

**RETAIL SPACE**

# YORKTOWN GREEN SHOPPING CENTER

335 DOWNING DRIVE AT SAWMILL RIVER ROAD

YORKTOWN HEIGHTS | NEW YORK

**3,000 SF**  
Restaurant

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**1,900 -  
4,300 SF**  
Retail Space

Join **Uncle Giuseppe's** MARKETPLACE **TJ-maxx** *Michaels* **five BELOW**



**RIPCO**  
REAL ESTATE

## SITE DETAILS



### SPACE AVAILABLE

3,000 SF - Former Restaurant (30' x 100')

1,900 SF (19' x 100')

2,400 SF (24' x 100')

4,300 SF combined

### ASKING RENT

Upon Request

### NNN

\$6.94 PSF (est)

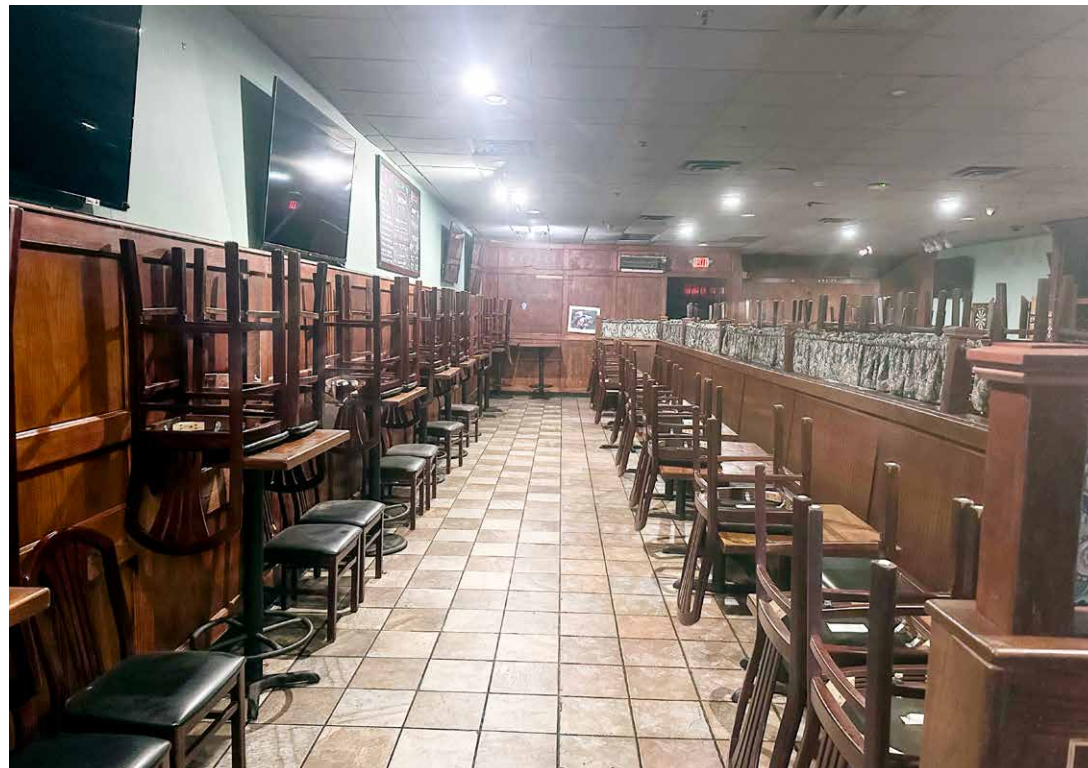
### CO-TENANTS

Uncle Giuseppe's Marketplace, T.J. Maxx, Michael's, Five Below, Burger King, Huntington Learning Center, Nonna's Brick Oven Pizza & Restaurant, Hiram Sushi, DAS Auto Parts, Suburban Wines, Martial Arts, Bijou Nails, Pro Health Dental, Taco Bell, The UPS Store, & Sportime Pickleball

### SITE ATTRIBUTES

- Shopping Center Renovations are underway
  - New pylon signage
- New Uncle Giuseppe's Marketplace, T.J. Maxx, Michael's, Five Below, Sportime Pickleball, and The UPS Store
- Prime Westchester County Retail
- Main shopping center in town
- Centrally located in the heart of Yorktown
- Easy access and ample parking
- Traffic Light Access

**RESTAURANT AVAILABLE (TURN KEY) - 3,000 SF**



3,000 SF RESTAURANT

30'±



100' +/-

# CENTRALLY LOCATED

**TRIANGLE CENTER**  
**ACME** **TJ-MAXX**  
 Bank of America **W** **W**  
 weightwatchers reimagined

**PNW BOCES**  
 PUTNAM NORTHERN WESTCHESTER

**CVS**  
 pharmacy

**YORKTOWN COMMUNITY & CULTURAL CENTER**  
 YORKTOWN MUSEUM  
 YORKTOWN STAGE

**COMMERCE STREET PROFESSIONAL BUILDING**

**YORKTOWN COMMONS**

**UNDERHILL PLAZA**  
**Ritas** **State Farm**  
 NORTHEAST DENTAL  
 YORKTOWN CLEANERS  
 YORKTOWN WINE & LIQUOR  
 COUNTRY FLORIST OF YORKTOWN

**ST. PATRICK'S CHURCH & SCHOOL**

**WESTCHESTER HOMEMADE WINE CENTER**

**YORKTOWN GREEN**  
**Uncle Giuseppe's** **Michaels**  
 MARKETPLACE  
**TJ-MAXX** **FIVE BEL'W**  
**Huntington** **BURGER KING**  
 LEARNING CENTER  
 PRO HEALTH DENTAL  
 MARTIAL ARTS  
 BIJOU NAILS  
 NONNA'S PIZZERIA  
 HIRAME SUSHI  
 DAS AUTO  
 SUBURBAN WINES

**THE GRAMERCY**

**YORKTOWN TOWN HALL**

**ELEVATE**

**UPS CUSTOMER CENTER**

**GAME SPORTSWEAR LTD.**

**YORKTOWN SPORTS ASSOCIATION**

**some like it fit**

**LOVE IN ACTION**

**MAW'S**  
 Westchester  
 Tacos

**STARBUCKS**

**7 ELEVEN**

**DUNKIN'**  
**CHASE**  
**CITIBANK**

**EAST COAST AUTO**  
**YORKTOWN PIZZA & PASTA**  
**FABRIC MART**  
**VERIZON WIRELESS**  
**MIXED MARTIAL ARTS**

**COUNTRY HOUSE IN WESTCHESTER**

**YORK FARM ESTATES TOWNHOUSES**

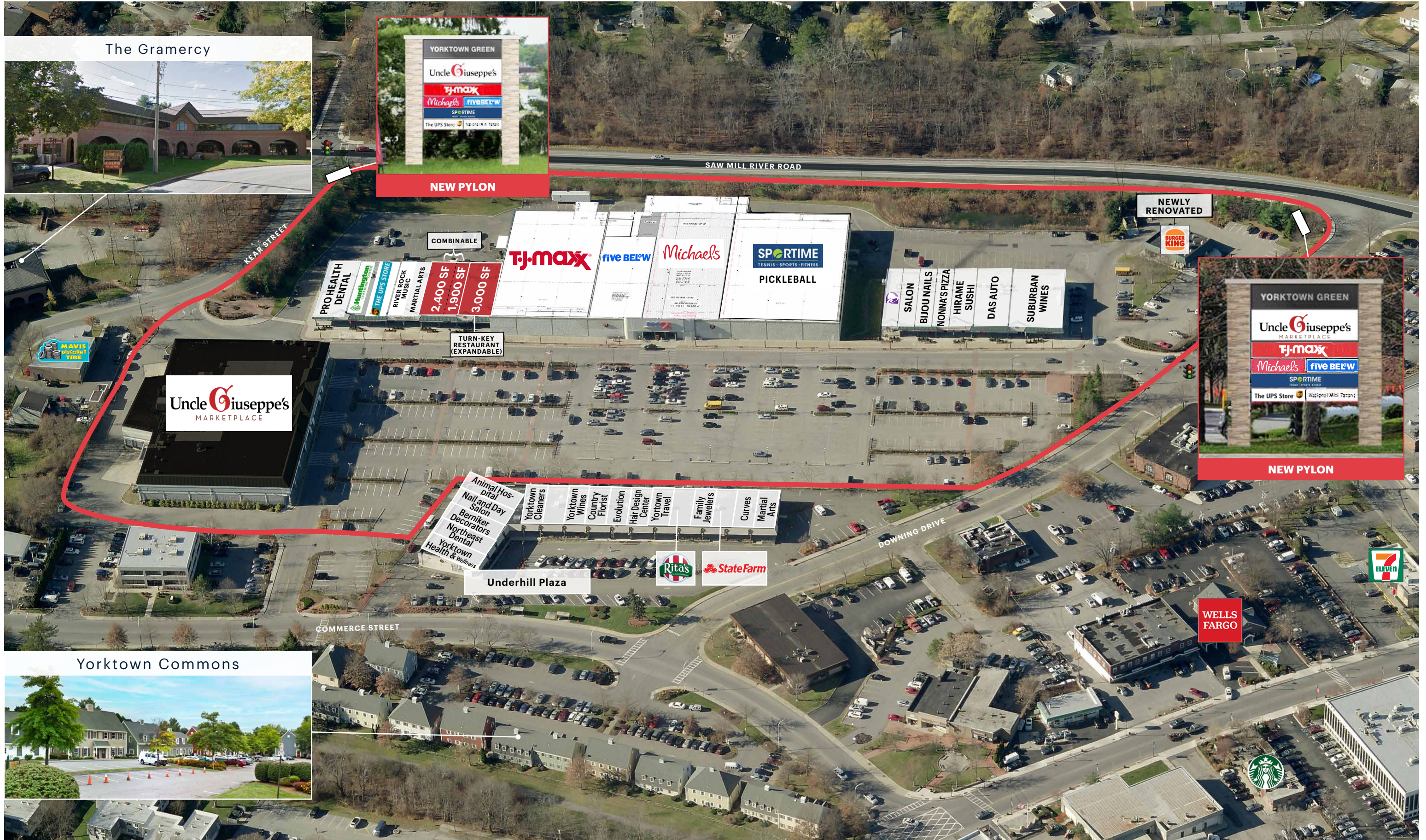
**SAWMILL RIVER ROAD**

**DOWNING DRIVE**

**ROUTE 202/35**

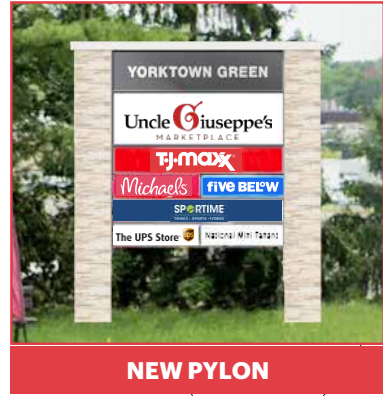
**WESTCHESTER**  
**SITE**  
 TSP  
 CORTLANDT MANOR  
 CROTON FALLS  
 PURDY'S  
 GOLDEN'S BRIDGE  
 CROSS RIVER  
 SOUTH SALEM  
 LEWISBORO  
 POUND RIDGE  
 BEDFORD  
 MT. KISCO  
 THORNWOOD  
 ARMONK  
 PURCHASE  
 VALHALLA  
 HAWTHORNE  
 PHILIPSE MANOR  
 TARRYTOWN  
 IRVINGTON  
 ELMSFORD  
 WHITE PLAINS  
 HARTSDALE  
 RYE BROOK  
 PORT CHESTER  
 RYE  
 EASTCHESTER  
 TUCKAHOE  
 CRESTWOOD  
 SCARSDALE  
 DOBBS FERRY  
 ARDSLEY  
 HASTINGS ON HUDSON  
 YONKERS  
 BRONXVILLE  
 PELHAM  
 LARCHMONT  
 NEW ROCHELLE  
 PELHAM MANOR  
 MAMARONECK  
 HARRISON  
 HASTINGS ON HUDSON  
 YONKERS  
 BRONXVILLE  
 PELHAM  
 LARCHMONT  
 NEW ROCHELLE  
 PELHAM MANOR

# SUPERMARKET ANCHORED CENTER WITH REGIONAL PULL



# SITE PLAN

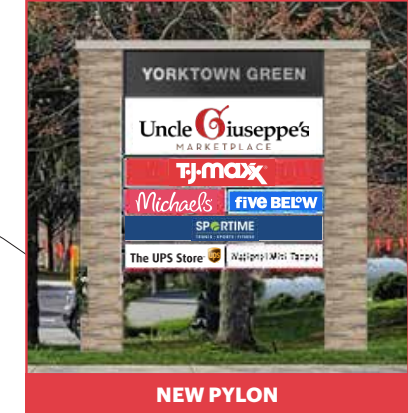
NEW YORK STATE ROUTE 118 / SAW MILL RIVER ROAD



NEWLY RENOVATED



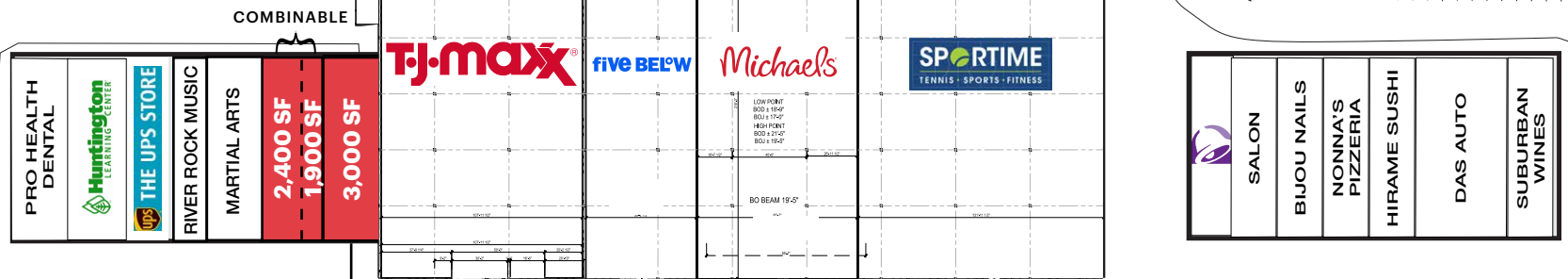
DOWNING ROAD



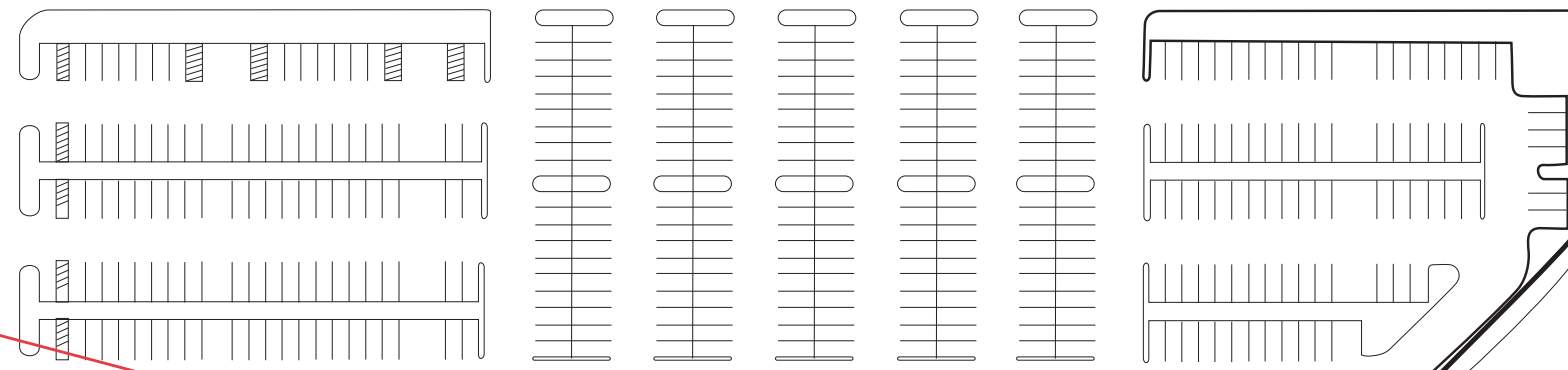
KEAR STREET



Uncle Giuseppe's MARKETPLACE



TURN-KEY RESTAURANT AVAILABLE



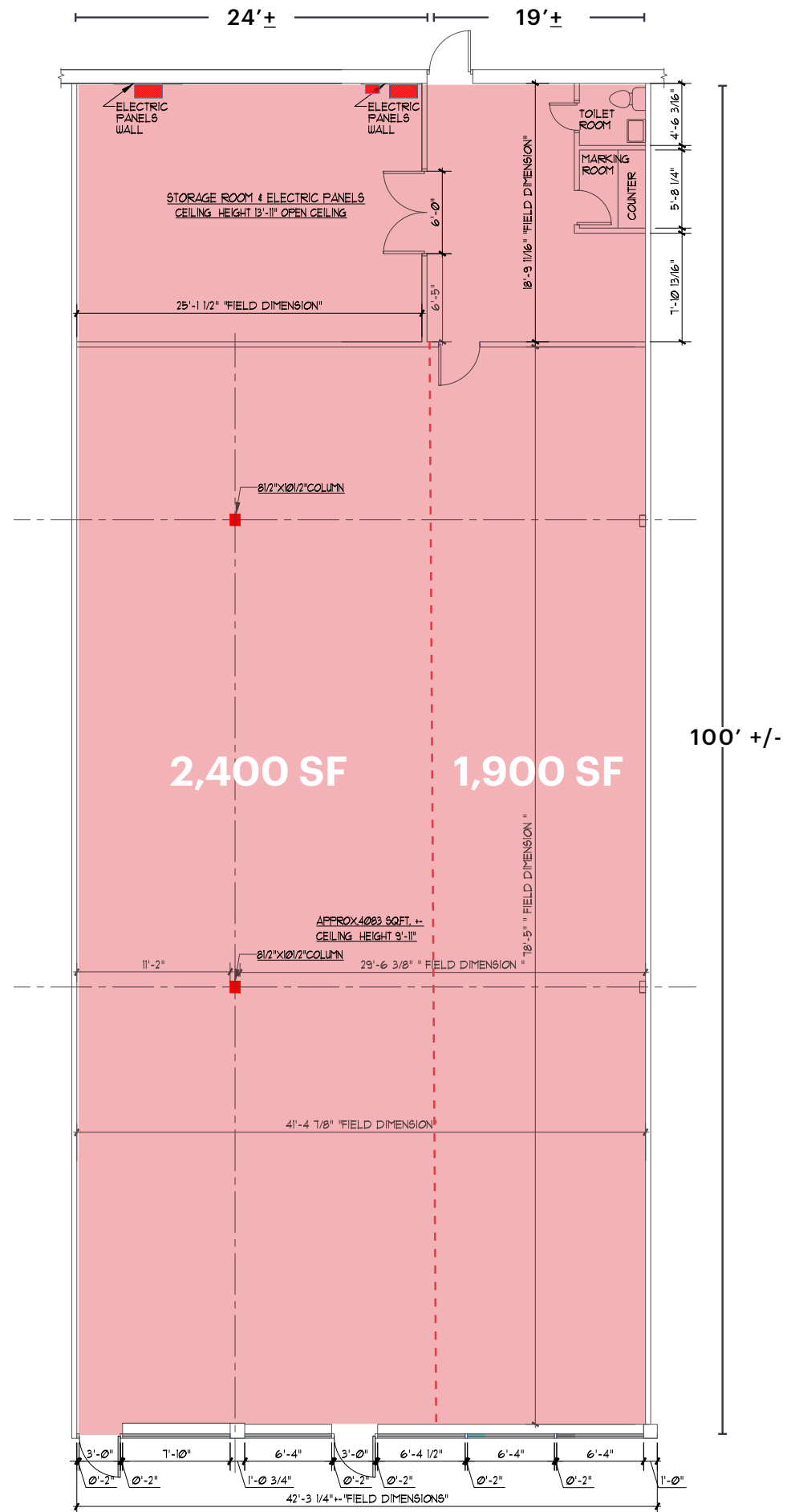
COMMERCE STREET



## NEW UNCLE GIUSEPPE'S INTERIOR



**SPACE PLANS - 4,300 SF (divisible)**



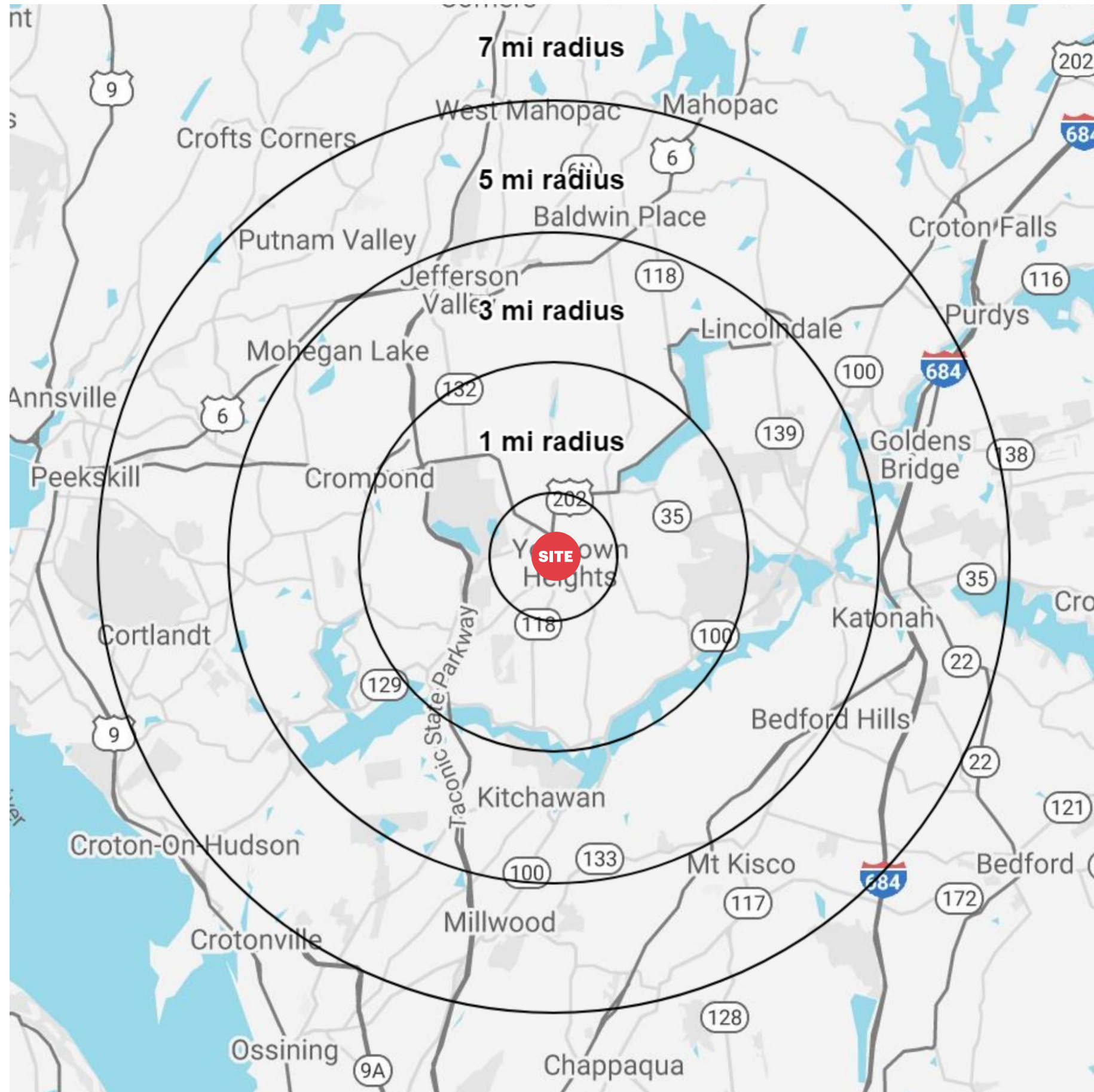
**SITE PHOTOS**



**BURGER KING RENOVATED & LEASE EXTENDED IN 2024**



# STRONG DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
4,692

**HOUSEHOLDS**  
1,755

**AVERAGE HOUSEHOLD INCOME**  
\$166,163

**MEDIAN HOUSEHOLD INCOME**  
\$113,618

**COLLEGE GRADUATES (Bachelor's +)**  
1,860 - 56%

**TOTAL BUSINESSES**  
578

**TOTAL EMPLOYEES**  
5,375

**DAYTIME POPULATION (w/ 16 yr +)**  
7,691

## 3 MILE RADIUS

**POPULATION**  
21,625

**HOUSEHOLDS**  
7,162

**AVERAGE HOUSEHOLD INCOME**  
\$237,142

**MEDIAN HOUSEHOLD INCOME**  
\$168,816

**COLLEGE GRADUATES (Bachelor's +)**  
9,376 - 63%

**TOTAL BUSINESSES**  
921

**TOTAL EMPLOYEES**  
9,564

**DAYTIME POPULATION (w/ 16 yr +)**  
20,457

## 5 MILE RADIUS

**POPULATION**  
59,255

**HOUSEHOLDS**  
20,578

**AVERAGE HOUSEHOLD INCOME**  
\$216,623

**MEDIAN HOUSEHOLD INCOME**  
\$154,923

**COLLEGE GRADUATES (Bachelor's +)**  
26,064 - 62%

**TOTAL BUSINESSES**  
2,280

**TOTAL EMPLOYEES**  
25,478

**DAYTIME POPULATION (w/ 16 yr +)**  
54,773

## 7 MILE RADIUS

**POPULATION**  
143,822

**HOUSEHOLDS**  
51,637

**AVERAGE HOUSEHOLD INCOME**  
\$196,610

**MEDIAN HOUSEHOLD INCOME**  
\$136,181

**COLLEGE GRADUATES (Bachelor's +)**  
60,780 - 59%

**TOTAL BUSINESSES**  
5,781

**TOTAL EMPLOYEES**  
63,877

**DAYTIME POPULATION (w/ 16 yr +)**  
133,510

\*2024 estimates

## CONTACT EXCLUSIVE AGENTS

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