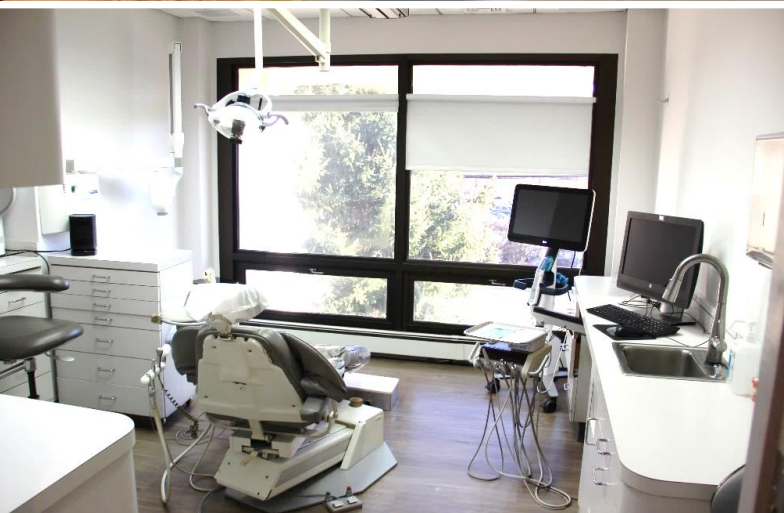


FOR SALE: Mount Kisco Office/Medical
Condominium on Busy South Bedford Road



FULLY BUILT-OUT MODERN DENTAL OFFICE

101 S. Bedford Rd, Mount Kisco, NY 10549



*Excellent Location
Near Numerous Medical
Practices Including
Optum Multi-Specialty
Center, Northern
Westchester Hospital and
Downtown Mount Kisco*

2,500 SF Total
Divisible Variations
550 SF, 850, SF, 1,100 SF

**CONTACT FOR
PURCHASE PRICE**



CONTACT OWNER'S
EXCLUSIVE AGENT:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118 alec@admiralrealestate.com

BROKERS
PROTECTED

SITE DETAILS & DEMOGRAPHICS

MOUNT KISCO, NY

101 S. Beford Road

SPACE DETAILS

- 2,500 SF Office condominium for sale
- Available to divide to 550 SF, 850 SF, and 1,100 SF
- Possibility for new owner/user to lease variations to tenants
- (3) bathrooms – (1) is ADA, (3) entrances, (5) exam rooms with plumbing (w/ room for 2 more to be added) & kitchen facilities
- Reception, waiting area, break room, and laboratory
- Additional offices for private use or consultations
- Windowed throughout with natural light and relaxing views
- Ample on-site parking directly in front of unit
- Currently built-out as fully operational dental suite
- Recently renovated with modern design and fixtures
- In proximity to Optum Multi-Specialty Group and Northern Westchester Hospital
- Close to Metro North; minutes to I-684 & Saw Mill River Pkwy

DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$139,481	\$190,633	\$246,887
Median HH Income	\$95,131	\$120,518	\$184,106
Population	10,261	26,421	70,715
Total Households	3,905	9,029	23,839
Disposable Income	\$76,367	\$97,742	\$134,219
Healthcare Expenses	\$8,998	\$11,820	\$15,128

NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

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

POPULATION	AVG INCOME
70,715	\$246,887
HOUSEHOLDS	DISPOSABLE INCOME
23,839	\$134,219

NOV 2024 MOUNT KISCO
MEDIAN HOME SALES PRICE

\$1,800,000

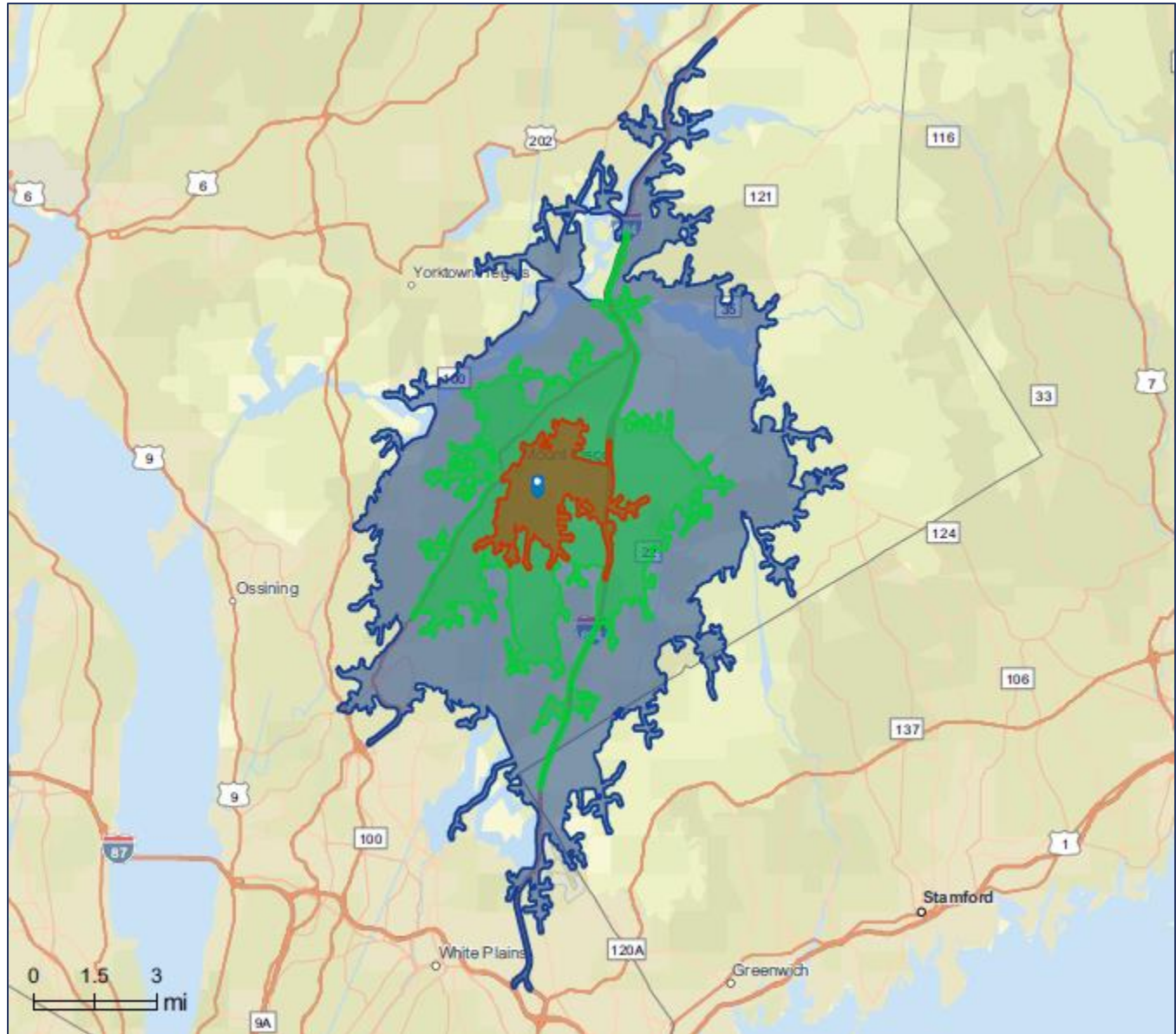
<https://www.houlihanlawrence.com/community-mount-kisco>

DRIVE-TIME:

5-MINUTES

10-MINUTES

15-MINUTES







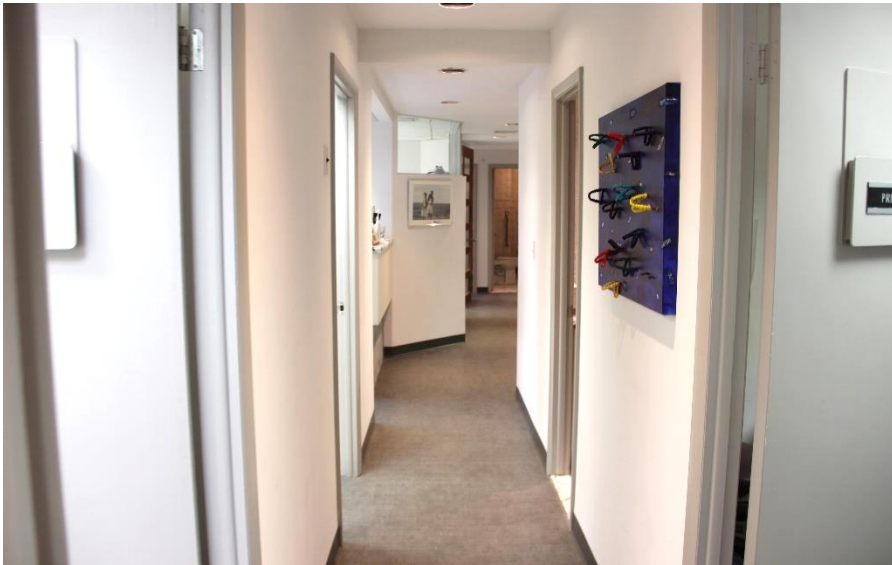




INTERIOR PHOTOS

MOUNT KISCO, NY

101 S. Beford Road

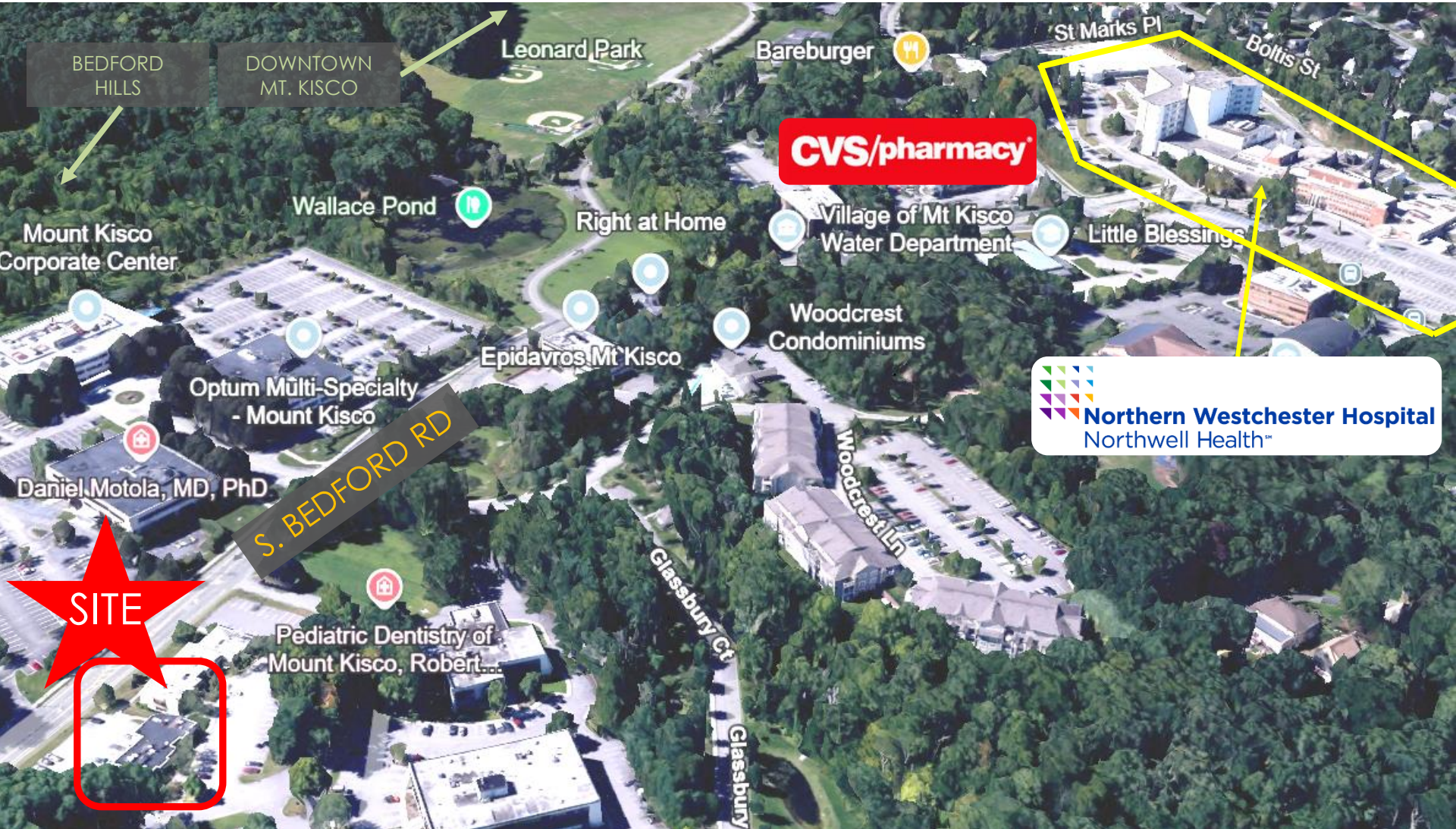




SOUTH
BEDFORD
ROAD



S. BEDFORD RD



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 Barnes & Noble, HomeGoods, Gap, Chop't, Chicos, Athleta, Starbucks, The Mount Kisco Theatre, Orangetheory, Frannie's Goodie Shop, Exit 4 Food Hall, Village Social, and F45 Training, 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.



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, BMW, 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, SkyZone Trampoline Park, Sparklicious and Dogtopia of Mount Kisco.



Greater Mount Kisco/
Bedford Hills
Region



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO

Licensed Real Estate Salespersons

914-779-8200 x 118

alec@admiralrealestate.com