



NNN NATIONAL RESTAURANT TENANT

Double entry parcel located on main thoroughfare in
Westchester County and across from regional hospital.

445 MAIN STREET, MOUNT KISCO, NY 10549



CONFIDENTIALITY AGREEMENT



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Suite 200
White Plains, NY, 10605
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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Worth Property Group and should not be made available to any other person or entity without written consent of Worth Property Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return the offering memorandum to Worth Property Group.

This offering memorandum has been prepared to provide summary, unverified financial, and physical information to prospective purchasers and to establish only preliminary level of interest in the subject property. The information contained herein is not a substitute or a thorough due diligence investigation. Worth Property Group has not made any investigation and it makes no warrantee or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property the size in square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospect of any tenant, or any tenants plan or intention is to continue it's occupancy of the subject property. The information contained in this offering memorandum has been obtained from the sources we believe to be reliable; however, Worth Property Group has not verified and will not verify any information contained herein nor has Worth Property Group conducted any investigation regarding these matters and make no warrantee or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyer shall be responsible for their cost and expenses as of investigating the subject Property.

All property showings are by appointment only. Please contact the Worth Property Group agent for more details.

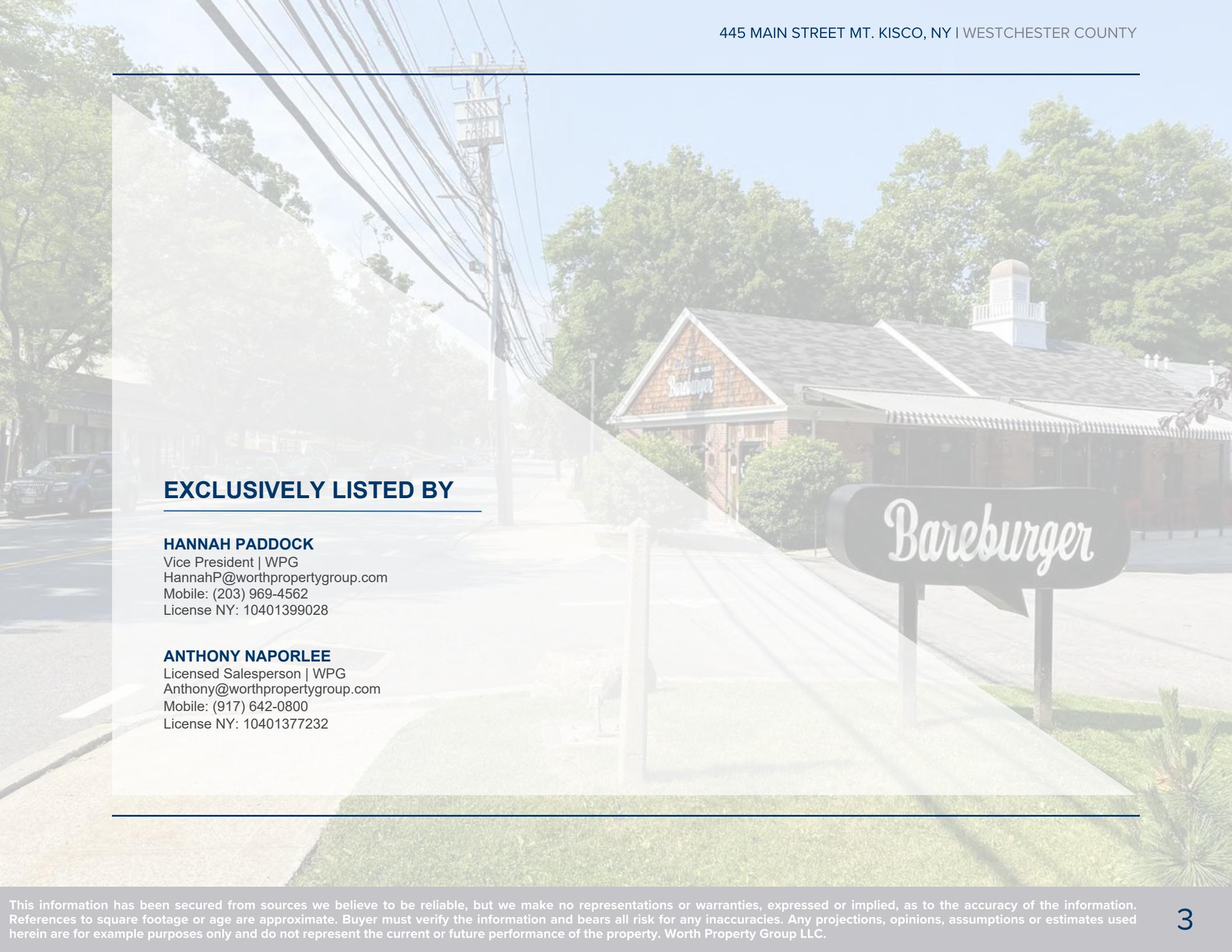
EXCLUSIVELY LISTED BY

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OFFERING SUMMARY

\$2,995,000

Cap Rate Gross	6.087 %	Lot Size	.82 Acres	Lease Type	NNN
Leasable Area	2,696 SF	NOI	\$182,309	Landlord Responsibility	NONE

Rent Schedule

Year	Term	Monthly Rent	Annual Rent	Rent Increase
10 YR - BASE TERM	7/1/15 - 6/30/25			3%
Executed Option # 1				
1	7/1/25 - 6/30/26	\$15,192	\$182,309	15%
2	7/1/26 - 6/30/27	\$15,192	\$182,309	
3	7/1/27 - 6/30/28	\$15,192	\$182,309	
4	7/1/28 - 6/30/29	\$15,192	\$182,309	
5	7/1/29 - 6/30/30	\$15,192	\$182,309	
Executed Option # 2				
1	7/1/30 - 6/30/31	\$17,471	\$209,656	15%
2	7/1/31 - 6/30/32	\$17,471	\$209,656	
3	7/1/32 - 6/30/33	\$17,471	\$209,656	
4	7/1/33 - 6/30/34	\$17,471	\$209,656	
5	7/1/34 - 6/30/35	\$17,471	\$209,656	

Investment Overview

Worth Property Group is pleased to exclusively offer for sale 445 Main Street — a triple-net leased Bareburger located in the heart of Westchester County. This fee simple offering presents a rare investment opportunity in the desirable NYC metro area, featuring a long-term, established tenant on a prime 0.82-acre parcel.

Bareburger has operated successfully at this location since 2015 and recently extended its lease through June 30, 2035. The full-service restaurant, which includes a bar with a liquor license, has consistently delivered strong sales* and has become a fixture of the local dining scene — in a market known for its high barriers to entry.

The property includes 183 feet of frontage on Main Street, dual access points, and a 33-space parking lot, offering excellent visibility and convenience. It is strategically located across from Northern Westchester Hospital (operated by Northwell Health), adjacent to Mt. Kisco's recreational park, and just one mile from the Metro-North station and I-684 — key commuter routes to NYC.

Surrounding national retailers include CVS, TD Bank, Starbucks, Target, Orangetheory Fitness, and Dunkin'. The area is supported by a dense and affluent population of 23,500 residents within a 3-mile radius, boasting an average household income of \$209,842.

**Store sales are available upon request.*



Interior of Premises





INGRESS



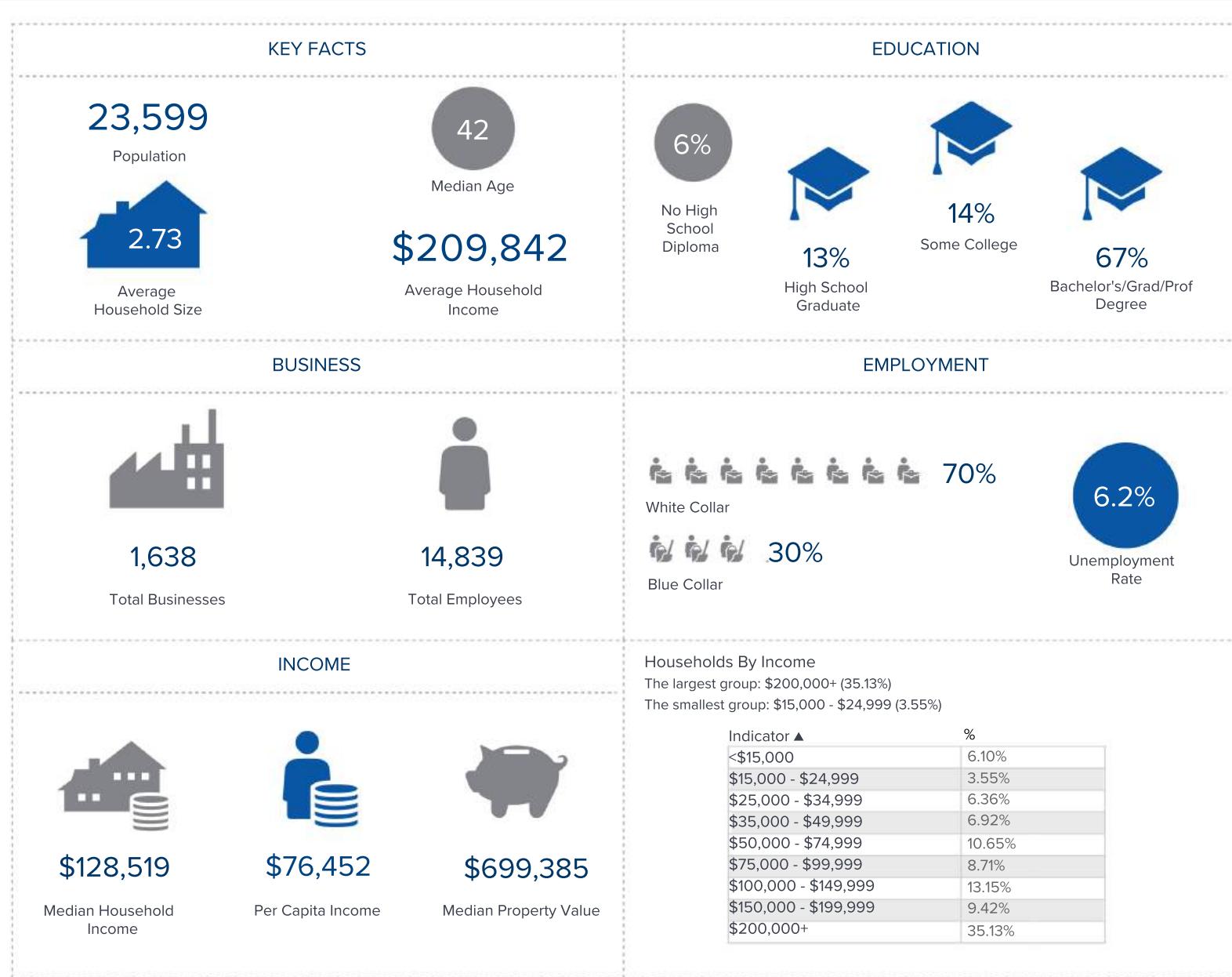
EGRESS

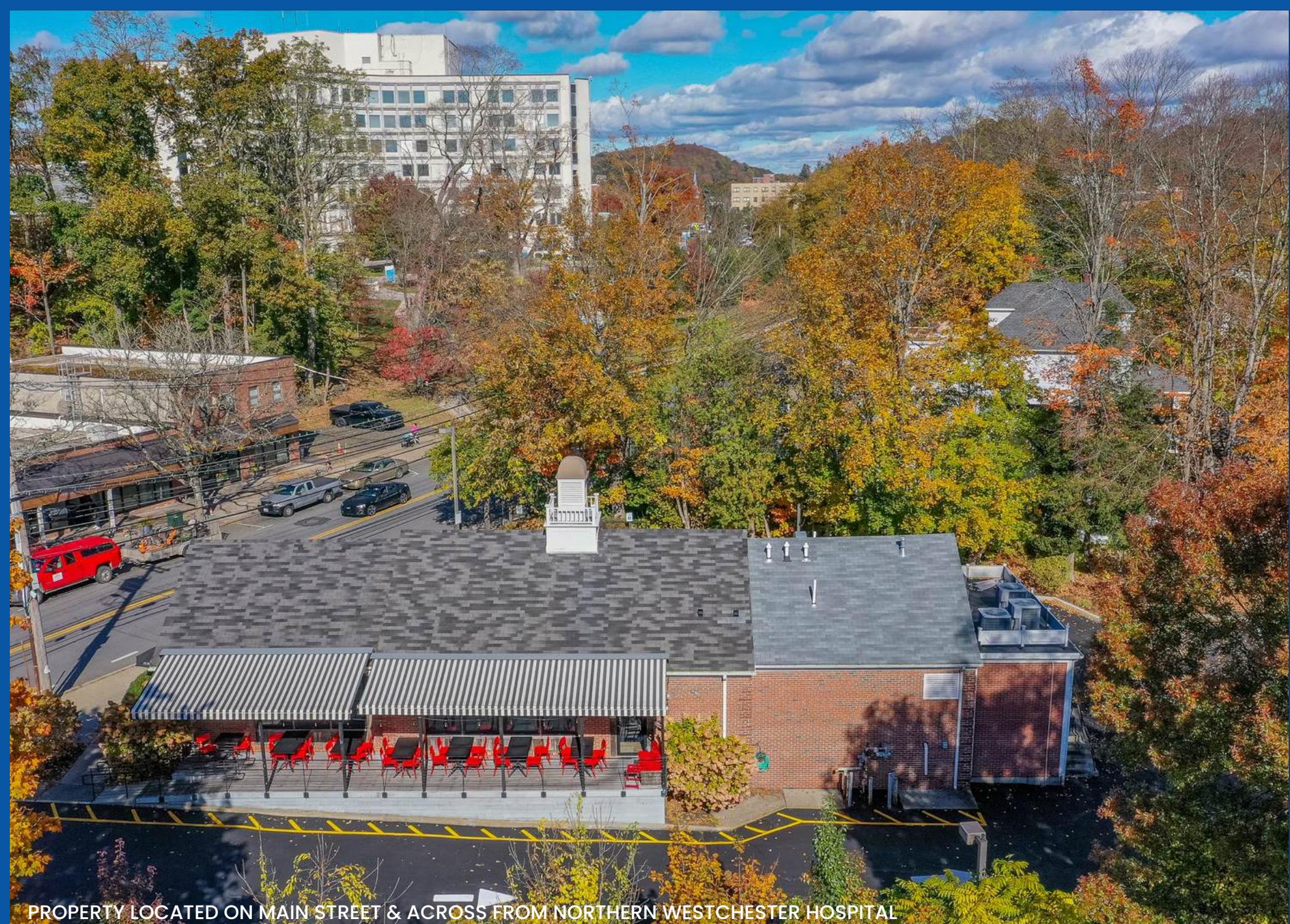


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Location Overview

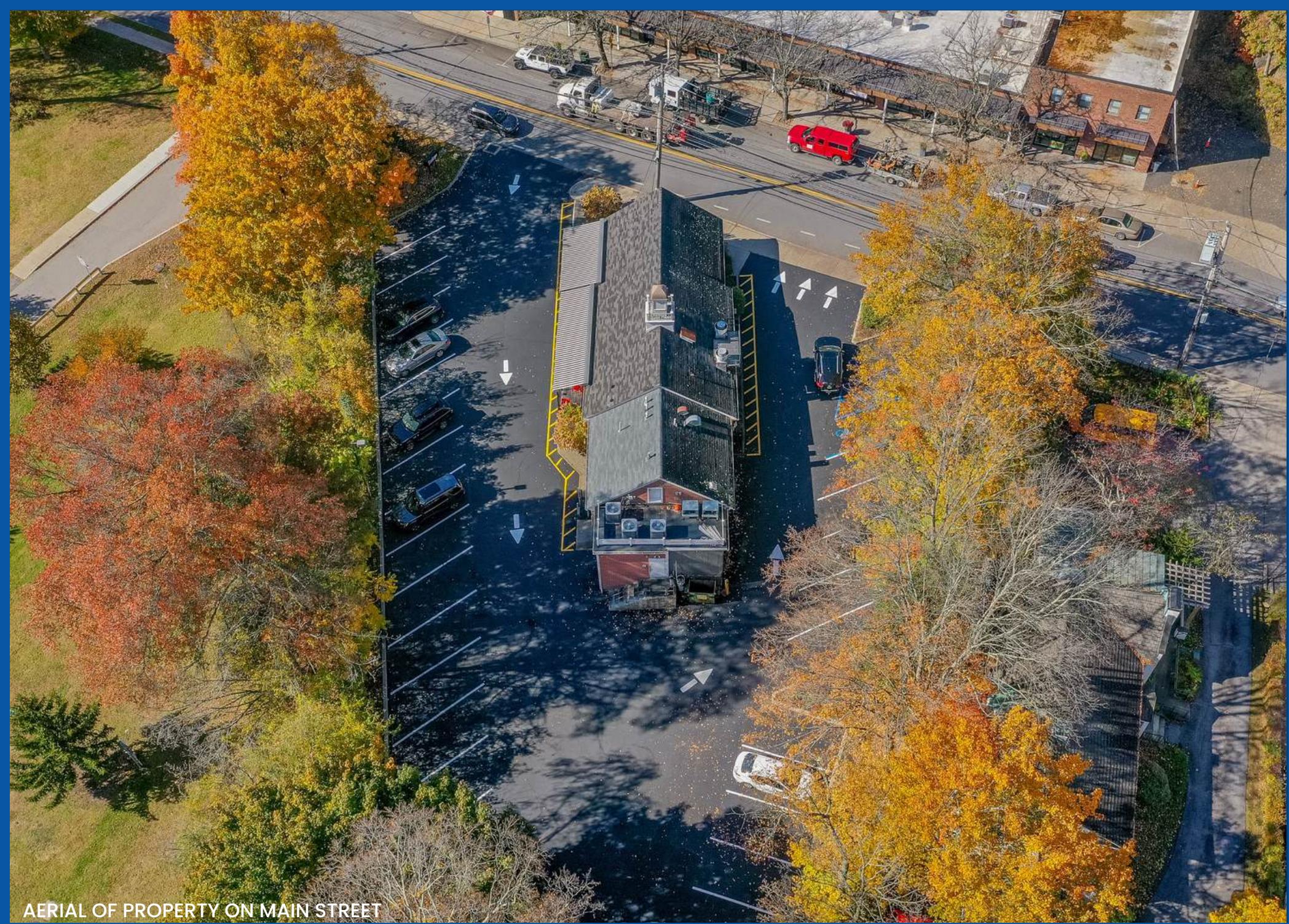
3 MILE RADIUS OF 445 MAIN STREET, MT. KISCO, NY



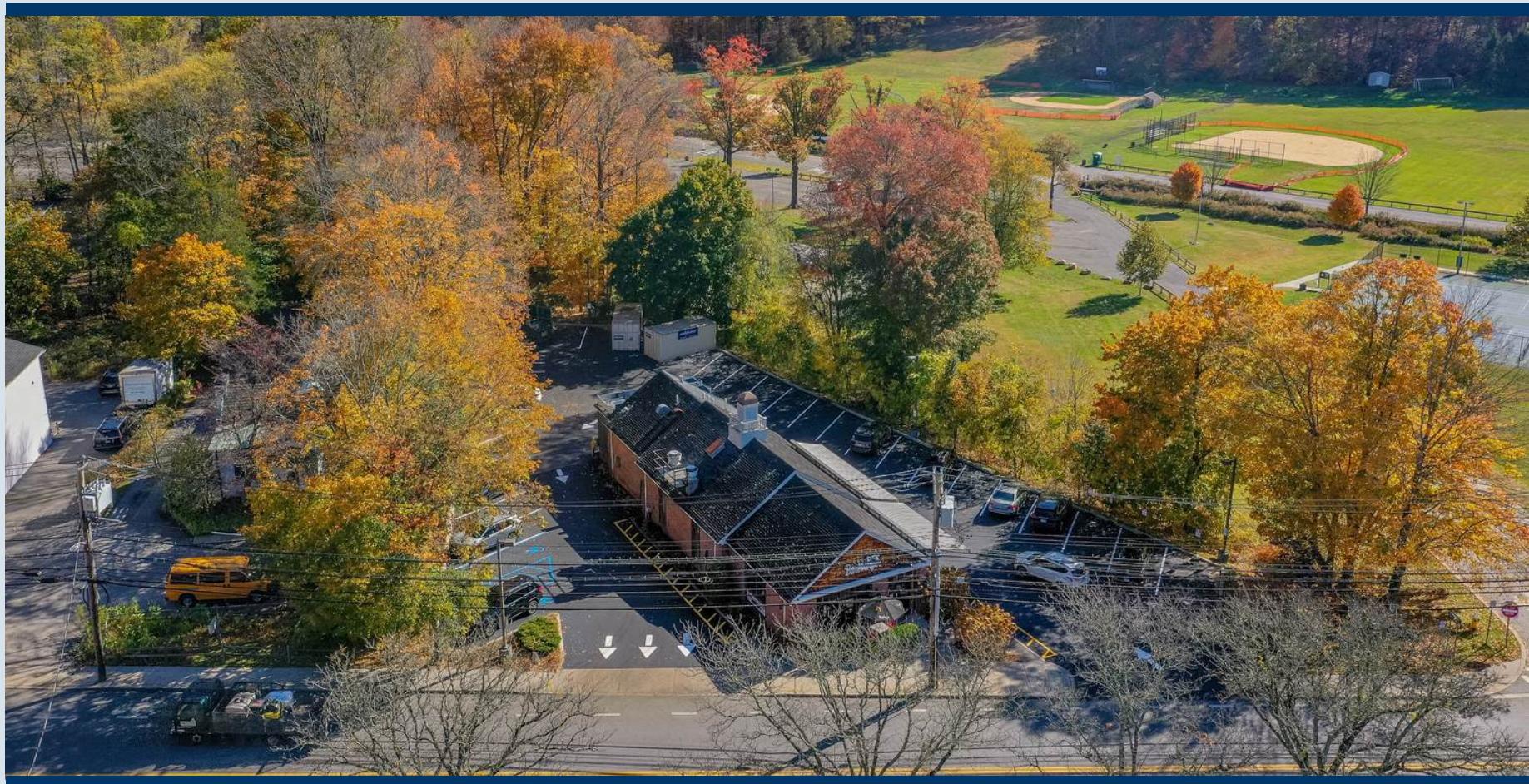


PROPERTY LOCATED ON MAIN STREET & ACROSS FROM NORTHERN WESTCHESTER HOSPITAL

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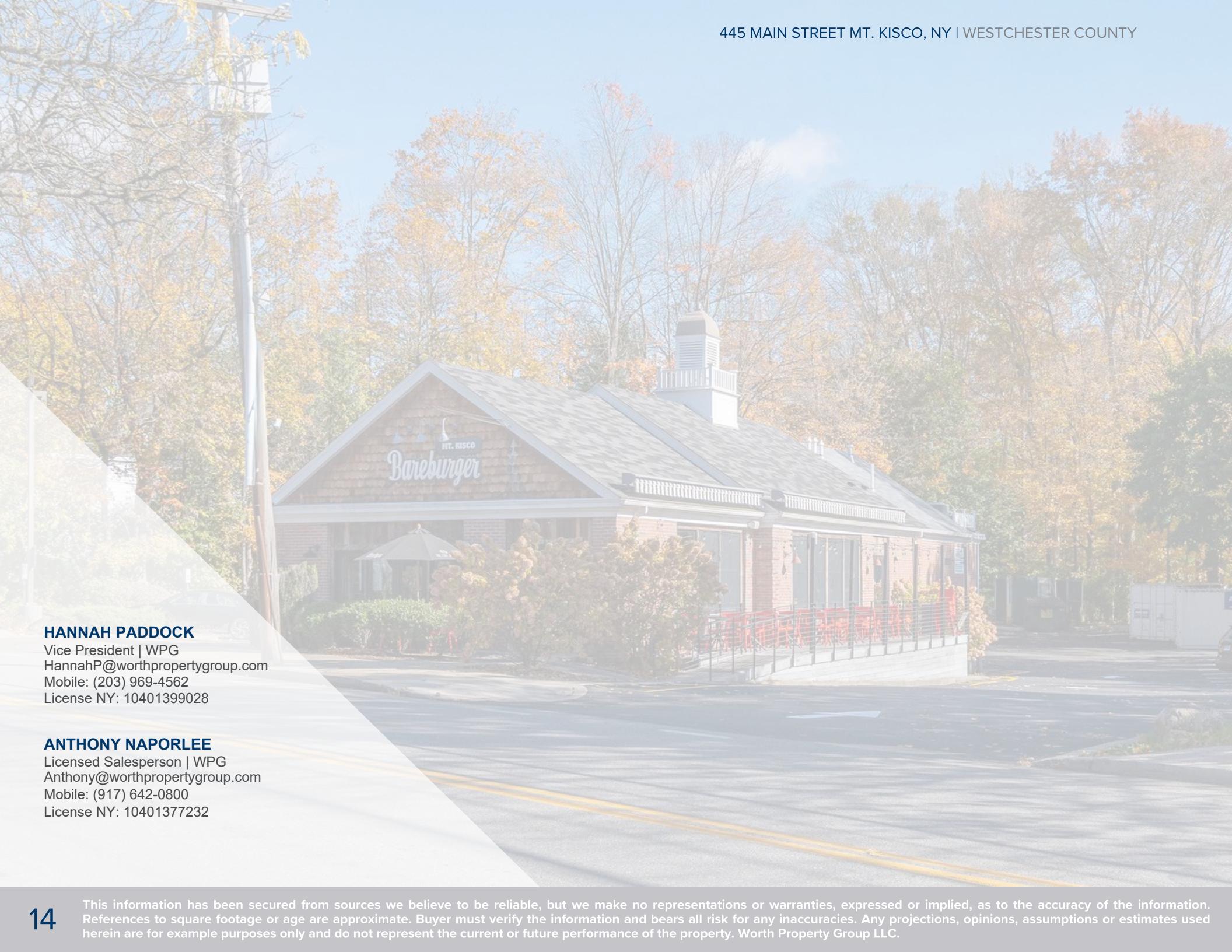


AERIAL OF PROPERTY ON MAIN STREET



2024 Summary	1 Mile	3 Miles	5 Miles
Population	7,516	23,599	58,071
Households	2,779	8,585	20,611
Average Household Size	2.72	2.73	2.75
Owner Occupied Housing Units	1,617	6,341	16,717
Renter Occupied Housing Units	1,162	2,243	3,894
Median Household Income	\$74,304	\$128,519	\$159,692
Average Household Income	\$129,426	\$209,842	\$233,093

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