

Jefferson Valley, NY
3649-3665 Lee Boulevard

**RETAIL SPACE
FOR LEASE**

JEFFERSON VALLEY SHOPPING CENTER



AVAILABLE:

2,850 SF Outparcel (Currently PCSB Bank)

CO-TENANTS:

DeCicco Family Markets, Dunkin', Subway, Taconic Pharmacy, Ginny's Wine & Liquor, Gigi's Pizza & Wedges, No. 1 Kitchen and Dream Nail Spa

NEIGHBORING RETAILERS:

Macy's, Dick's Sporting Goods, ULTA, H&M, 24 Hour Fitness, Club Fit, ACME, Wells Fargo, Orangetheory Fitness, Visionworks, Aeropostale, LOFT, Planet Fitness, Verizon, Versona, McDonald's, 7-Eleven, TD Bank and many more

ADDITIONAL INFORMATION:

- 34,850 SF Neighborhood Shopping Center on 3.5 Acres
- DeCicco's Anchored Shopping Center with 1,159,428 Customers Per Year
- Ideally Situated in Affluent Northern Westchester County
- Excellent Visibility from Route 6 with Close Proximity to the Taconic State Parkway
- Prominent Pylon Signage and Multiple Access Points

TRAFFIC COUNTS:

35,404 Cars Per Day Along Route 6

ASKING RENT:

Call For Details

CAM/TAXES:

Call For Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	33,947	80,667	220,695
Average HH Income	\$158,739	\$153,960	\$149,466

**For More Information,
Please Contact:**

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ROYAL
PROPERTIES

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#	TENANT	SF	#	TENANT	SF
1	DeCicco Family Markets	17,550	7	Subway	800
2	Dream Nail Spa	1,600	8	Dunkin'	1,500
3	Ginny's Wine & Liquor	2,364	9	No. 1 Kitchen	800
4	Gigi Pizza & Wedges	2,954	10	AVAILABLE	2,850
5-6	Taconic Pharmacy	4,432			



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