

Mahopac | New York 1000 Route 6

Prime Route 6 Redevelopment Opportunity - 4 Acre Corner Parcel



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PRICE: Inquire Within

Property Overview

Site Area: 4.00 Acres

Zoning: C-2 (Commercial)

Access: Signalized intersection on Route 6, corner lot across from a major power-retail center.

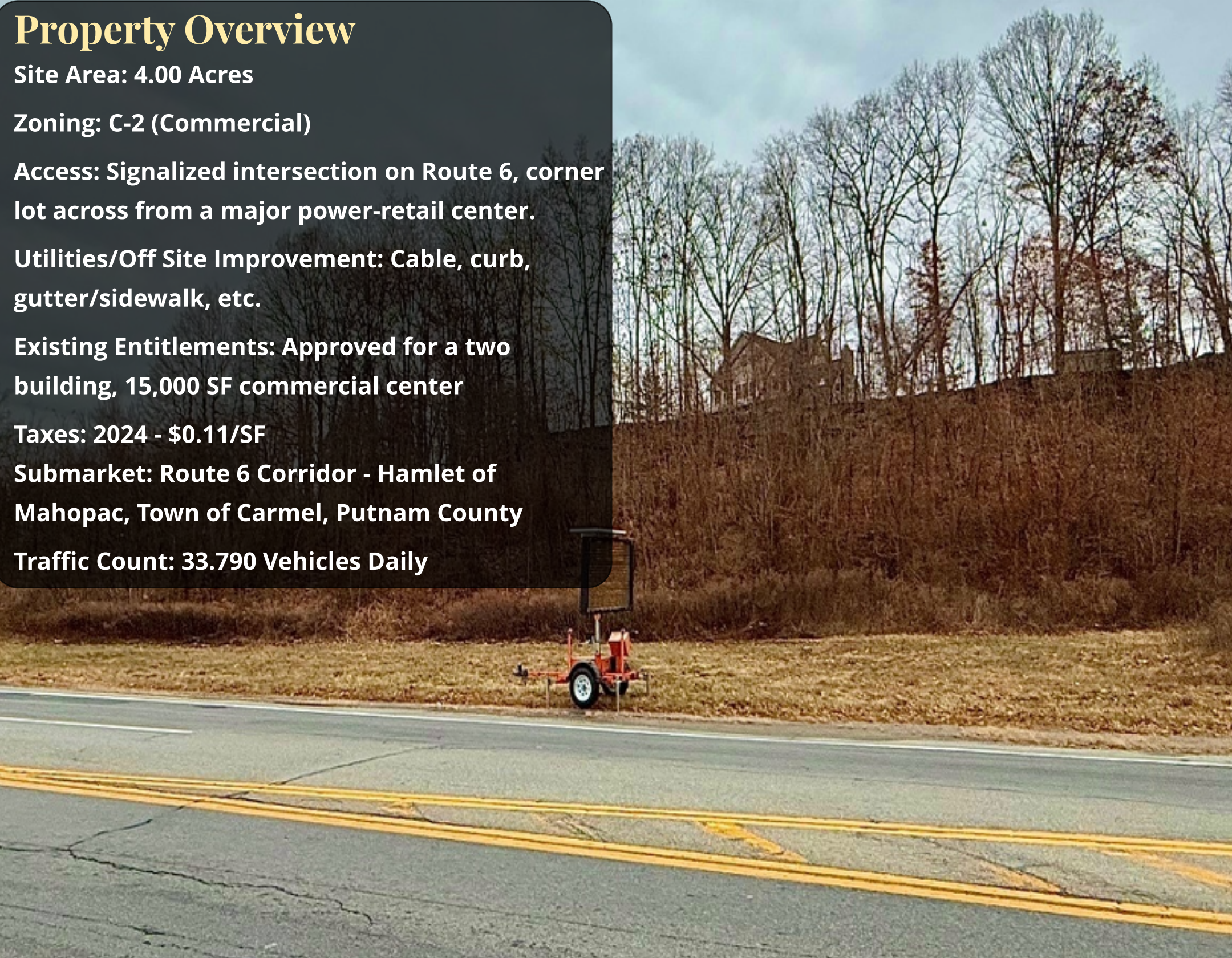
Utilities/Off Site Improvement: Cable, curb, gutter/sidewalk, etc.

Existing Entitlements: Approved for a two building, 15,000 SF commercial center

Taxes: 2024 - \$0.11/SF

Submarket: Route 6 Corridor - Hamlet of Mahopac, Town of Carmel, Putnam County

Traffic Count: 33,790 Vehicles Daily



Location Overview

- **High Visibility** - The site sits at a lighted portion of Route 6, providing excellent ingress/egress and strong visibility to passing traffic.
- **Strong retail context** - Across from the intersection of the Kmart Plaza (includes Stop & Shop)
- **Well positioned in growth zone** - Route 6 corridor in Mahopac/Carmel has been identified in a planning study as a key commercial corridor
- **Solid demographic base** - within three miles the area supports - 7,500 households, median income above 100K



Key Market Trends

- The "Corridor Study" for the Route 6 Hamlet of Mahopac corridor notes that new commercial redevelopment is feasible if infrastructure limitations are addressed.
- In the Mahopac area, pad sites and corner lots along Route 6 are being actively marketed for restaurants, banks, service uses, and retail.
- Regional economic development programs (via Empire State Development) have identified Route 6 in Mahopac as a corridor eligible for infrastructure and economic revitalization grants



Recommended Uses & Development

Given the characteristics of the site and market, here are top recommended uses and possible development scenarios to maximize value:

Optimal Uses

Drive-thru Quick Services / Food & Beverage– A fast-casual concept, coffee/espresso drive-thru, end-cap QSR suit the high traffic and signalized access.

Bank with Drive-Up Teller & ATM Canopy– Banks continue to value high-visibility corner lots; a two-story building with second-floor office/personal banking could be considered.

Service Retail / Big-Box Adjacent Use– Given the proximity to major retail anchors, uses such as a fitness studio, health/wellness clinic, specialty grocer, or discount retail outlet could fill demand.

Medical/Wellness Campus or Professional Office Use– Given high incomes and aging demographics (median age ~44+), a small outpatient medical office, urgent care, or specialty wellness center could work.

Mixed Use Commercial (Retail + Office)– If zoning allows, a two-building scheme could include ground-floor retail/showrooms with second -floor professional offices or flex space.



Property Overview

This 4-acre site at 1000 Route 6 in Mahopac represents a compelling commercial development opportunity in a corridor with growing momentum, strong household incomes, and excellent visibility/access. With entitlements in hand, signalized corner access, and robust market demographics, the site is primed for uses such as QSR/drive-thru, bank, service retail, fitness/wellness, or a smaller power-retail component. The planning backdrop for the Route 6 corridor further supports the case for redevelopment—particularly if infrastructure constraints (e.g., sewer) are confirmed to be addressed. Positioned with the proper tenant mix, branding, and site plan execution, this offering can attract both users and investors seeking low-risk entry into a highly visible suburban node.

LOCATION

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Located Directly Across the The Street





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