

# GOLDSCHMIDT & ASSOCIATES

## Rt. 6 & Mohegan Avenue Mohegan Lake, New York

### New Bank / Retail Office Development



Exclusive Agent:  
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GOLDSCHMIDT &  
ASSOCIATES



One Chase Road  
Scarsdale, NY 10583

- ◆ 4,000 +/- SF Bank With 2 Drive Thrus - 1.4 Acres
- ◆ Retail & Medical Permitted
- ◆ Join Learning Experience & Teachers Credit Union,
- ◆ Corner With Traffic Light
- ◆ Across From CVS, Verizon, Charlie Browns
- ◆ 18,500 Cars Per Day

#### Demographics:

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Populations	13,324	31,983	74,124
Avg HH Income	\$106,449	\$97,790	\$109,164

- ◆ Asking Rent - Bank Pad - \$135,000 Annually
- ◆ Asking Sales Price - \$2,000,000







Credit Union

The Learning Experience

CVS with Drive Thru

Verizon Wireless

Subway

Mohegan Electric

Emigrant Savings Bank

SITE

T-Mobile

Bank/Medical/Office Site

Volkswagen  
Audi  
Suzuki

Google



Eye alt 462 m

41°19'23.18" N 73°51'09.96" W elev 138 m

Imagery Date: Jun 18, 2010