



HOULIHAN LAWRENCE
COMMERCIAL

The Homestead at Underhill Farms

368 Underhill Avenue, Yorktown Heights, NY 10598

Exclusively Represented By:

Garry Klein

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Mike Rackenberg

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SPACES FOR LEASE

Highlights

FOR LEASE



Property Highlights

- Restaurant space available in the Mansion (\$50 PSF buildout contribution)
- Basement of the Mansion is \$12/sf (no build out contribution)
- Spaces built to suit
- Spaces configured to tenant need
- Currently under construction, delivery for early 2026
- Renovation is underway for what was once Mr. Underhill's Mansion.
- The space is in an ideal location on the corner of Underhill Ave and Route 118 on the edge of downtown Yorktown Heights with easy access to Taconic State Parkway.
- New and renovated space available up to 4,200 square feet on the main level in what was once Mr. Underhill's Mansion. This space is truly unique with its charm from the 1800's. The renting of the basement is optional for the tenant.
- The space will be surrounded by the complex under development of Apartments, Condo's and Townhouses with a built-in customer base plus close to Taconic State Parkway for easy access to a massive customer base.
- Ideal location for a restaurant and retail in Mr. Underhill's mansion next to a well known coffee shop.
- Building under construction with Apartments above. Total square footage of retail is 8,450 sf of space on the ground floor. About 5,500 sf still available. The commercial space will face route 118 across the street from Optum, Optum Urgent Care, Uncle Giuseppe's Marketplace, TJ Maxx, and SPORTIME Pickleball in downtown Yorktown with access from Underhill Ave.
- The space will be surrounded by Apartments, Condo's and Townhouses with a built-in customer base plus a stop off for commuters going to or getting off of the Taconic

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Lease Spaces

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Lease Information

| | |
|--------------|------------------|
| Lease Type: | NNN |
| Total Space: | 4,200 - 4,700 SF |

| | |
|-------------|---------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$35.00 SF/yr |

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Lease Spaces

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| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|-------------------|-----------|-----------|------------|---------------|--|
| 370 Underhill Ave | Available | 4,200 SF | NNN | \$35.00 SF/yr | New and renovated space available up to 4,200 square feet on the main level in what was once Mr. Underhill's Mansion. This space is truly unique with its charm from the 1800's. The renting of the basement is optional for the tenant. |
| 368 Underhill Ave | Available | 4,700 SF | NNN | \$35.00 SF/yr | Building under construction with Apartments above. Total square footage of retail is 8,450 sf of space on the ground floor. About 5,100 sf still available. |

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Aerial Photos

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Aerial Photo

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Rendering

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Site Plan

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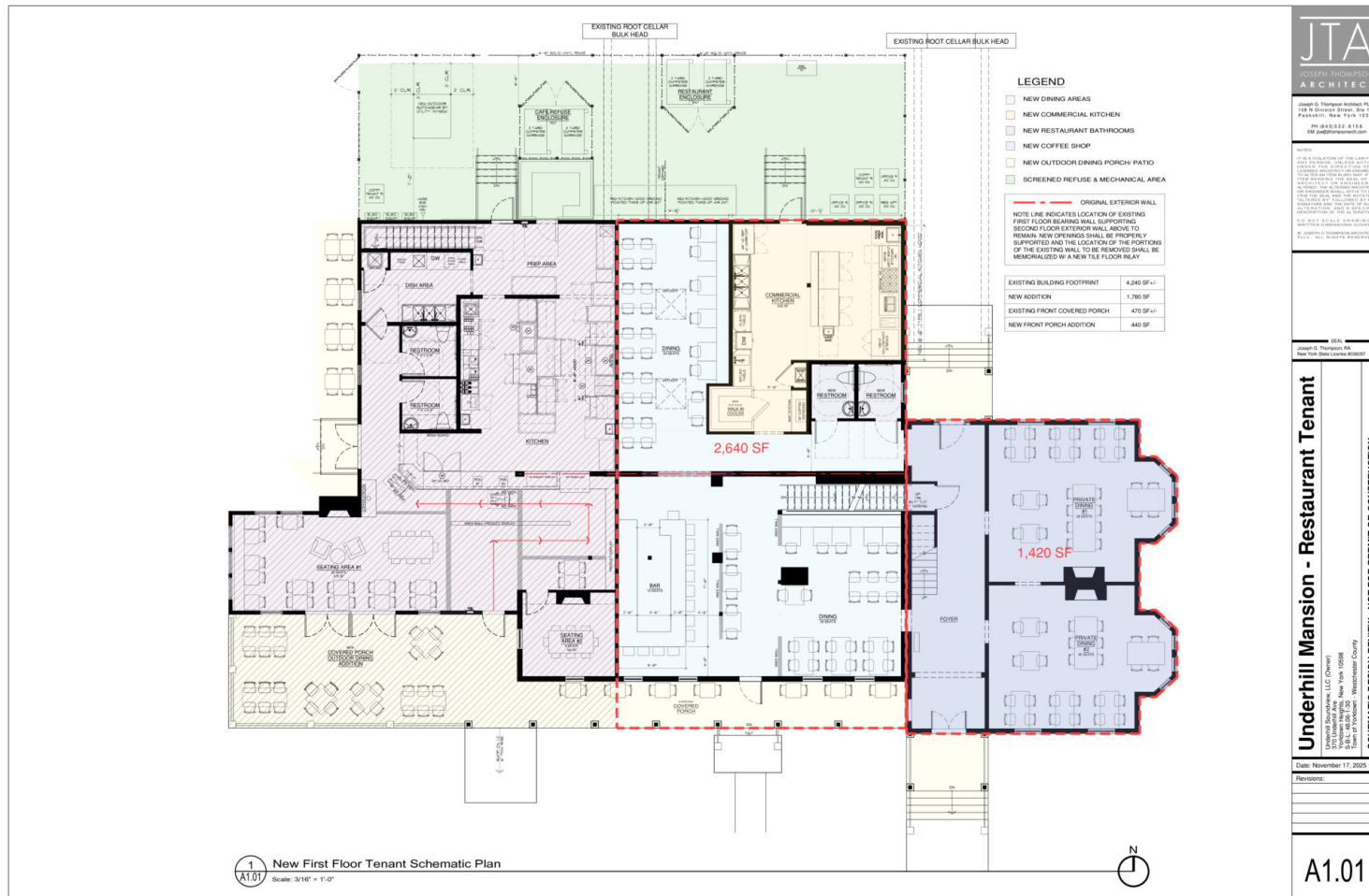
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Mansion - Restaurant Space

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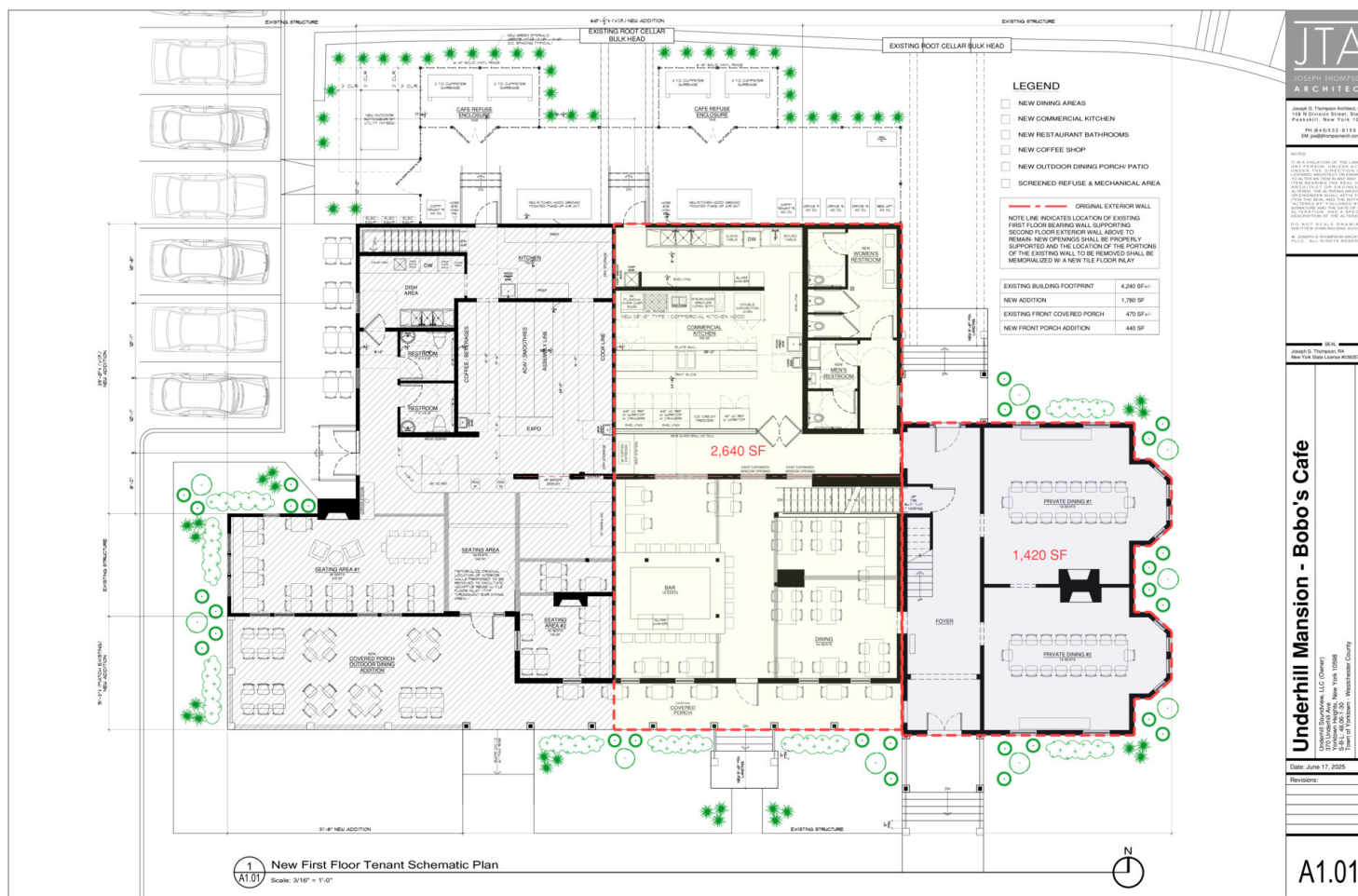
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Underhill Mansion - Bobo's Cafe

Underhill Mansion, LLC (Owner)
100 Westchester Ave., Ste. 100
Rye Brook, NY 10573
(914) 941-1111

SCHEMATIC DESIGN REVIEW - NOT FOR PERMIT OR CONSTRUCTION

Date: June 17, 2025

Revisions:

A1.01

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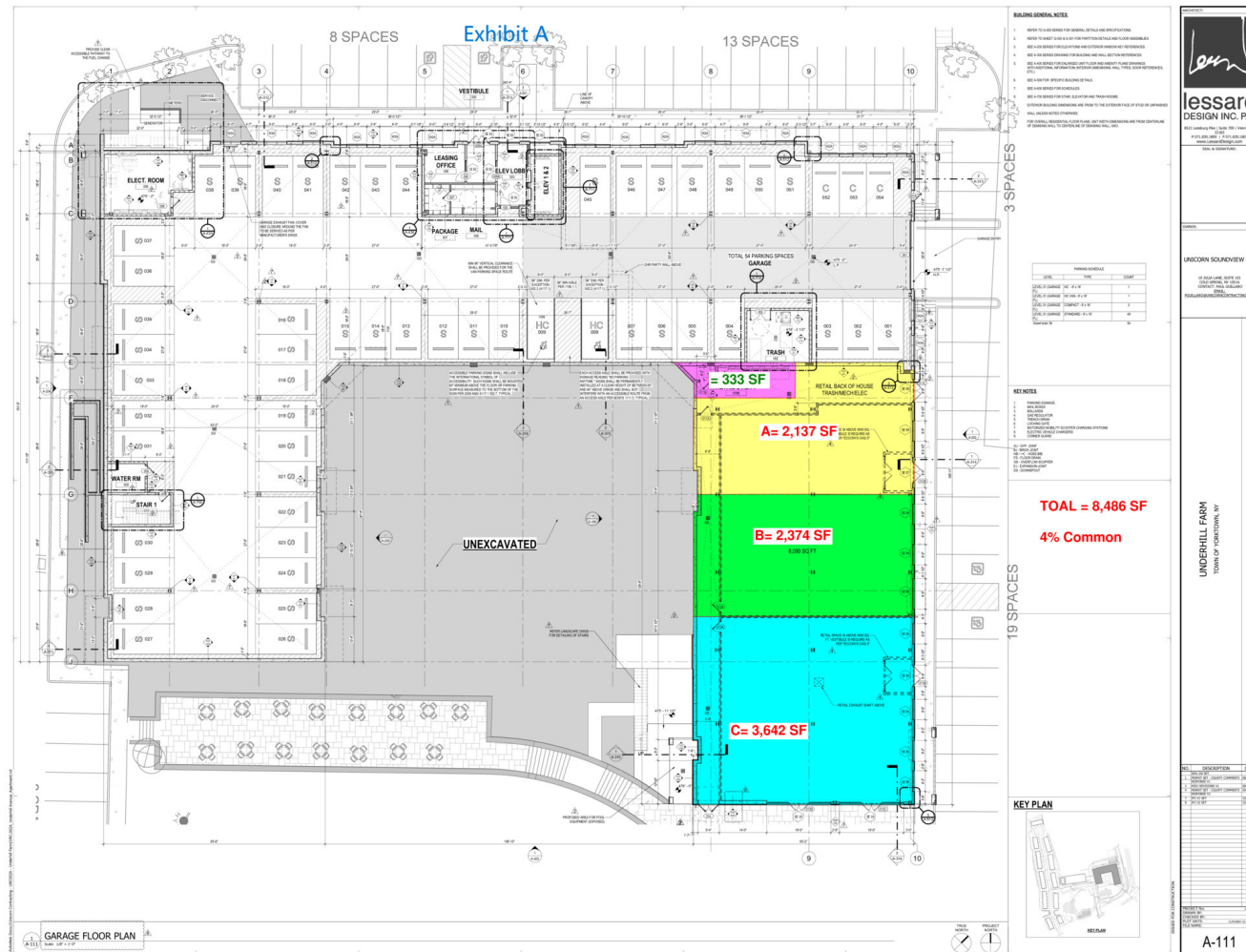
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Site Plans - Under Construction

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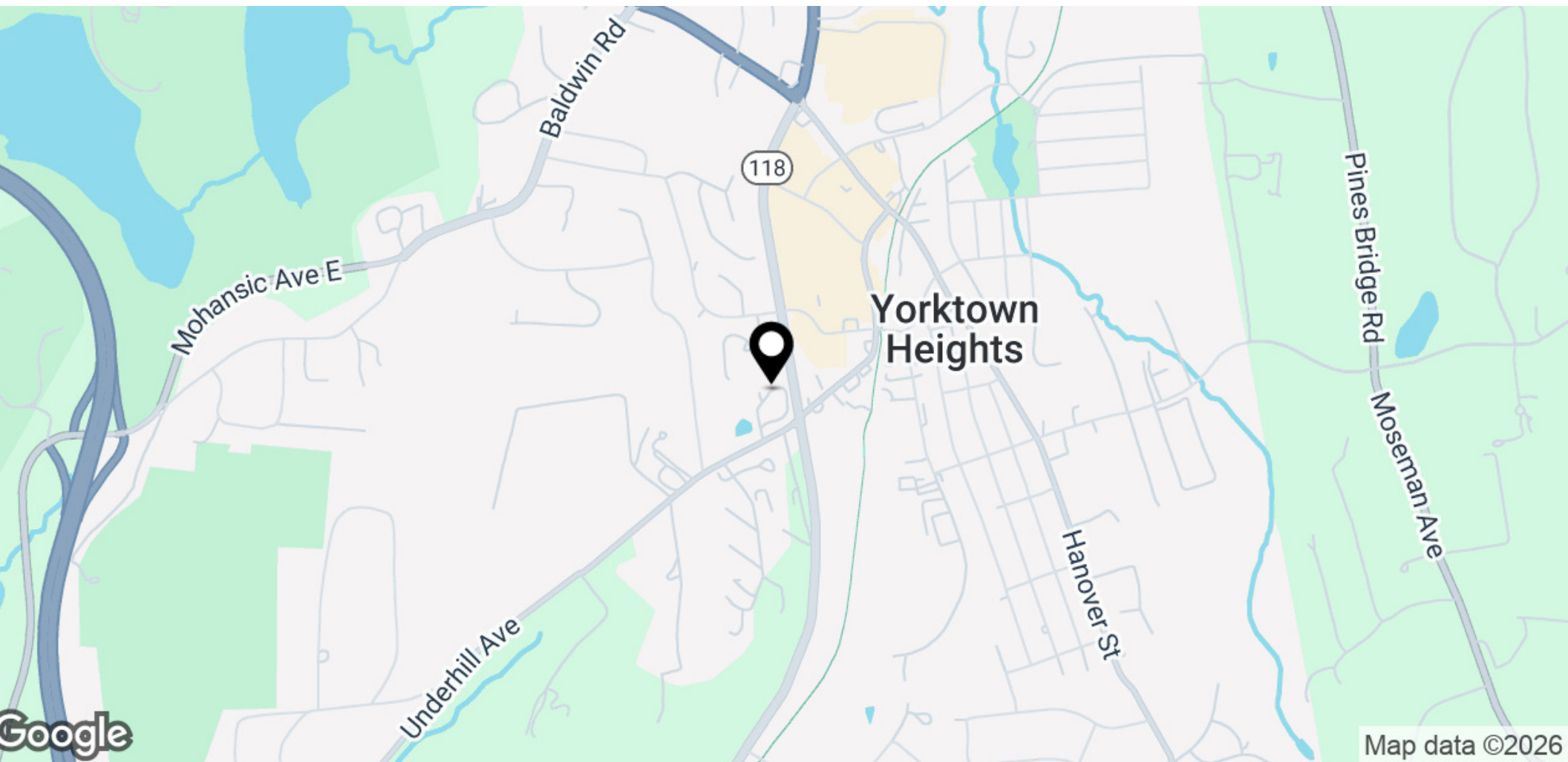
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Regional Map

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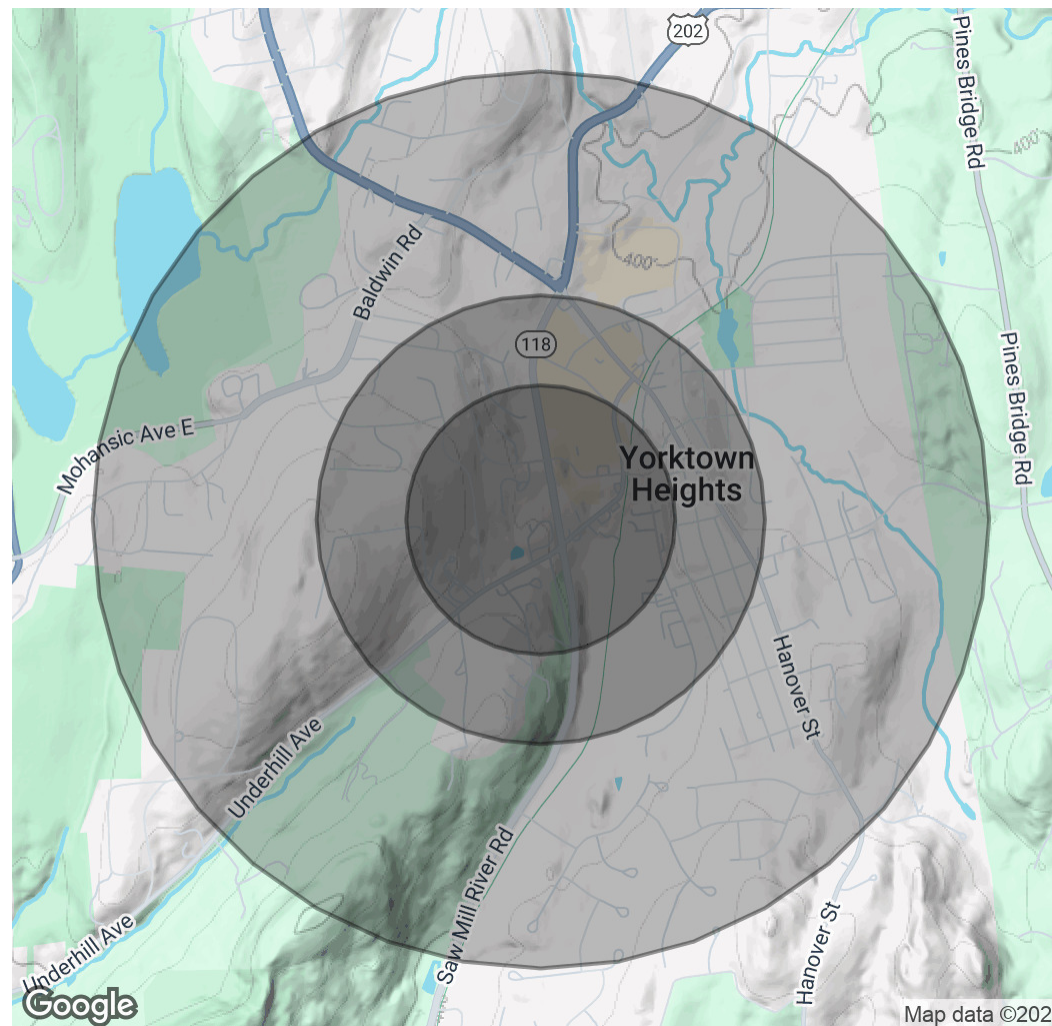
Demographics Map & Report

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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 382 | 1,376 | 4,685 |
| Average Age | 46 | 45 | 43 |
| Average Age (Male) | 42 | 42 | 41 |
| Average Age (Female) | 50 | 48 | 44 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 182 | 597 | 1,720 |
| # of Persons per HH | 2.1 | 2.3 | 2.7 |
| Average HH Income | \$116,758 | \$142,290 | \$184,352 |
| Average House Value | \$629,854 | \$636,561 | \$649,456 |

Demographics data derived from AlphaMap



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