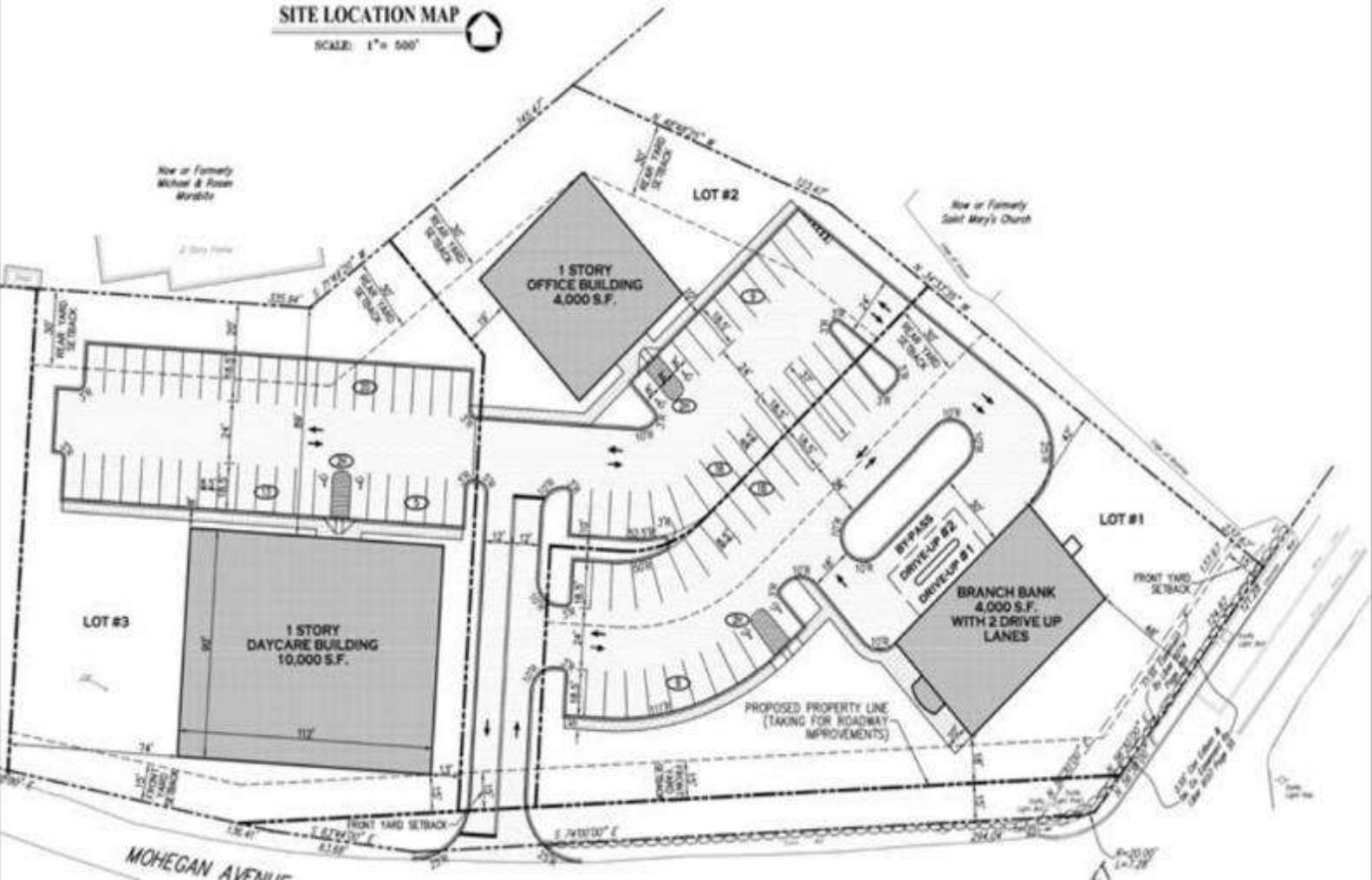
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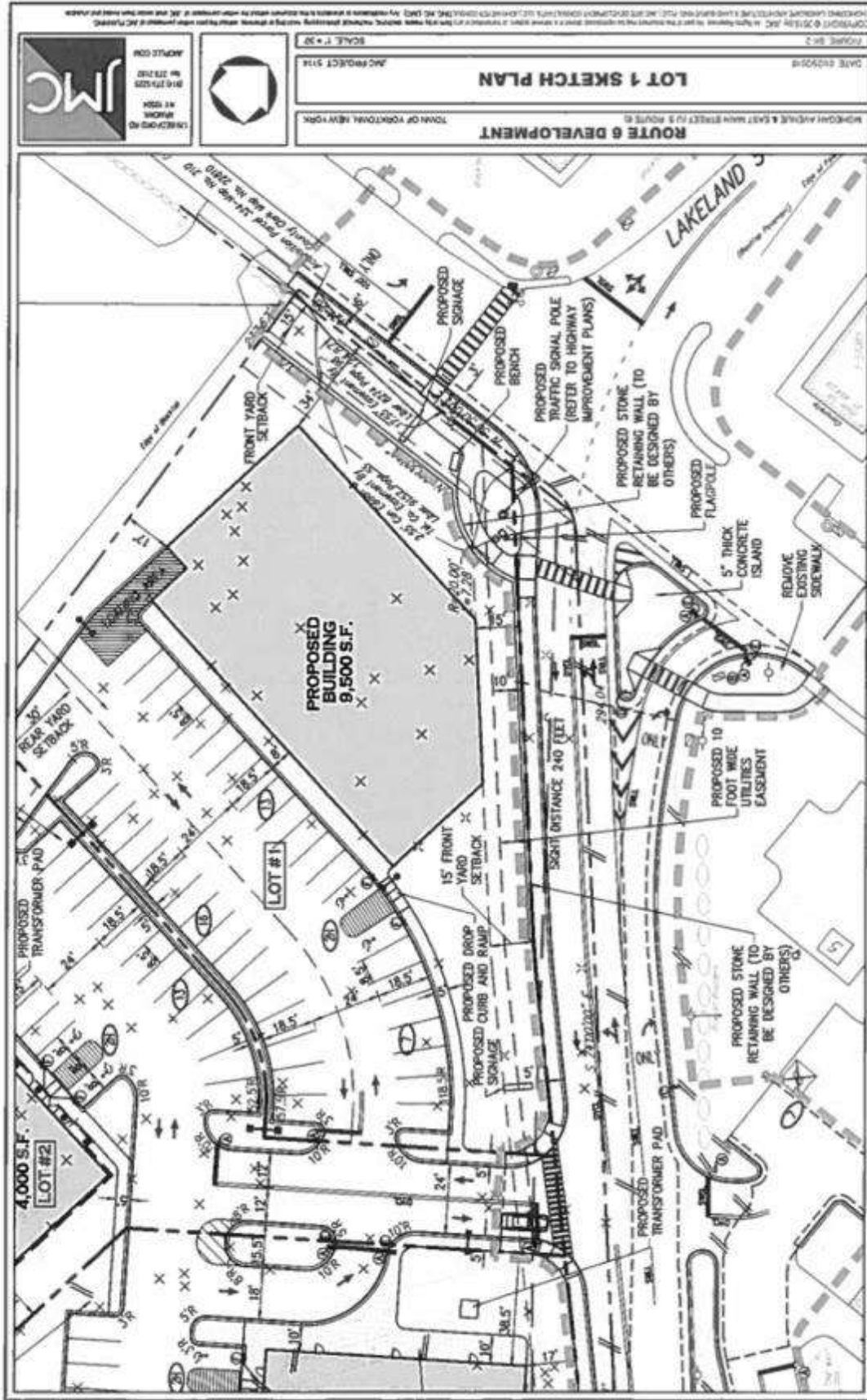
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## SITE LOCATION MAP

SCALE: 1" = 500'



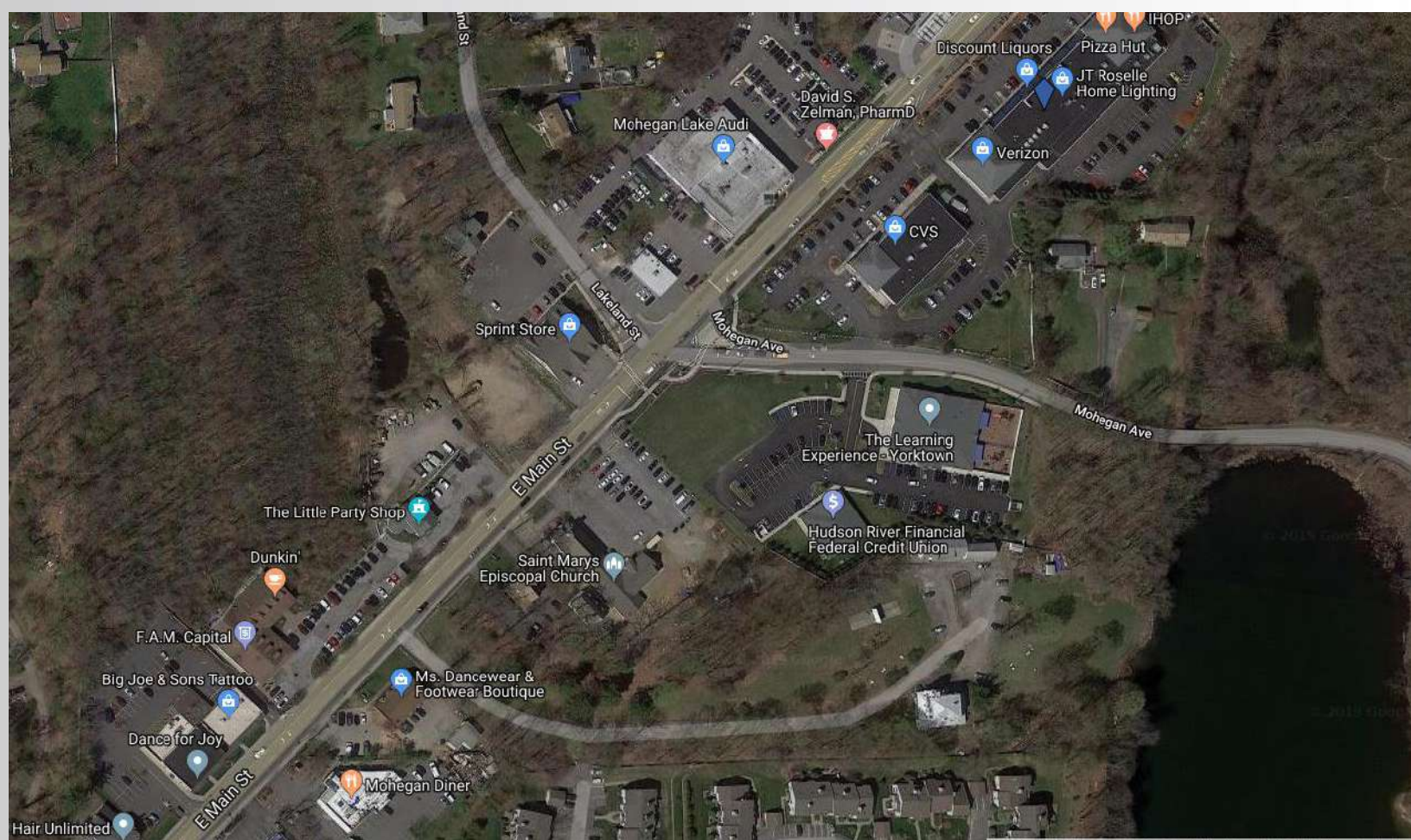
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