

HIGHLY TRAFFICKED MULTI-USE SITE

3,000 SF Prior Boston Market For Nearly 30 Years
Multiple Uses Allowed – QSR/Retail/Service/Fitness



130 N. Bedford Road, Mount Kisco, NY 10549

PRICE REDUCED!
CONTACT FOR DETAILS!



TRAFFIC COUNT
Over 17,100 Vehicles Per Day

MOUNT KISCO, NY | 130 N. Bedford Road
3,000 SF Multi-Use Site | Former Restaurant
Highly Trafficked Location on Major Commercial Strip



PROPERTY INFORMATION

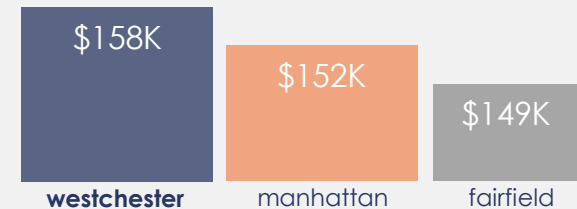
<u>Zoning:</u>	<u>CL – Limited Commercial District</u>
<u>Location:</u>	<u>North Bedford Road and Barker Street</u>
<u>Parking:</u>	<u>Private Shared On-Site Parking Lot</u>
<u>Near:</u>	<u>Bedford Hills, Chappaqua, Armonk, Katonah</u>
<u>Utilities:</u>	<u>Direct Meter; Gas Heat Furnace</u>
<u>Use:</u>	<u>QSR Preferred</u>

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



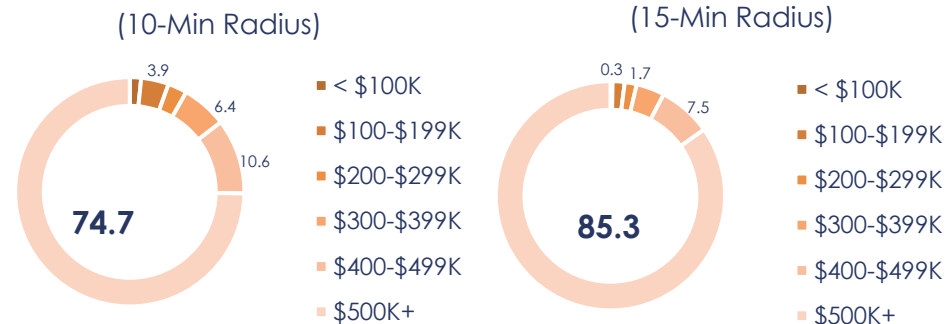
SPACE HIGHLIGHTS

- Highly Reputable Location in Region's Main Shopping Strip
- Multiple Uses Permitted Including General Retail, Office, etc.
- Fantastic Parking in Shared Private Lot
- Large Windows and Natural Light
- Multiple Signage Opportunities
- Near I-684 and Saw Mill River Parkway

NEARBY RETAILERS

- | | | |
|---------------|-----------------|-----------------|
| • Target | • Petco | • Mattress Firm |
| • Kohl's | • Five Guys | • Dogtopia |
| • Starbucks | • Mavis Auto | • Land Rover |
| • HomeGoods | • BMW | • Grand Prix |
| • Tesla | • Lexus | • Wells Fargo |
| • Burger King | • Saw Mill Club | • Chipotle |
| • Staples | • FedEx | • Sky Zone |

2021 HOME VALUE (1-mile from site)



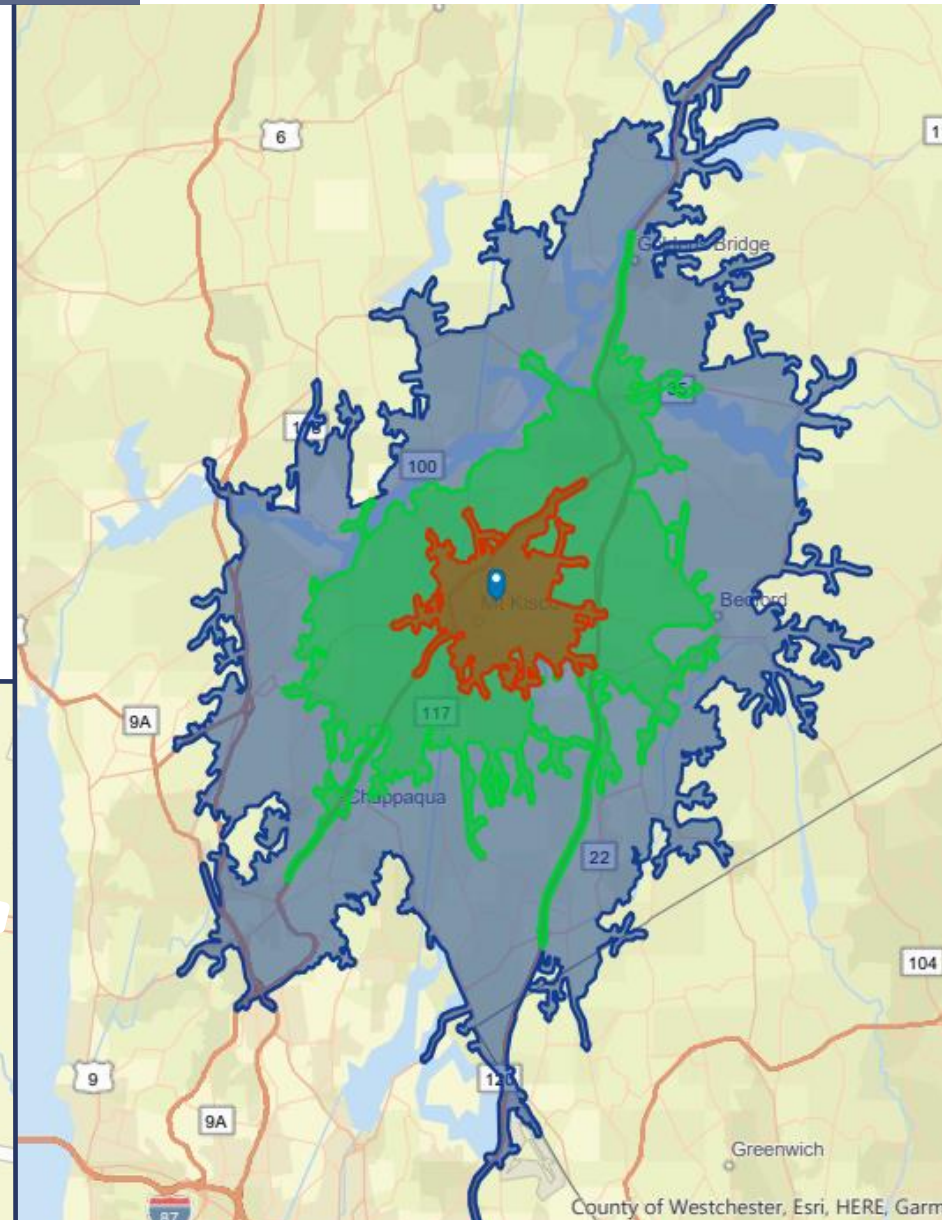
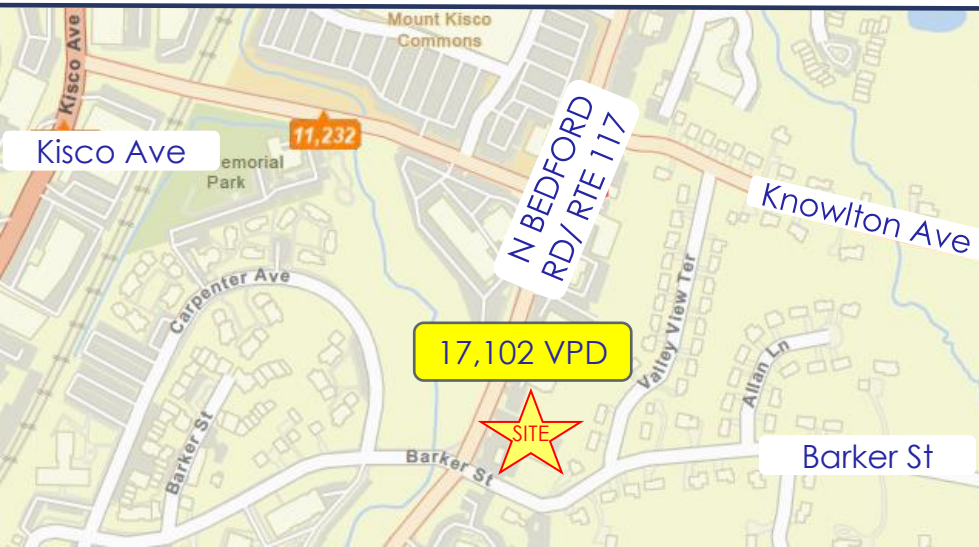
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

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DEMOGRAPHICS

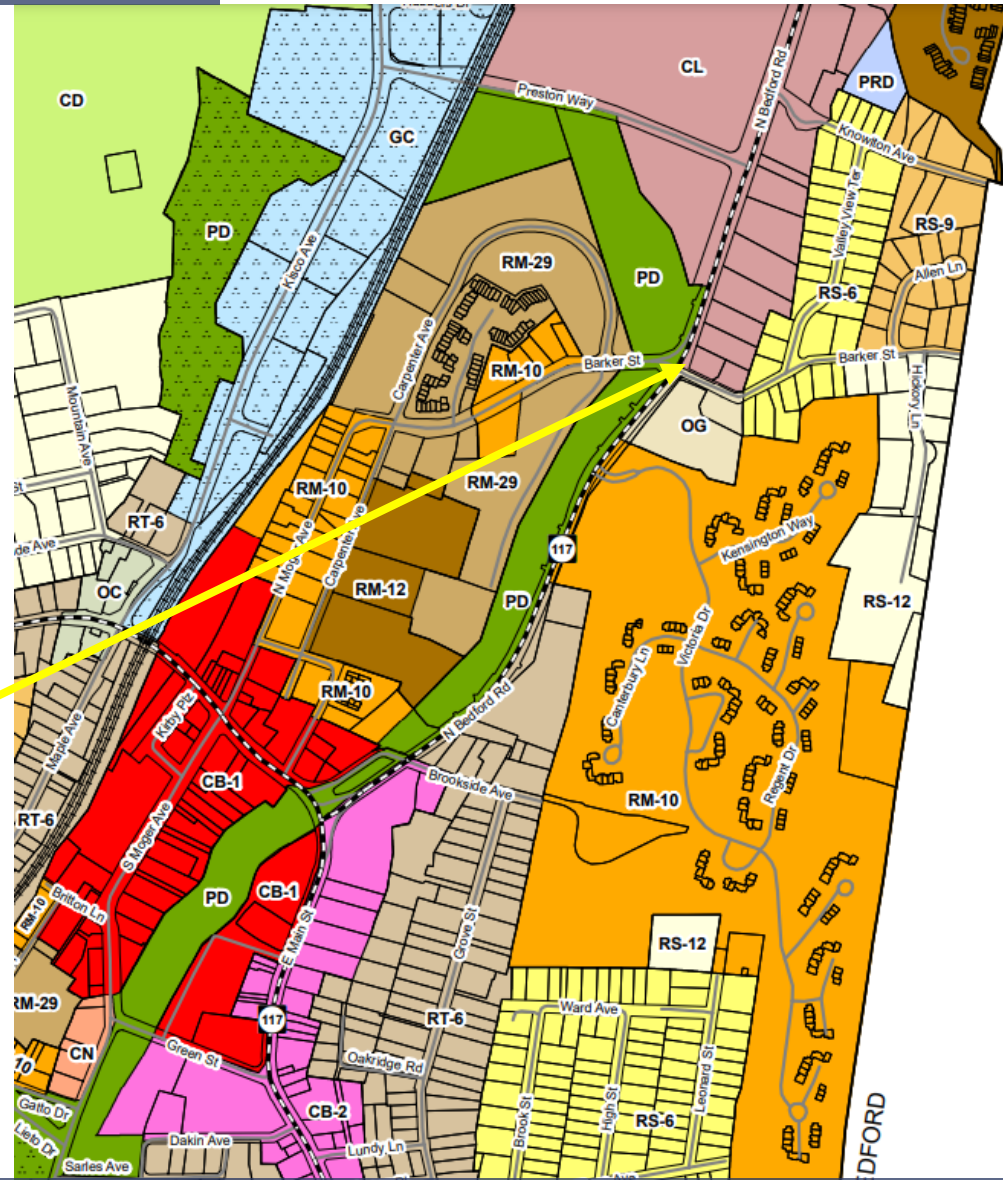
By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$153,711	\$212,411	\$259,682
Median HH Income	\$99,694	\$131,894	\$177,722
Population	11,339	30,427	74,526
Total Households	4,318	10,458	25,011
Median Age	40	41	43
Disposable Income	\$103,566	\$132,701	\$157,475
Avg Net Worth	\$1.6M	\$3M	\$1.1M
Net Worth > \$2M	15.7%	26.3%	35.0%



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MOUNT KISCO ZONING MAP

- CB-1 Central Business District - 1
- CB-2 Central Business District - 2
- GR General Retail District
- CN Neighborhood Commercial District
- CL Limited Commercial District
- GC General Commercial District
- SC Service Commercial District



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RETAIL AERIAL



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ADDITIONAL EXTERIOR PHOTOS



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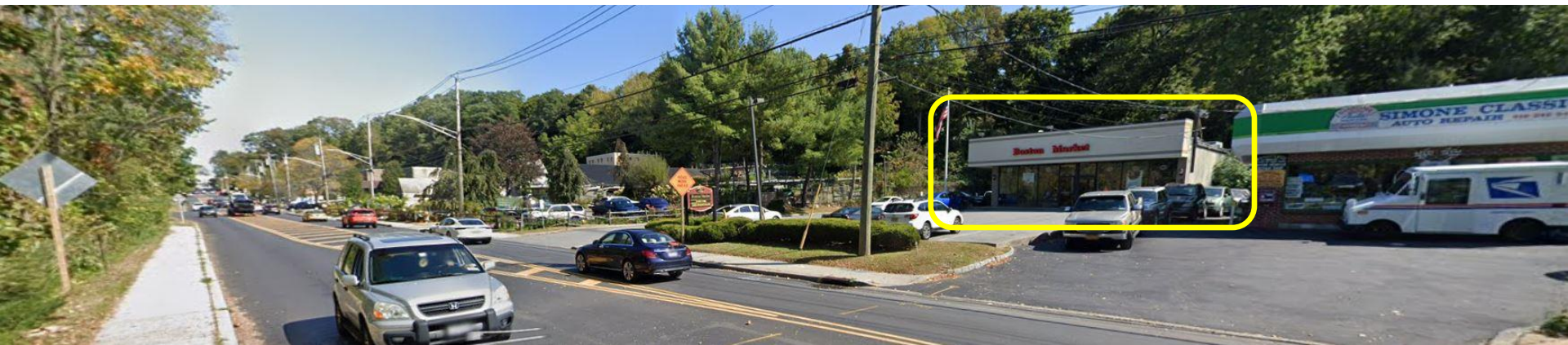
VISIBILITY

TRAFFIC COUNT
OVER 17,000 VEHICLES PER DAY

On North Bedford Road Facing South



On North Bedford Road Facing North

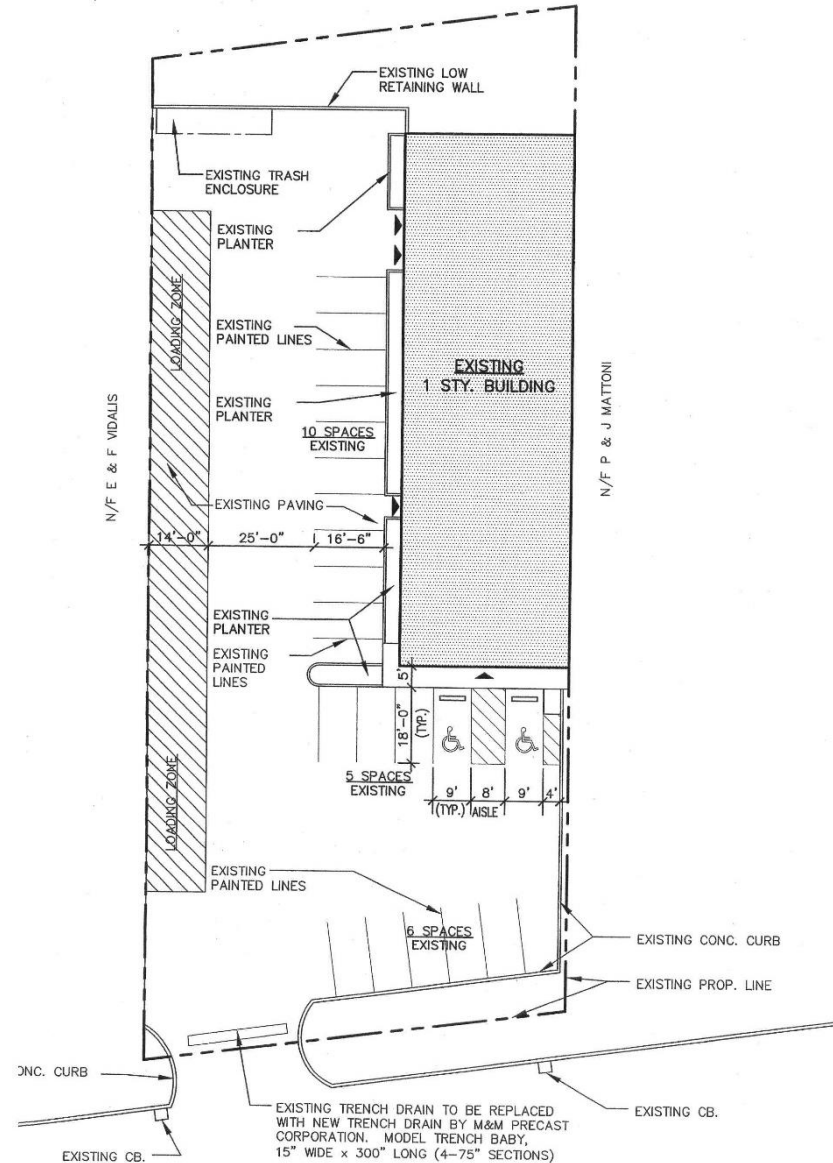


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ADMIRAL
REAL ESTATE SERVICES



SITE PLAN



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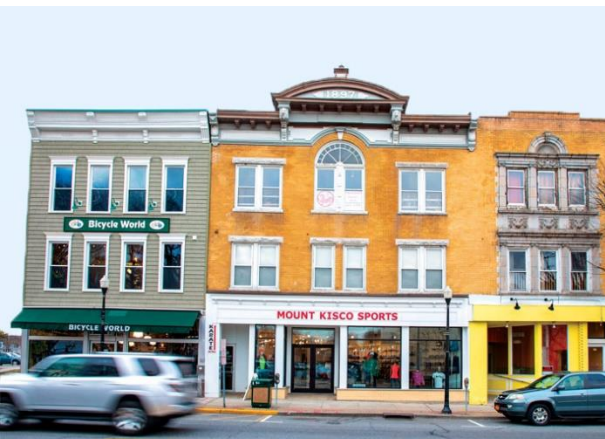
MOUNT KISCO, NY | The Market

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 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.



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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, 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.



RETAIL
AERIAL



Panera BREAD
ShopRite
Massage Envy SPA

CVS
pharmacy

salsa fresca

KOHL'S

ROCKIN' JUMP
THE ULTIMATE TRAMPOLINE PARK
GRAND PRIX
NEW YORK RACING
SPINS BOWL
SAW MILL CLUB - EAST

FIVE GUYS
BURGERS and FRIES

petco

TARGET

FedEx
Office

STAPLES

RMA
of New York

CHIPOTLE

Stop & Shop

Marshall & Sterling
INSURANCE

CAREMOUNT
MEDICAL
Urgent Care

SHERWIN WILLIAMS

DUNKIN' DONUTS

Paulo's Atelier
hair salon

MANA THAI

PETWORKS



BOSTON MARKET
Home Style Meats

Michael's
GARDEN GATE NURSERY
888-5177



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REGIONAL AERIAL



CONTACT OWNER'S
EXCLUSIVE AGENTS:

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