

# Crossroads Plaza

Crossroads Plaza | 1100 -1109 Main Street, Peekskill, NY 10566-4043



## Amazing opportunity in a growing, thriving Historic Hudson River Town.

Peekskill, NY has undergone an amazing transformation into a remarkable and flourishing Hudson River Town. The charm, central locale and more affordable housing continues to lure new residents from lower Westchester County. Nowhere else will you find a community and local government as committed to the success of their local businesses as Peekskill.

As a result, Peekskill has seen significant investment over the past several years and the city's success is evidenced in many ways including a fast-growing population with attractive demographics and, for example, the recent investment of \$7.6 million to expand White Plains Linen's Peekskill operations.

## Crossroads Plaza in Downtown Peekskill

Downtown Peekskill has been the central focus of the city's revitalization efforts. The City of Peekskill Office of Economic Development, the Peekskill Downtown Business Improvement District, the Hudson Valley Gateway Chamber of Commerce, and local community groups are dedicated to ensuring the continued success of the very special downtown community. Ongoing events are held downtown to support efforts to heighten interest and draw customers to these businesses.

### The following are three features of the population within a 15 minute drive.

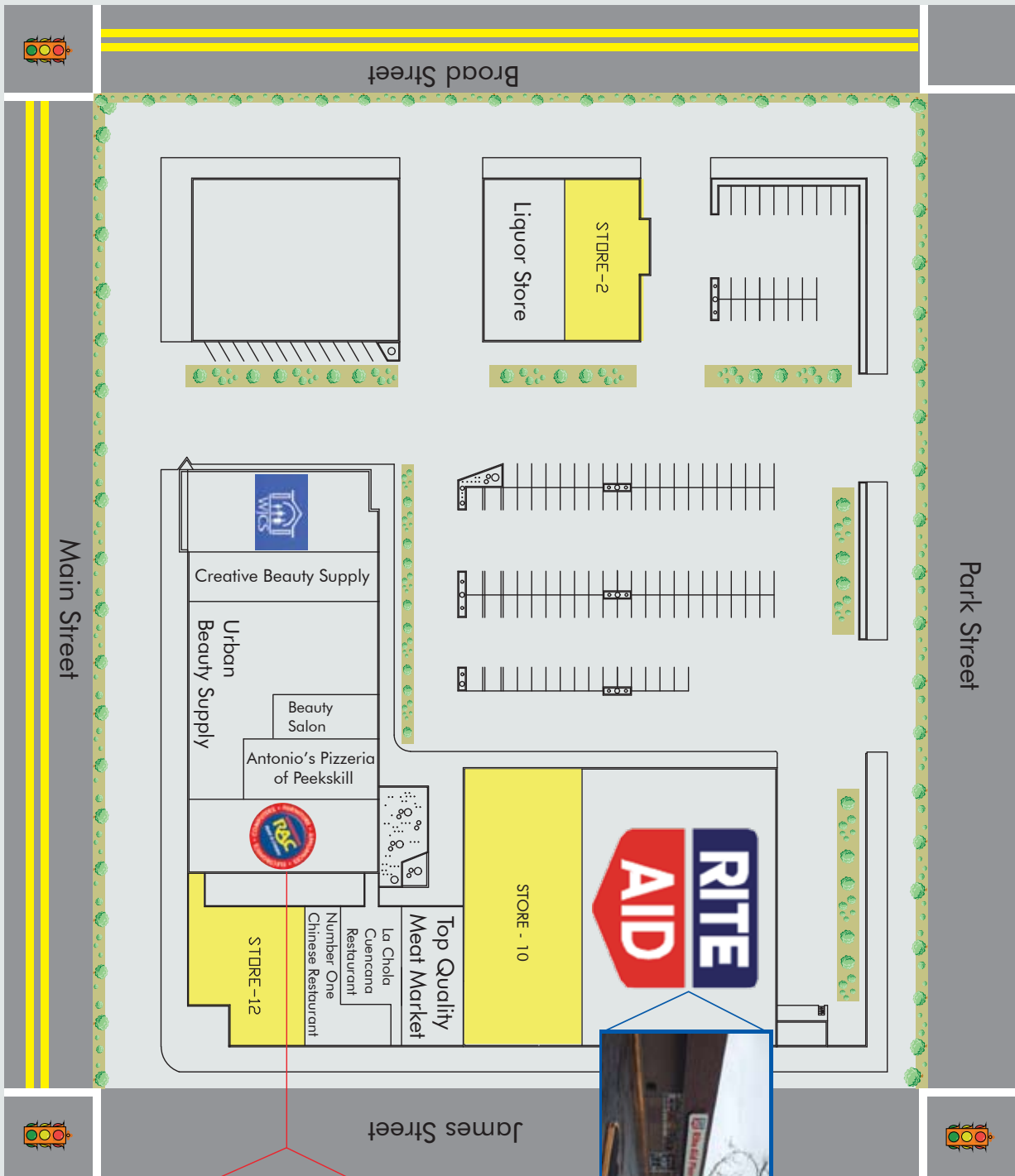
- 141,916 people live within this market area
- 71,789 people are between the ages of 18-54 within this market area
- \$106,992 is the average household income within this market area



For more information Please contact: Cheuky Pun: 212-317-1423 ext 779 HeightsRE.com

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Crossroads Plaza Shopping Center | SITE PLAN  
1101-09 Main Street Peekskill NY, 10566 Property Layout



Unit#	Sq ft	Rate	Timing
ST-02	3240	\$12.00 PSF	IMMEDIATE
ST-10	7518	\$15.00 PSF	IMMEDIATE
ST-12	1000	\$13.00 PSF	IMMEDIATE

141 parking spots  
Site Area: 3.442 Acres  
Building Area: 51,800 Sq Ft



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of kind, express or implied, with respect to the property or any other matters.

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In terms of business opportunities, according to recent data released by Claritas Nielsen, there is a Retail Merchandising Potential (RMP) of \$20 million (5 minute drive) to \$107 million (15 minute drive) in Food Service and Drinking Places. Food Service and Drinking Places include both Full Service Restaurants and Limited Service Eating Places.\*cited from the Office of Economic Development

Crossroads Plaza, located in downtown Peekskill, is part of this very special community. The combination of Crossroad Plaza's location and the makeup of its current retail stores make it an ideal destination for shoppers. Home to several very popular national chains including Rite Aid, Rent-A-Center and Family Dollar Store, other retailers include the Westchester Jewish Community Service, Top Quality Deli and Luncheonette, a wine and liquor store, several beauty salons, a pizzeria and a Chinese restaurant.

Crossroads Plaza is surrounded by several key community services, including, The Paramount Center for the Arts, Westchester Community College Center for Digital Arts, the Hudson River Health Care and the Department of Motor Vehicles. This location is only one block from Bank Street where a Farmer's Market is held every Saturday, and an Antiques/Flea Market every Sunday. In addition, throughout the summer, the BID hosts a popular outdoor entertainment series downtown every Saturday night.

Crossroads Plaza boasts fantastic visibility and has approx 310 feet of road frontage on Main Street—one of the most well-traveled roads in Peekskill. In addition, it offers 442 feet of road frontage on the Park Street, 340 feet of road frontage on South James Street and 236 feet of road frontage along North Broad Street. Crossroads Plaza's parking lot holds approximately 141 vehicles and a parking garage is located across the street. In addition, metered parking can be found along Main Street.

Main Street commerce is primarily made up of small business, banks, shops and boutiques which occupy the first floor. Buildings with a second floor are primarily used as apartments. Just a few blocks away are the Peekskill Art lofts—an artist work/live community. Nearby sides streets house single and multi-family residences.

There is currently only 1 unit left in Crossroads Plaza. It won't last long! Don't miss this opportunity to be part of a successful, highly-regarded community shopping center. Call today.

\*The City of Peekskill's downtown is also distinguished by two important designations:

- 1) It is a Historic District on both the State and National Register of Historic Places
- 2) It is a special city Artist Live/Work District.

The State and National Historic District listing is the result of a campaign undertaken by both the City and the Business Improvement District to acknowledge Peekskill's rich past and preserve its unique historic fabric.

The special Artist Live/Work District was established in 1991 by the City through special zoning to allow the development of live-work lofts for artists. The Peekskill Artist Live/Work District is an ongoing initiative of both the City of Peekskill and downtown property owners to establish a unique sustainable market niche that will support economic investment, business development, encourage people to live downtown, and bring visitors and shoppers.

\*cited from the OED

