

# Jefferson Valley, NY

## 3649-3665 Lee Boulevard

RETAIL SPACE  
FOR LEASE

### JEFFERSON VALLEY SHOPPING CENTER



#### AVAILABLE:

800 SF Can Be Made Available 01/01/2027 (Currently Subway)

#### CO-TENANTS:

DeCicco Family Markets, Dunkin', Beacon Bank, 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, LOFT, Planet Fitness, Verizon, 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 - 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:

\$10.00/SF

#### 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

www.RoyalPropertiesInc.com

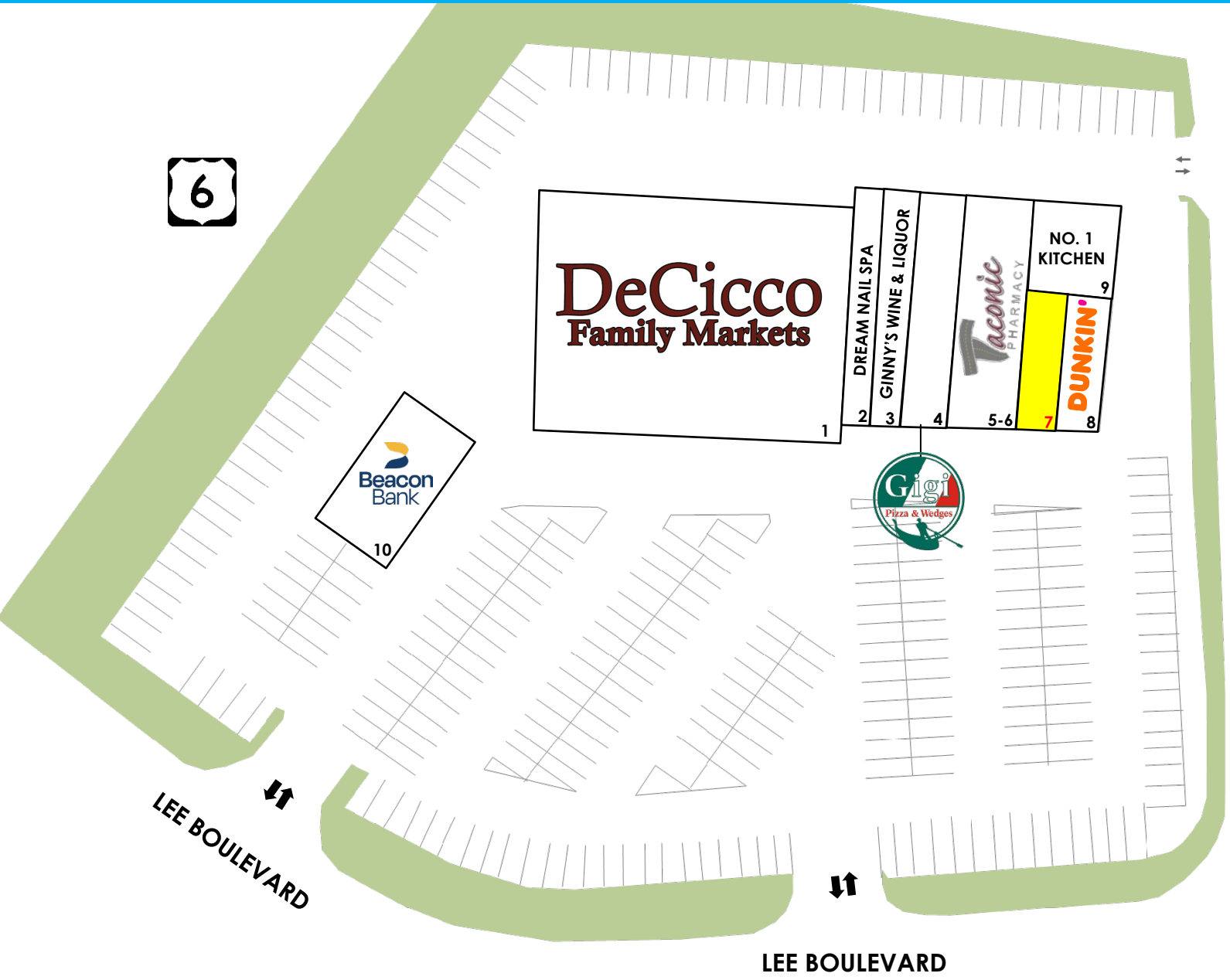
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**3649-3665 Lee Boulevard**

## JEFFERSON VALLEY SHOPPING CENTER



#	TENANT	SF	#	TENANT	SF
1	DeCicco Family Markets	17,550	7	<b>Can Be Made Available (1/1/27)</b>	<b>800</b>
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	Beacon Bank	2,850
5-6	Taconic Pharmacy	4,432			



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**JEFFERSON VALLEY SHOPPING CENTER**

**SITE**

DeCicco Family Markets  
Gigi's Pizza & Wedges  
Taconic PHARMACY  
DUNKIN'  
BeaconBank

**CORTLANDT CROSSING**

ShopRite HOME SENSE CHIPOTLE MEXICAN GRILL  
AspenDental verizon

**SOMERS COMMONS**

STOP & SHOP M&T Bank  
Goodwill LEVEL FITNESS  
MATTRESS FIRM SALLY BEAUTY  
COLD STONE CREAMERY

**JEFFERSON VALLEY MALL**

macy's DICK'S SPORTING GOODS ULTA BEAUTY 24 HOUR FITNESS H&M  
Orangetheory FITNESS Visionworks KAY JEWELERS AS SEEN ON TV  
Bath & Body Works SHOE DEPT. Foot Locker  
AÉROPOSTALE ENCORE THE CHILDREN'S PLACE  
Loft EXPRESS JOURNEYS verizon

**MAHOPAC VILLAGE CENTRE**

ACME planet fitness  
Advance Auto Parts McDonald's

**SHRUB OAK SHOPPING CENTER**

ACME  
WELLS FARGO UNITED STATES POSTAL SERVICE

**CORTLANDT TOWN CENTER**

Walmart ACME HomeGoods THE HOME DEPOT  
BEST BUY BARNES & NOBLE Michaels DSW  
OLD NAVY citi MAKE CREATIVITY HAPPEN  
REGAL Marshalls  
CHASE PETSMART Ashley HOMESTORE  
carter's T-Mobile M&T Bank McDonald's  
Panera FIVE GUYS FIVE BELOW WINGSTOP