

## ULTRA PRIME JR ANCHOR SPACE AVAILABLE IN 230,000 SF REGIONAL SHOPPING CENTER



**26,074 SF (DIVISIBLE) | Contact for Rate**  
**MULTI-MILLION DOLLAR  
CENTER RENOVATION  
PROJECT COMPLETED**  
CLICK [HERE](#) FOR MORE DETAILS

**1.100 SF to 26.074 SF**  
CLICK [HERE](#) FOR VIRTUAL TOUR





# PROPERTY DETAILS

# YORKTOWN HEIGHTS, NY

10 Triangle Center

## PROPERTY INFORMATION

GLA / Zoning:	230,000 SF / C-1
Location:	Juncture of Routes 118, 35 and 202
Near:	Cortlandt Manor, Crompond, Somers.
Local Retailers:	Five Below, TJ Maxx, Michael Crafts, Uncle Giuseppe's, CVS, Starbucks, Solaris Sports Club, Citibank, Burger King, Taco Bell, Dunkin', The Bagel Emporium, PCSB Bank

## SPACE DETAILS

- 26,074 SF available for lease (divisible)
- Highly visible junior anchor location
- Renovations including (but not limited to) brand new façade, parking lot improvements and new sidewalks
- Ceiling heights range from 11'10 ft to 16'
- 163 ft measured depth of space
- Fully sprinklered and 14 fire extinguishers
- Two (2) ADA restrooms
- Abundant free parking (867 spaces)
- Multiple uses permitted

## DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$197,791	\$220,531	\$223,403
Median HH Income	\$158,227	\$169,218	\$166,294
Population	6,829	29,502	75,145
Total Households	2,275	10,255	26,165
Disposable Income	\$116,369	\$126,802	\$125,170

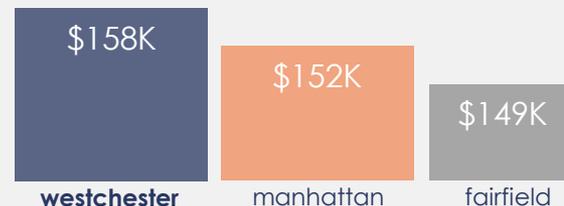
**JUNE 2025 MEDIAN HOME SALES PRICE**

**\$630K**

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

\$22.1 billion in Westchester  
RETAIL DEMAND

**HIGH AVERAGE**  
HOUSEHOLD INCOME



**KEY FACTS** (15-Minute Drive-Time From Site)

POPULATION	AVG INCOME
75,145	\$223,403
HOUSEHOLDS	DISPOSABLE INCOME
26,165	\$125,170

### TRIANGLE CENTER SITE PLAN



# SITE AERIAL

# YORKTOWN HEIGHTS, NY

## 10 Triangle Center



CONTACT OWNER'S  
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BROKERS  
PROTECTED

RENDERING



STOREFRONT PLAN

1



EXTERIOR ELEVATION

2



# YORKTOWN HEIGHTS, NY

10 Triangle Center



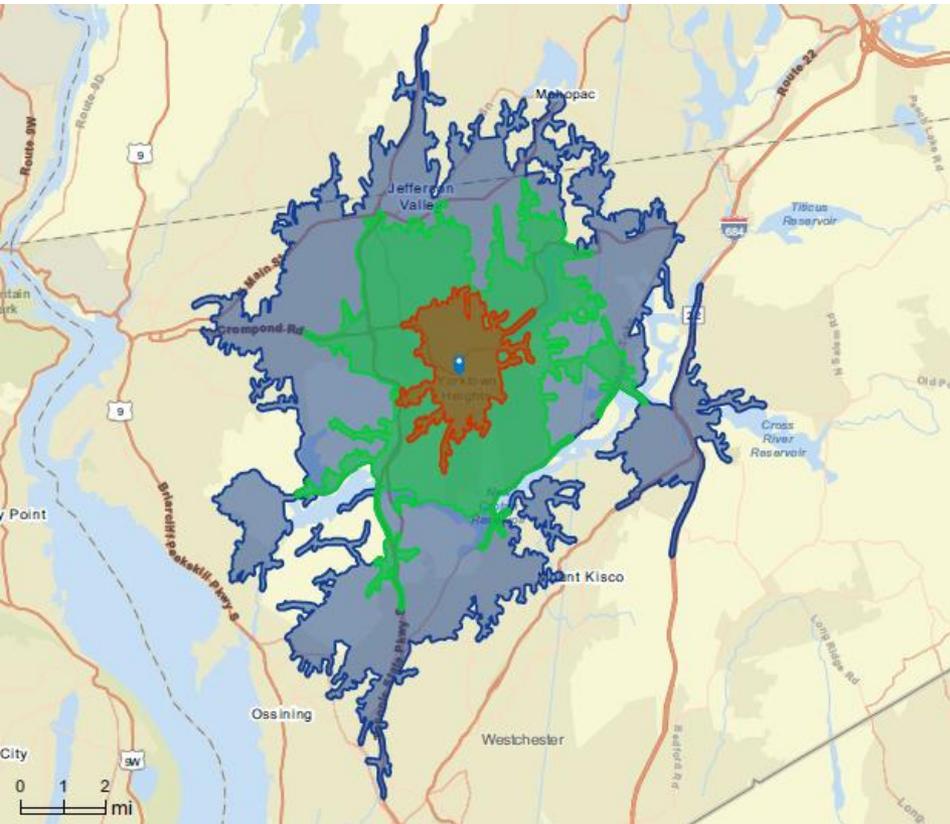
# SITE MAP & TRAFFIC COUNT

# YORKTOWN HEIGHTS, NY

## 10 Triangle Center

### SITE MAP

DRIVE TIME: **5-MINS** **10-MINS** **15-MINS**

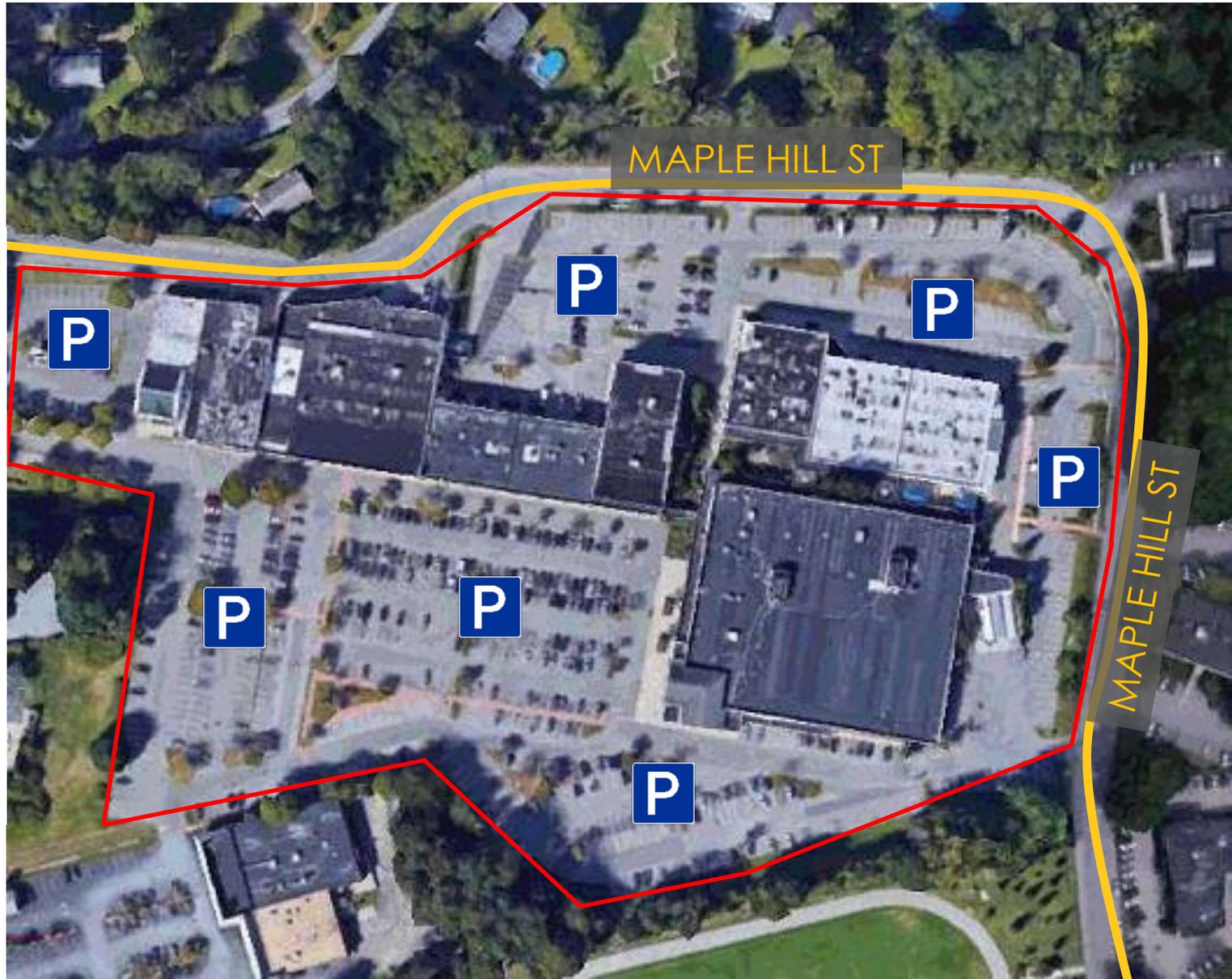


### TRAFFIC COUNT

Nearly 15,000 Vehicles Per Day



PARKING  
AERIAL



## YORKTOWN HEIGHTS, NY | The Market

## SMALL AREA, BIG VILLAGE

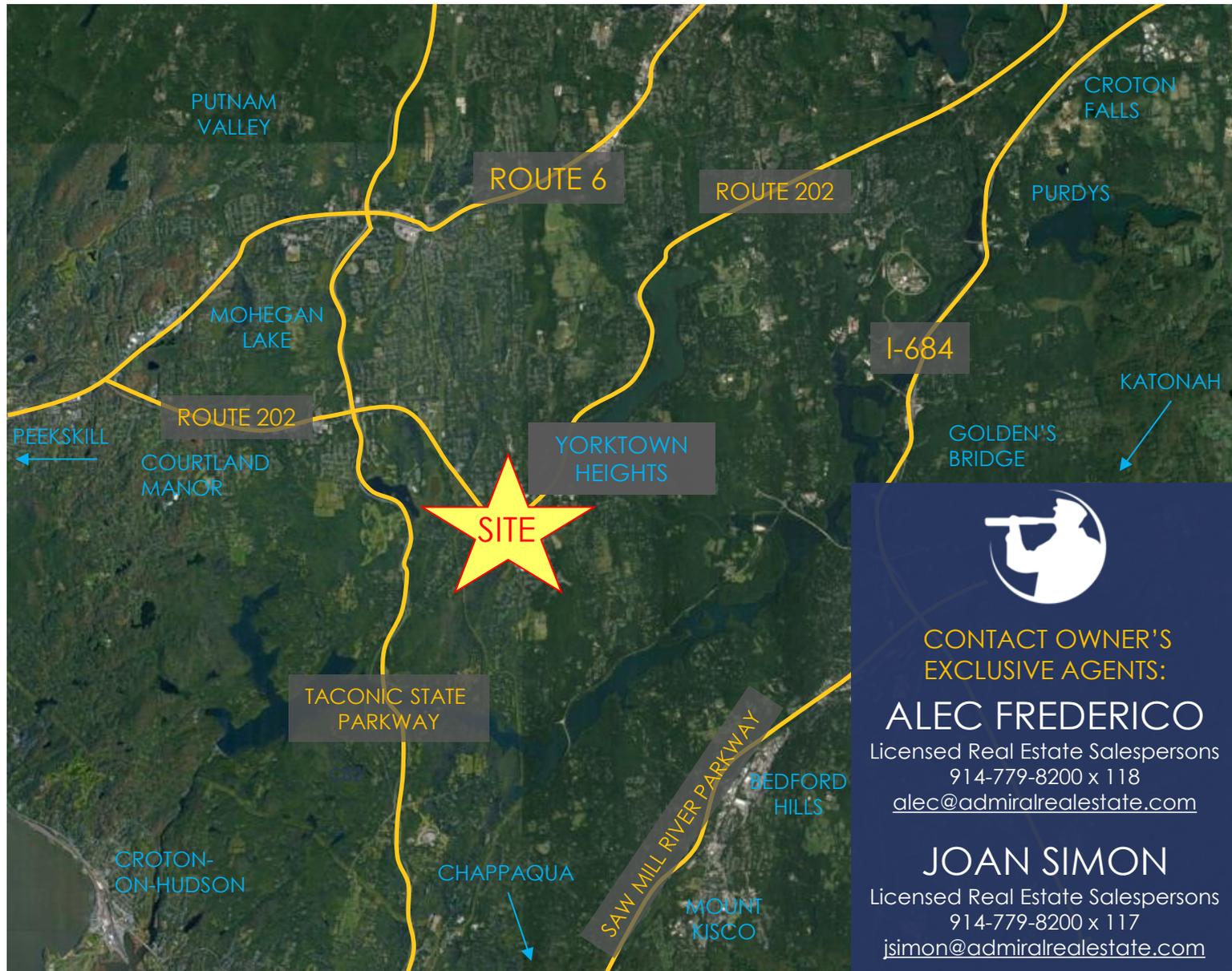
The Town of Yorktown is a beautiful community in Northern Westchester County, New York. It is located 35 miles from New York City, with forty square miles of rolling hills, farmland, residential areas and light industry.

With its proximity to NYC, living in Yorktown offers a pleasant mix of commercial, residential, and recreational opportunities for it's just over 36,000 residents. The town is made up of five business hamlets: Mohegan Lake, Shrub Oak, Jefferson Valley, Crompond, and Yorktown Heights, and twelve distinct residential neighborhoods each with their own unique character and identity.

Yorktown is also comprised of many parks and open spaces where residents enjoy activities from swimming and playing sports to hiking nature trails and picnicking. With excellent schools, active community organizations, and dedicated civic leaders, Yorktown is a vibrant community.



NORTHERN  
WESTCHESTER



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