



COMMERCIAL DEVELOPMENT SITE

1117 OREGON ROAD, CORTLANDT MANOR, NY 10567



DEVELOPMENT SITE; POTENTIAL STRIP CENTER

ADDRESS: 1117 Oregon Road
Cortlandt Manor, NY 10567
N/E Corner of Oregon Rd at Westbrook Dr

LOCATION: Taconic State Parkway (Exit 20)
(7 Minutes / 3.6 Miles)
Peekskill Train Station
(10 Minutes / 4.7 Miles)
Bear Mountain Bridge
(15 Minutes / 7.5 Miles)

FRONTAGE: Oregon Rd: 490'+
Westbrook Dr: 315'+
Total: 800'+

LOT SIZE: 4.9 Acres

ZONING: CC, Community Commercial

TRAFFIC COUNT: Oregon Rd: 11,336 AADT
Westbrook Dr: 7,636 AADT

ASKING PRICE: \$1,250,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial Development Site with frontage on Oregon Rd & Westbrook Dr in Cortlandt Manor, NY 10567. This site is within close proximity to demand generators and area retailers. The Taconic State Parkway (Exit 20) is 3.6 miles away, Peekskill Train Station 10 minutes, U.S. Route 9 is 7 minutes away, and Bear Mountain Bridge is 15 minutes away. The offering consists of 4.9 ± acres total. This area is located in CC, Community Commercial.

Neaby shopping include:
Cortlandt Town Center - <https://katzretail.com/listings/cortlandt-town-center>
Jefferson Valley Mall - <https://jeffersonvalleymall.com/>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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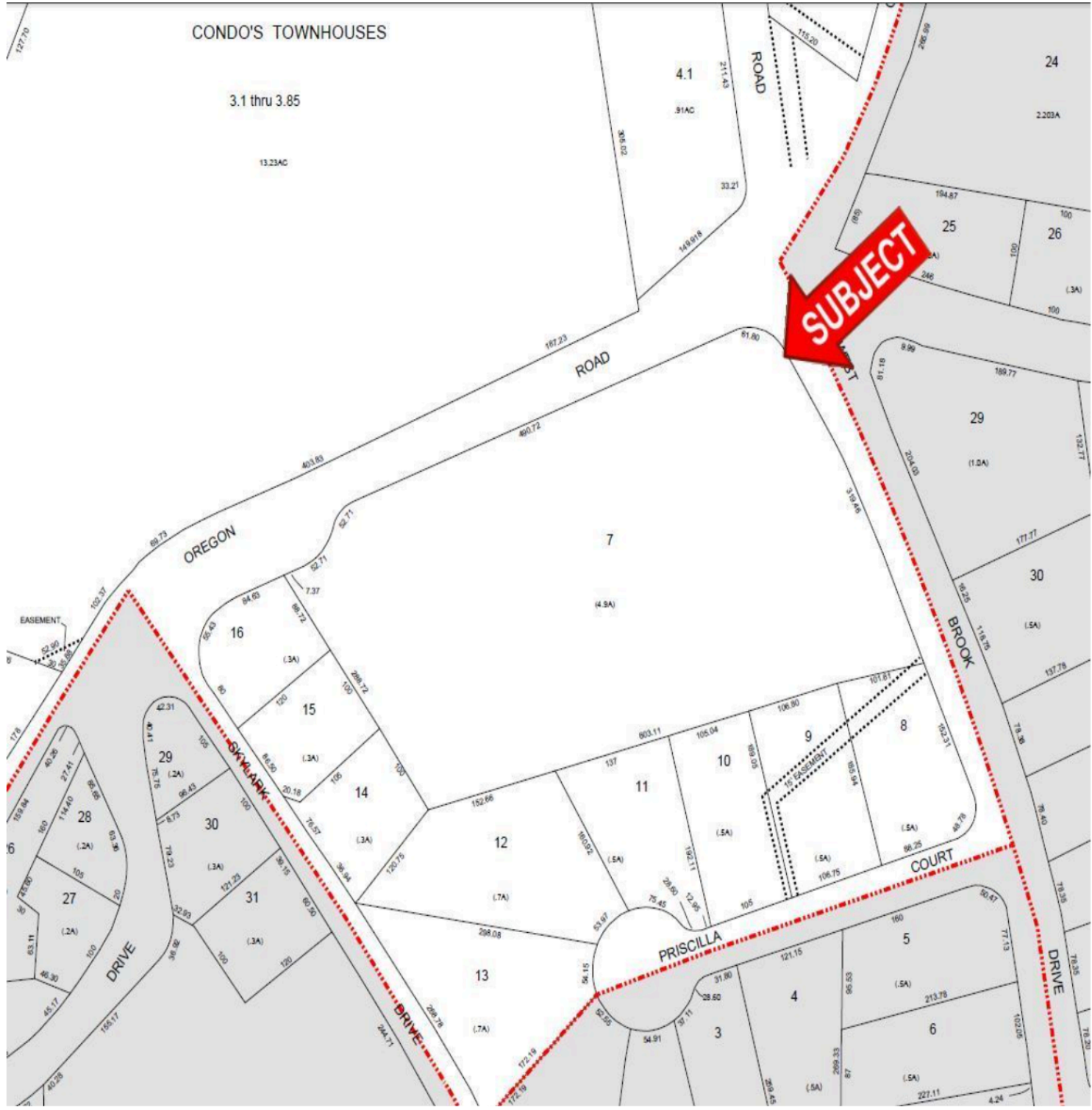
For more information:
Thomas M. Cervone
845.485.3100
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COMMERCIAL LAND FOR SALE

N/E CORNER OF OREGON ROAD & WESTBROOK DRIVE

OPPOSITE OF HOLLOW BROOK GOLF COURSE & APARTMENT DEVELOPMENT



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NEARBY AREA GENERATORS

TACONIC STATE PARKWAY, EXIT 20 - (7 MINUTES / 3.6 MILES)

BEAR MOUNTAIN BRIDGE - (15 MINUTES / 7.5 MILES)



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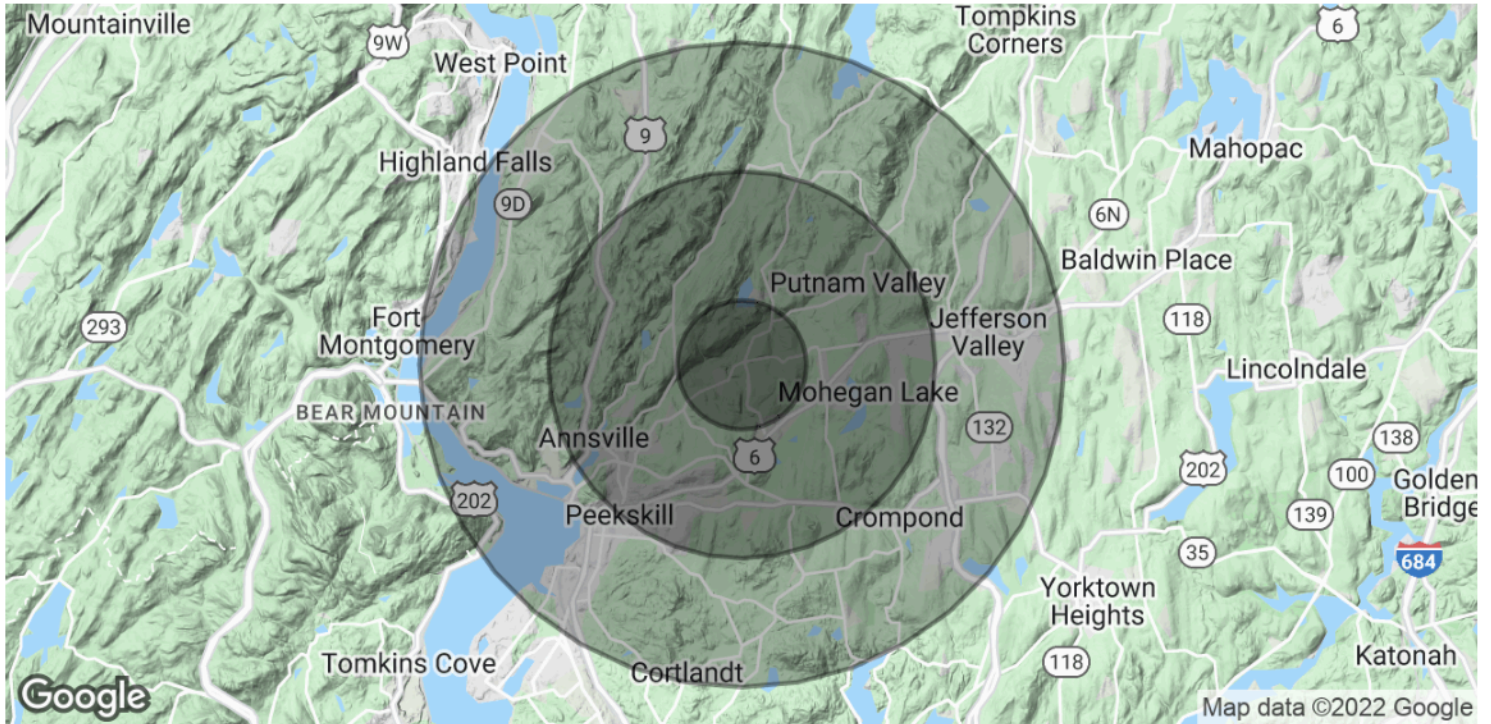
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

NORTHERN WESTCHESTER COUNTY



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,512 | 38,734 | 80,069 |
| Average Age | 40.4 | 38.4 | 39.1 |
| Average Age (Male) | 37.9 | 35.9 | 36.6 |
| Average Age (Female) | 42.7 | 39.3 | 40.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,734 | 13,295 | 28,002 |
| # of Persons per HH | 3.2 | 2.9 | 2.9 |
| Average HH Income | \$100,910 | \$94,697 | \$97,913 |
| Average House Value | \$425,765 | \$425,001 | \$452,571 |

* Demographic data derived from 2010 US Census



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