

# STREET-FRONT RETAIL FOR LEASE

MOUNT KISCO, NY  
92 South Moger Ave

+/-9,000 SF



CONTACT OWNER'S  
EXCLUSIVE AGENT:

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BROKERS  
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ADMIRAL REAL ESTATE SERVICES CORP. | 62 Pondfield Rd Bronxville, NY 10708 | Jonathan H. Gordon, Corporate Broker | [admiralrealestate.com](http://admiralrealestate.com)

## SITE DETAILS

### SPACE DETAILS

- +/-9,000 SF (reasonable divisions considered)
- Ideal uses include retail, light manufacturing, restaurant, food processing, fitness, office & bank. Potential for additional uses
- 16' ceilings, skylights, private restrooms, fully sprinklered, ample natural light, and new HVAC units with heat pumps
- Steps from Mount Kisco train station
- Ample parking on street and in municipal lots
- Very walkable area in main downtown shopping center surrounded by multiple dining, banks, and entertainment option
- 24/7 tenant access to space
- Across from Charles Schwab and new Barnes & Noble; Close to other surrounding retailers including Stretch Lab, Gap, HomeGoods, Starbucks, Mimi's Coffee House, Chop't, Oishi Bistro, Chase, Pure Barre and many more
- Greater Mount Kisco/Bedford Hills area retailers include Shake Shack (coming soon), Target, Tesla, Burger King, Stop & Shop, Petco, Five Guys, Mavis Auto, BMW & Lexus, Saw Mill Club, FedEx, Staples, Kohl's, Dunkin' Donuts, Dogtopia, Land Rover, Grand Prix, Wells Fargo, Chipotle, Sky Zone, ShopRite

JAN 2025 **MOUNT KISCO**  
AVG HOME SALES PRICE

**\$1.6M**

<https://www.houlihanlawrence.com/community-mount-kisco>

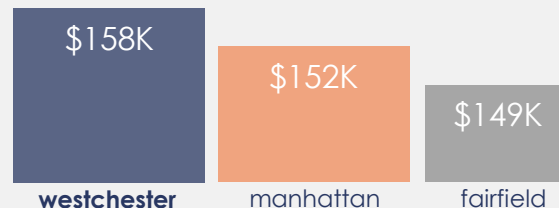
## MOUNT KISCO, NY

92 South Moger Ave

### NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

#### HIGH AVERAGE HOUSEHOLD INCOME



### KEY FACTS (10-Minute Drive-Time From Site)

POPULATION	AVG INCOME
29,370	\$166,246
HOUSEHOLDS	DISPOSABLE INCOME
10,974	\$86,869

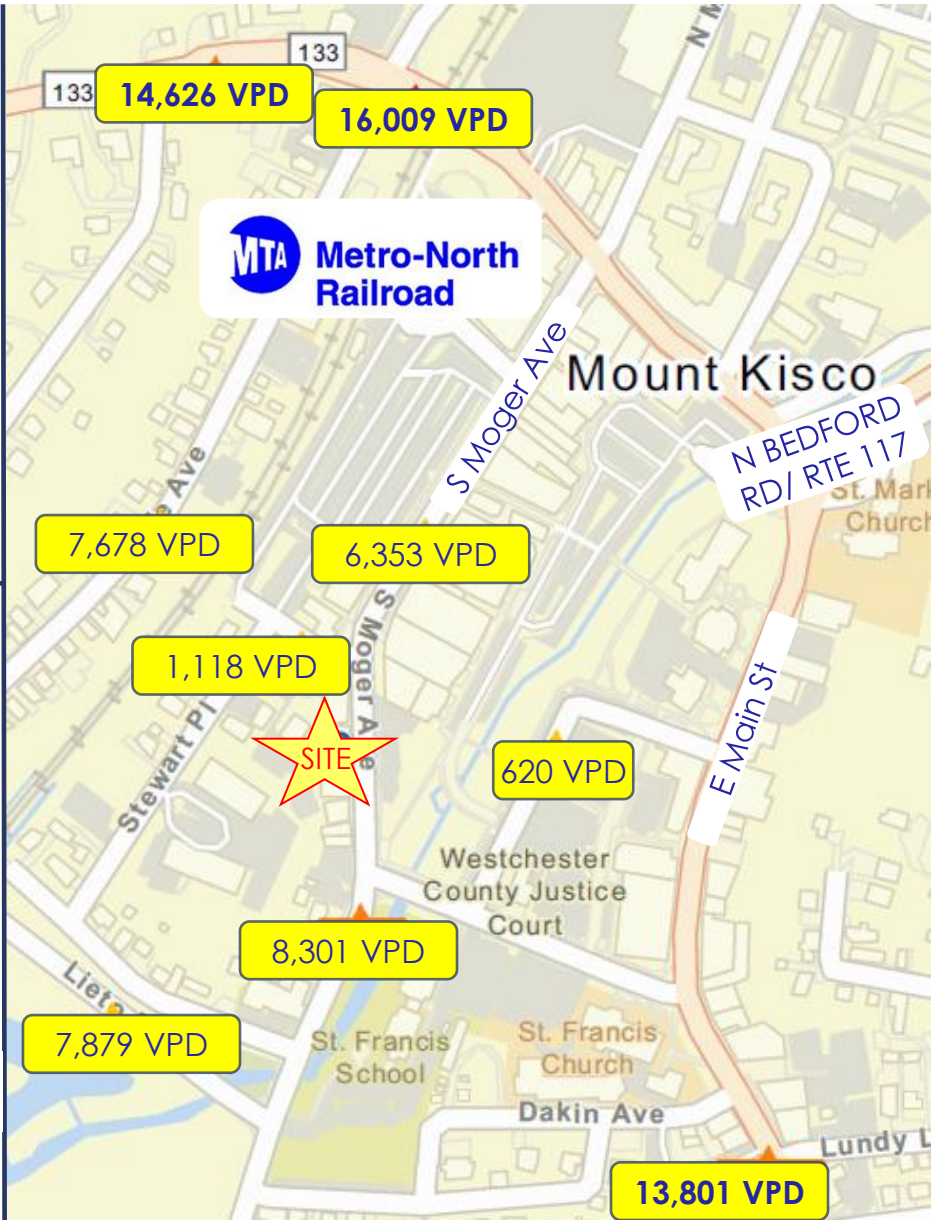
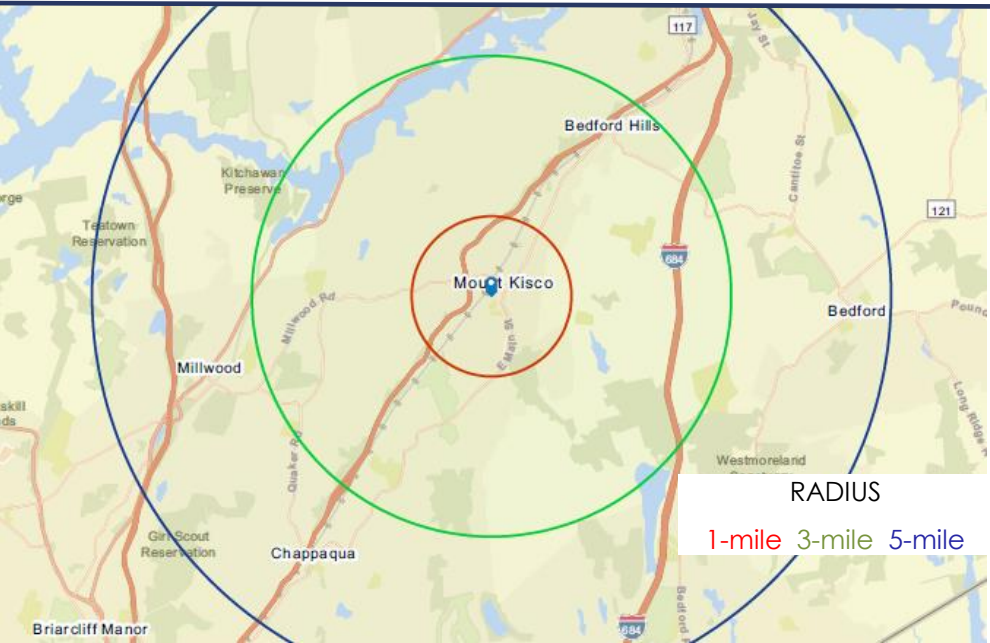


SITE DETAILS & DEMOGRAPHICS

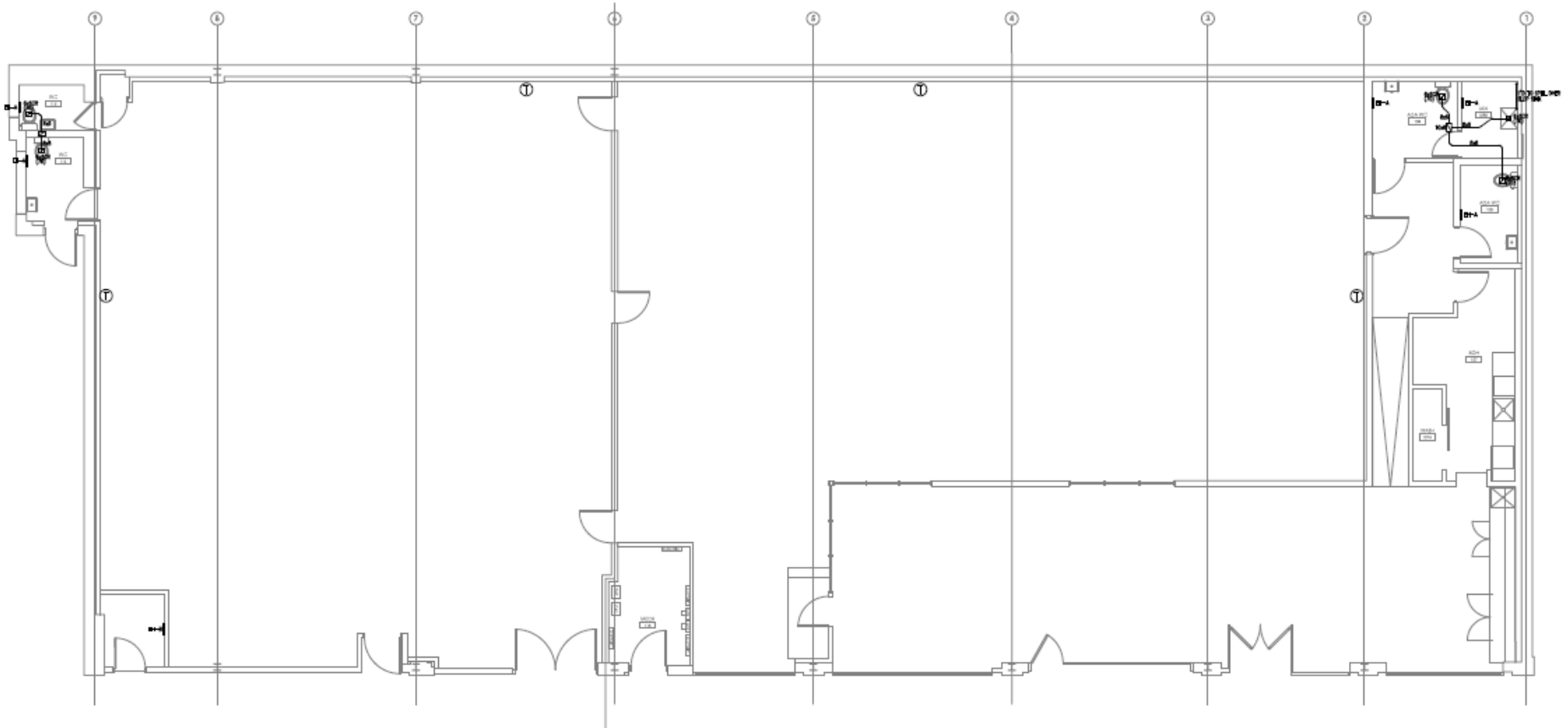
MOUNT KISCO, NY  
92 South Moger Ave

DEMOGRAPHICS

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$139,263	\$204,734	\$237,332
Median HH Income	\$98,148	\$132,613	\$169,358
Population	10,112	23,103	56,723
Total Households	3,774	8,063	19,037
Median Age	42	42	43
Med Disp. Income	\$96,232	\$105,987	\$125,785
Avg Net Worth	\$1.7M	\$2.8M	\$3.4M
Net Worth > \$2M	14.7%	25.1%	30.2%



(Inquire for Full HVAC Information)



The proposed new units are located as indicated in red in Figure 1 below.

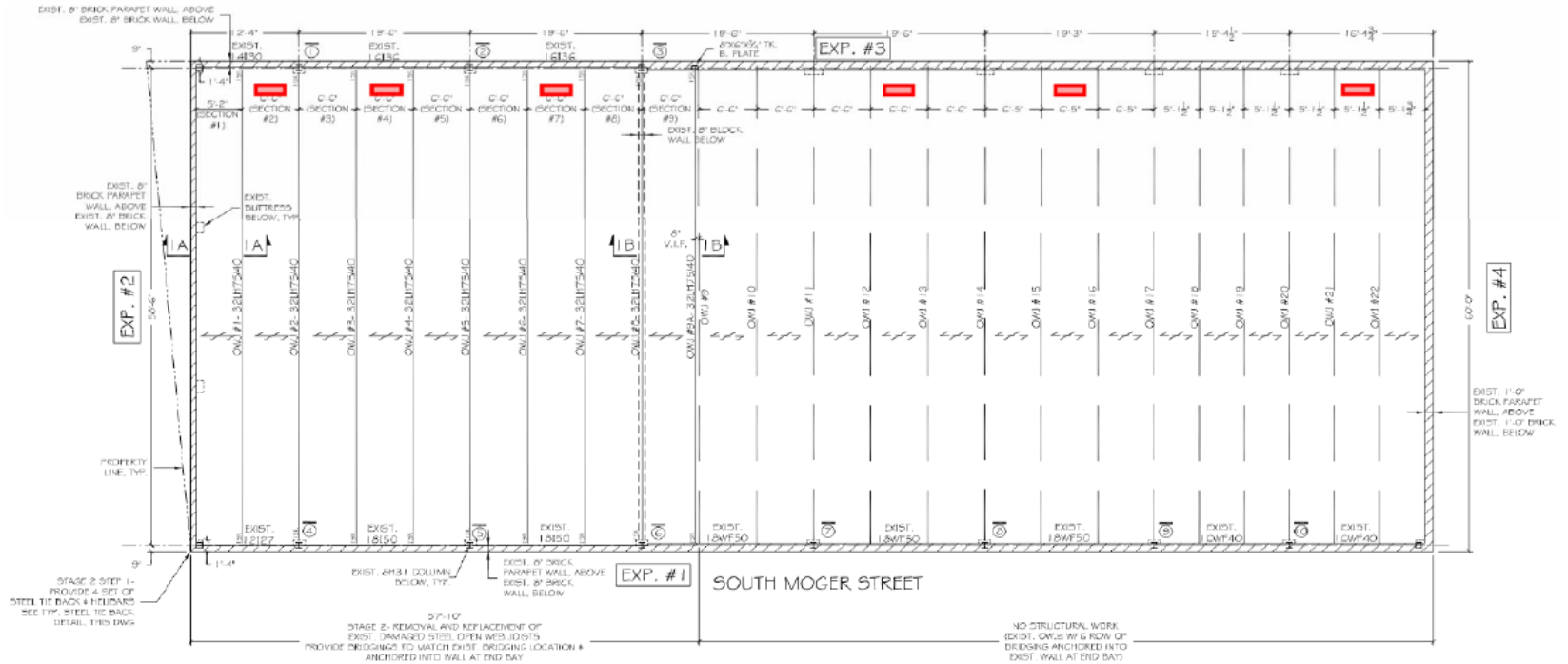
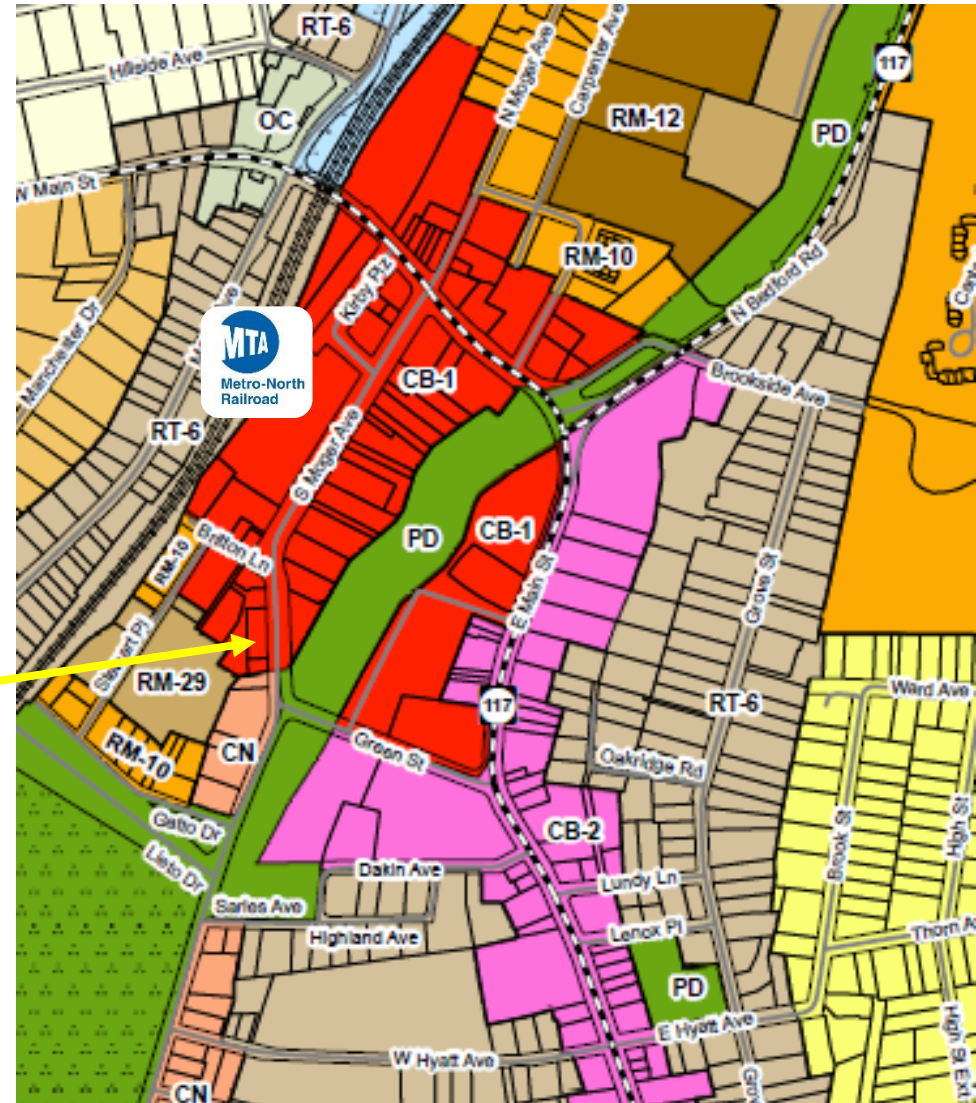


Figure 1: 92 South Moger Roof Plan MEP Layout



## MOUNT KISCO ZONING MAP

	CB-1	Central Business District - 1
	CB-2	Central Business District - 2
	GR	General Retail District
	CN	Neighborhood Commercial District
	CL	Limited Commercial District
	GC	General Commercial District
	SC	Service Commercial District



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ADDITIONAL EXTERIOR PHOTO

**MOUNT KISCO, NY**  
92 South Moger Ave















Facing South on South Moger Avenue



Facing North on South Moger Avenue



AERIAL

MOUNT KISCO, NY  
92 South Moger Ave





## MOUNT KISCO, NY | The Market

### SMALL AREA, BIG VILLAGE

Only 43 miles north of Manhattan, Mount Kisco is one of Westchester's most vibrant communities. Located centrally in Westchester at the confluence of multiple highways, Mount Kisco is a retail destination which draws visitors from a wide area for its shopping, dining, entertainment and medical services. Often, people from surrounding towns and counties come to shop at the village's array of stores. It has been said that the population of the village doubles on key shopping days.

The village has a rich downtown tenancy including many national retailers and local favorites such as the new Barnes & Noble, HomeGoods, Gap, Chop't, Chicos, Athleta, Starbucks, The Mount Kisco Theatre, Orangetheory, Frannie's Goodie Shop, Exit 4 Food Hall, Village Social, among others.

Due to its exceptionally commutable and accessible location by car or train, and its diverse businesses in a walkable downtown, Mount Kisco provides an urban feel in a spacious suburban environment.





## CB1 & CB2 RETAILERS

Central  
Business  
Districts



## MOUNT KISCO, NY | A Retail Hot Spot

### MOUNT KISCO - THE "COMMERCIAL HUB"

With its location situated in the center of northern Westchester County, Mount Kisco is often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown retail options, there is a plethora of big box stores and high-end automobile sales dealerships along the North Bedford Road/Rte 117 retail corridor, which lies across the popular Mount Kisco / Bedford Hills border. The entire retail strip spans a commercially dense four (4) miles.

This massive retail hub is only a half (0.5) mile from downtown Mount Kisco. Shoppers from near and far enjoy an array of retailers, restaurants and services such as Target, Stop & Shop, Kohl's, Staples, Petco, Restore, Sherwin Williams, FedEx, CVS, Five Guys Burgers & Fries, Lexus, Land Rover, and Tesla. This well-known thoroughfare also includes popular fitness and entertainment options for the entire family including the Saw Mill River Club East, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Kidville.





## NATIONAL RETAILERS

**MOUNT KISCO, NY**  
92 South Moger Ave

### MOUNT KISCO/BEDFORD HILLS RETAIL CORRIDOR

National Tenancy



| TARGET |  
MOUNT KISCO COMMONS  
SHOPPING CENTER  
195 N Bedford Rd

DUE TO ITS EXCELLENT ACCESSIBILITY  
AND CENTRAL LOCATION, THE MOUNT  
KISCO / BEDFORD HILLS AREA IS A MAJOR  
SHOPPING DESTINATION  
WITHIN NORTHERN WESTCHESTER.

THE AVERAGE HOUSEHOLD INCOME  
WITHIN A 15-MINUTE DRIVE OF SUBJECT  
SITE IS OVER \$241,000.

REGIONAL  
RETAIL  
AERIAL

Mount Kisco/  
Bedford Hills  
Market  
(Rte 117)



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