

Mahopac | New York

1000 Rte 6

Unlock the Southern Gateway to Mahopac's Premier Commercial Corridor.

DEVELOPMENT
SITE

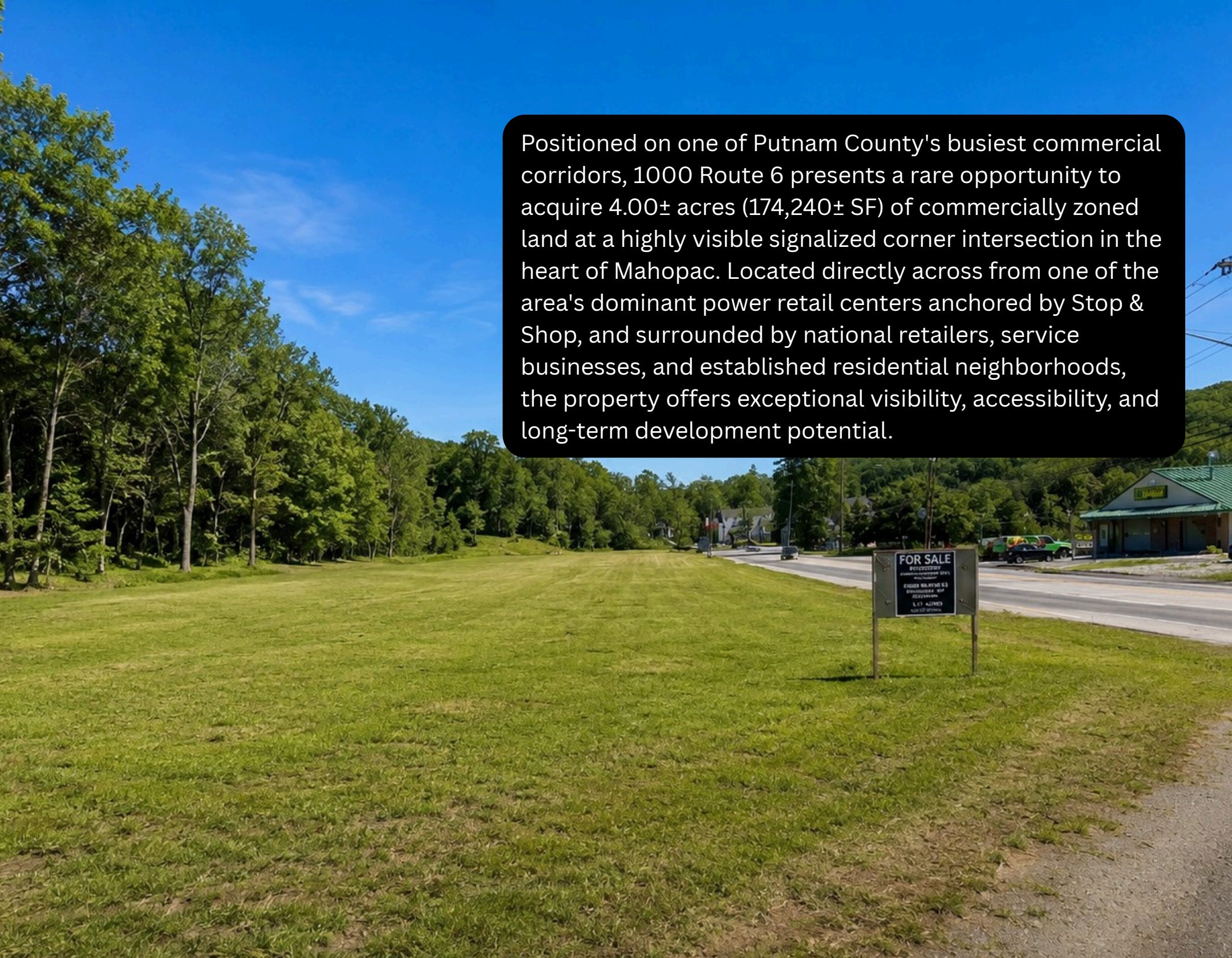
POTENTIAL USES:
RESIDENTIAL · COMMERCIAL
RETAIL · MIXED USE



THE AGENCY®
COMMERCIAL DIVISION

FOR SALE: \$1,995,000

Positioned on one of Putnam County's busiest commercial corridors, 1000 Route 6 presents a rare opportunity to acquire 4.00± acres (174,240± SF) of commercially zoned land at a highly visible signalized corner intersection in the heart of Mahopac. Located directly across from one of the area's dominant power retail centers anchored by Stop & Shop, and surrounded by national retailers, service businesses, and established residential neighborhoods, the property offers exceptional visibility, accessibility, and long-term development potential.

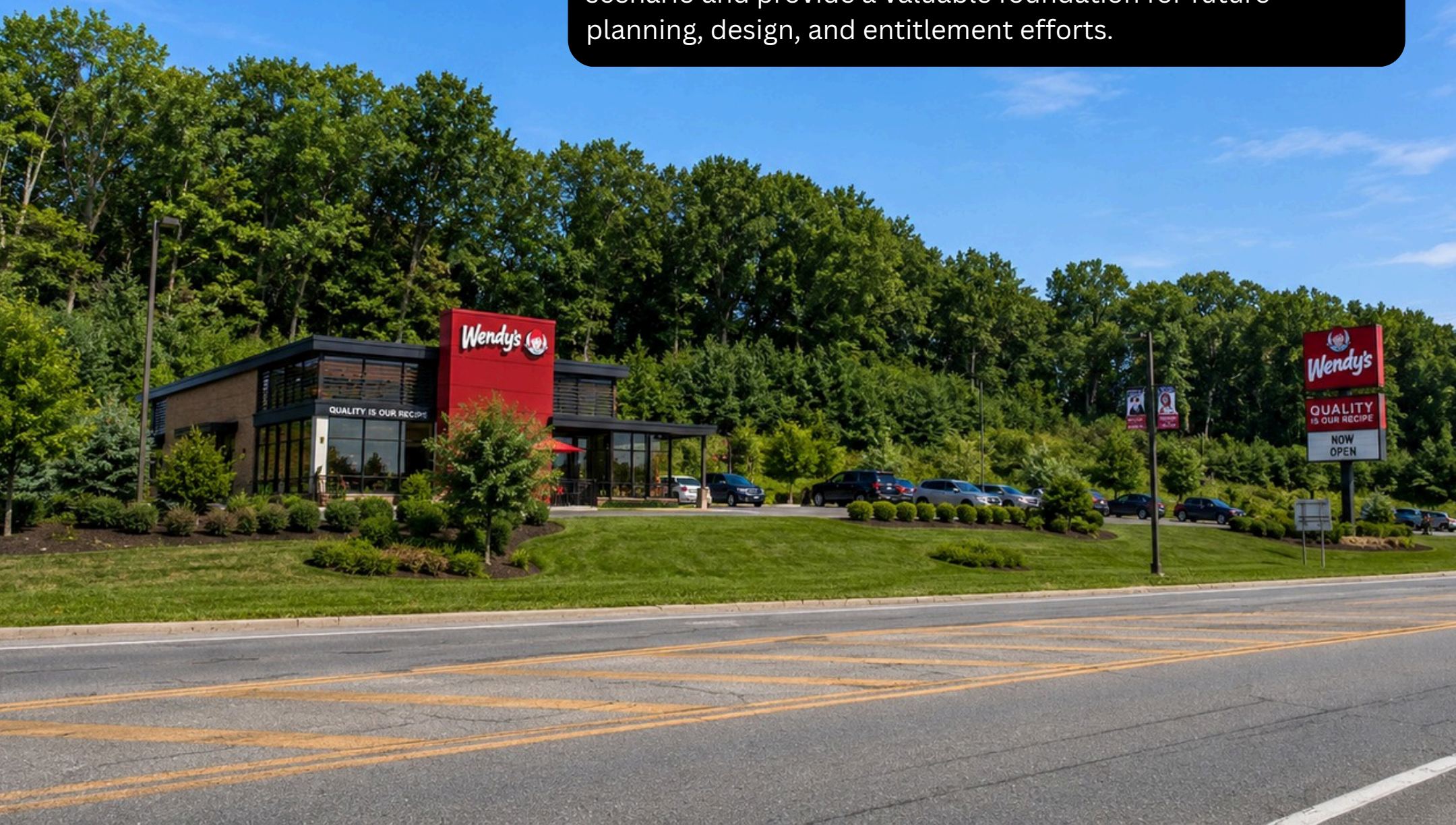


Zoned C-2 Commercial, the site is ideally suited for a broad range of commercial uses and benefits from existing municipal infrastructure, including water, sewer, gas, electric, telecommunications, sidewalks, curbing, and other off-site improvements, providing developers with a strong foundation for future construction while minimizing development risk.



Conceptual Development Vision

The current owner commissioned professional architectural and site plans illustrating a two-building commercial development totaling approximately 15,000 square feet. While these plans were never submitted for or approved by the municipality, they demonstrate one potential development scenario and provide a valuable foundation for future planning, design, and entitlement efforts.







INSITE
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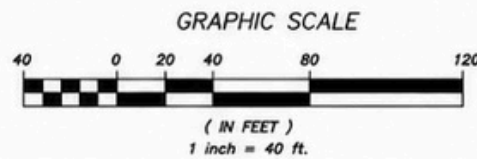
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Fax: (845) 225-9677
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PROJECT: **MAHOPAC TOWN CENTER**
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

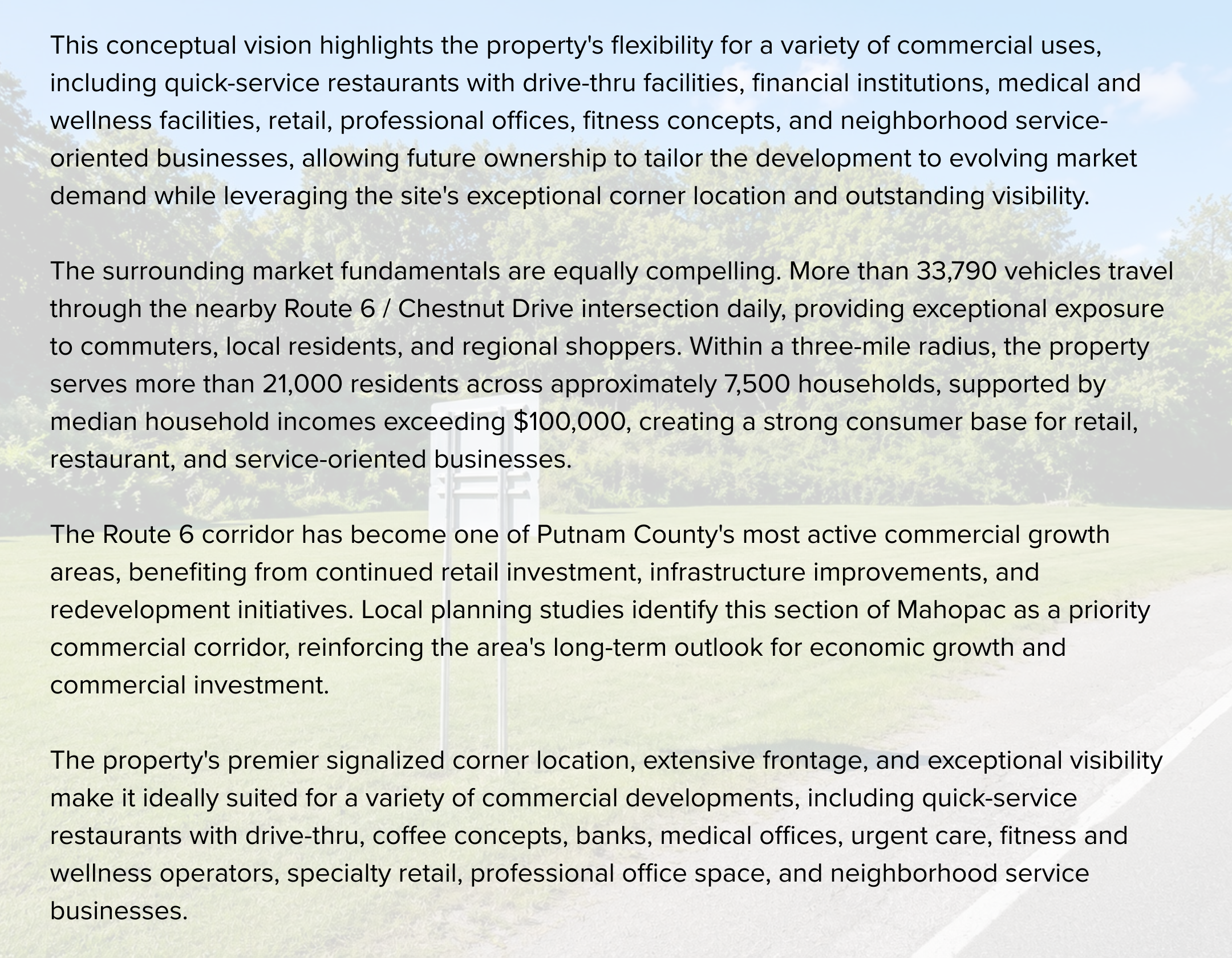
DRAWING: **ALTERNATIVE SITE SKETCH WITH DRIVE-THRU BANK**

PROJECT NUMBER	03194.100	PROJECT MANAGER	S.W.B.
DATE	11-23-10	DRAWN BY	D.L.M.
SCALE	1" = 40'	CHECKED BY	

ALT 3



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



This conceptual vision highlights the property's flexibility for a variety of commercial uses, including quick-service restaurants with drive-thru facilities, financial institutions, medical and wellness facilities, retail, professional offices, fitness concepts, and neighborhood service-oriented businesses, allowing future ownership to tailor the development to evolving market demand while leveraging the site's exceptional corner location and outstanding visibility.

The surrounding market fundamentals are equally compelling. More than 33,790 vehicles travel through the nearby Route 6 / Chestnut Drive intersection daily, providing exceptional exposure to commuters, local residents, and regional shoppers. Within a three-mile radius, the property serves more than 21,000 residents across approximately 7,500 households, supported by median household incomes exceeding \$100,000, creating a strong consumer base for retail, restaurant, and service-oriented businesses.

The Route 6 corridor has become one of Putnam County's most active commercial growth areas, benefiting from continued retail investment, infrastructure improvements, and redevelopment initiatives. Local planning studies identify this section of Mahopac as a priority commercial corridor, reinforcing the area's long-term outlook for economic growth and commercial investment.

The property's premier signalized corner location, extensive frontage, and exceptional visibility make it ideally suited for a variety of commercial developments, including quick-service restaurants with drive-thru, coffee concepts, banks, medical offices, urgent care, fitness and wellness operators, specialty retail, professional office space, and neighborhood service businesses.

Developers also have the flexibility to maximize value through multiple site configurations. The four-acre parcel provides ample room for a signature commercial development, multiple pad sites, build-to-suit opportunities, or a thoughtfully designed mixed-use commercial center. The prominent corner positioning offers outstanding monument signage opportunities and premium branding exposure along one of the busiest commercial corridors in the Hudson Valley.

Opportunities of this scale are increasingly rare within established suburban markets. Combining 4.00 acres of commercially zoned land, exceptional demographics, signalized access, existing utility infrastructure, outstanding visibility, and immediate proximity to one of Mahopac's premier retail destinations, 1000 Route 6 represents one of the most compelling commercial development opportunities currently available in Putnam County.

Whether envisioned as a destination retail center, drive-thru restaurant hub, medical campus, financial institution, professional office complex, or mixed commercial development, this offering provides developers, owner-users, and investors with the opportunity to create a landmark project within one of the Hudson Valley's fastest-growing commercial corridors.



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DEVELOPMENT SITE

POTENTIAL USES:
RESIDENTIAL · COMMERCIAL
RETAIL · MIXED USE

1000 ROUTE 6

MAHOPAC, NEW YORK

PREMIER COMMERCIAL OPPORTUNITY

4.00 ACRES±

174,240 SF±



SIGNALIZED CORNER

High-visibility location with direct access on Route 6



STRONG RETAIL CONTEXT

Across from Lake Plaza Shopping Center anchored by Stop & Shop



HIGH TRAFFIC COUNTS

33,790 VPD (2025)
at Chestnut Dr / Oak Dr S
(~0.39 mi away)



STRONG DEMOGRAPHICS

3-Mile Population: 21,238
3-Mile Median HH Income: \$109.6K+



APPROVED DEVELOPMENT

Approved for a two-building,
~15,000+ SF commercial center



FULL UTILITIES

Water, sewer, gas, electric,
cable, telephone, sidewalks
& curbing in place

ZONING: C-2 COMMERCIAL

IDEAL FOR RETAIL, QSR, BANK,
MEDICAL, FITNESS, OFFICE & MORE

PROPERTY OVERVIEW

Parcel Size:

4.00 Acres± (174,240 SF±)

Zoning:

C-2 Commercial

Taxes (2024):

~\$0.11 / SF

Access:

Signalized intersection

Submarket:

Route 6 Corridor –
Town of Carmel



PUTNAM CAPITAL
SERVICES

DEVELOPMENT SITE
4.00 ACRES±

LAKE PLAZA
SHOPPING CENTER



13 MIN (5.7 MI)
CROTON FALLS STATION
METRO-NORTH HARLEM LINE



13 MIN (8.0 MI)
BREWSTER STATION
HARLEM LINE



41 MIN (27.3 MI)
WESTCHESTER COUNTY AIRPORT



55 MIN (38.0 MI)
STEWART INTERNATIONAL AIRPORT



Located Directly Across the The Street





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