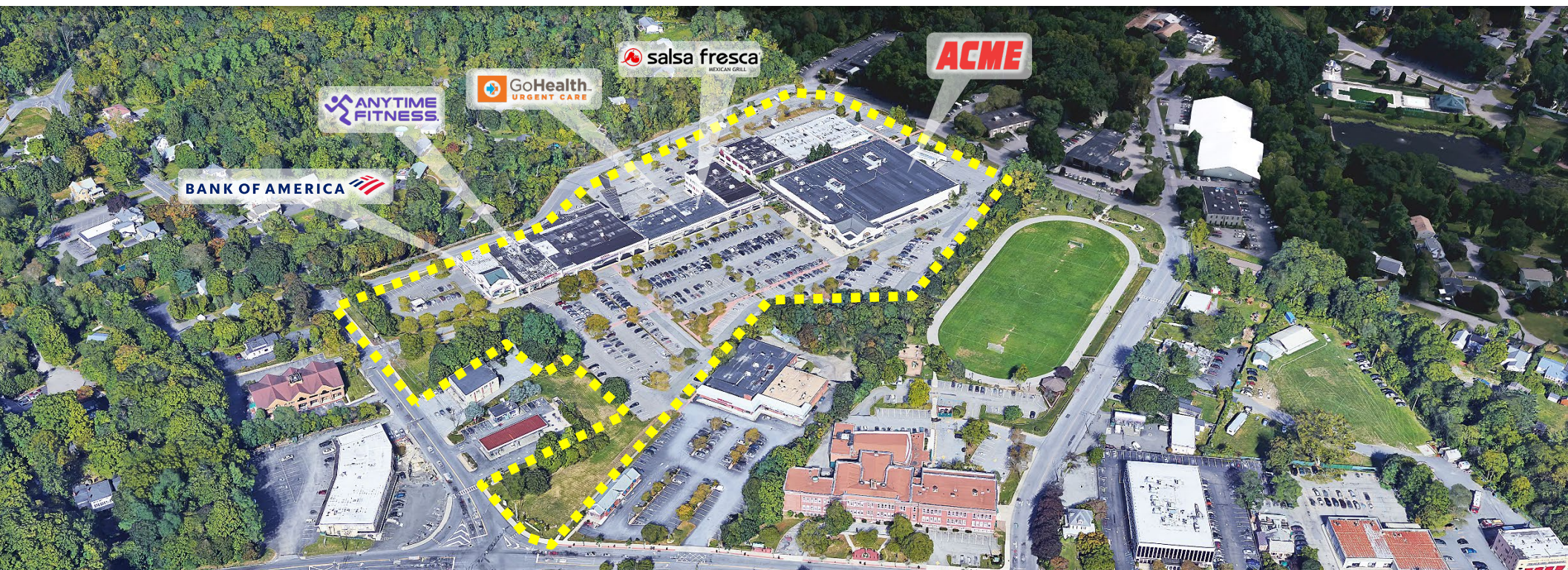


TRIANGLE SHOPPING CENTER

920 – 23,500 SF AVAILABLE

YORKTOWN HEIGHTS, NY

RENOVATIONS PLANNED FOR 2024/25



FOR MORE INFORMATION, PLEASE CONTACT:

James Aries

914-237-3400, Ext. 114 (o)

914-262-7295 (c)

Jim@RoyalPropertiesInc.com

Caroline Kintzer

914-237-3400 (o)

914-275-8975 (c)

Caroline@RoyalPropertiesInc.com

Jeff Kintzer

914-237-3400, Ext. 103 (o)

914-815-1511 (c)

Jeff@RoyalPropertiesInc.com



ROYAL
PROPERTIES



PRIME RETAIL SPACE FOR LEASE | 920 - 23,500 SF

AVAILABLE:

- 920 SF (13' x 70'-4")
- 1,000 SF (14'-2" x 68'-4")
- 1,055 SF (15' x 70')
- 1,200 SF (17' x 70'-4")
- 1,320 SF (18' x 70'-4")
- 1,600 SF (23' x 70'-4")
- 3,212 SF (45'-8" x 70'-4")
- 5,000 SF (35' x 144')
- 9,928 SF (90' x 110')
- 23,500 SF (167.5' x 155.6')

CO-TENANTS:

ACME Markets, Bank of America, GO Health Urgent Care, Salsa Fresca, Anytime Fitness, Goldfish Swim School, My Gym, and more

NEIGHBORING RETAILERS:

CVS, Uncle Giuseppe's Marketplace, Michael's (coming soon), Five Below (coming soon), Dunkin', Huntington Learning Center, Starbucks, Chase, Mavis Discount Tire, Rita's Italian Ice, Taco Bell, Burger King, Verizon, and many more

ADDITIONAL INFORMATION:

- 208,000 SF Two-Level Regional Shopping Center
- Excellent Visibility
- Highly Visible Anchor Space Available
- Shopping Center Renovations Planned 2024-2025
- Located at the Intersection of Route 118, 35 & 202
- 867 Parking Spaces
- Prime Signage

ASKING RENT:

Call for Details

CAM/TAXES:

Gross Lease (Included in Rent)

SITE PLAN

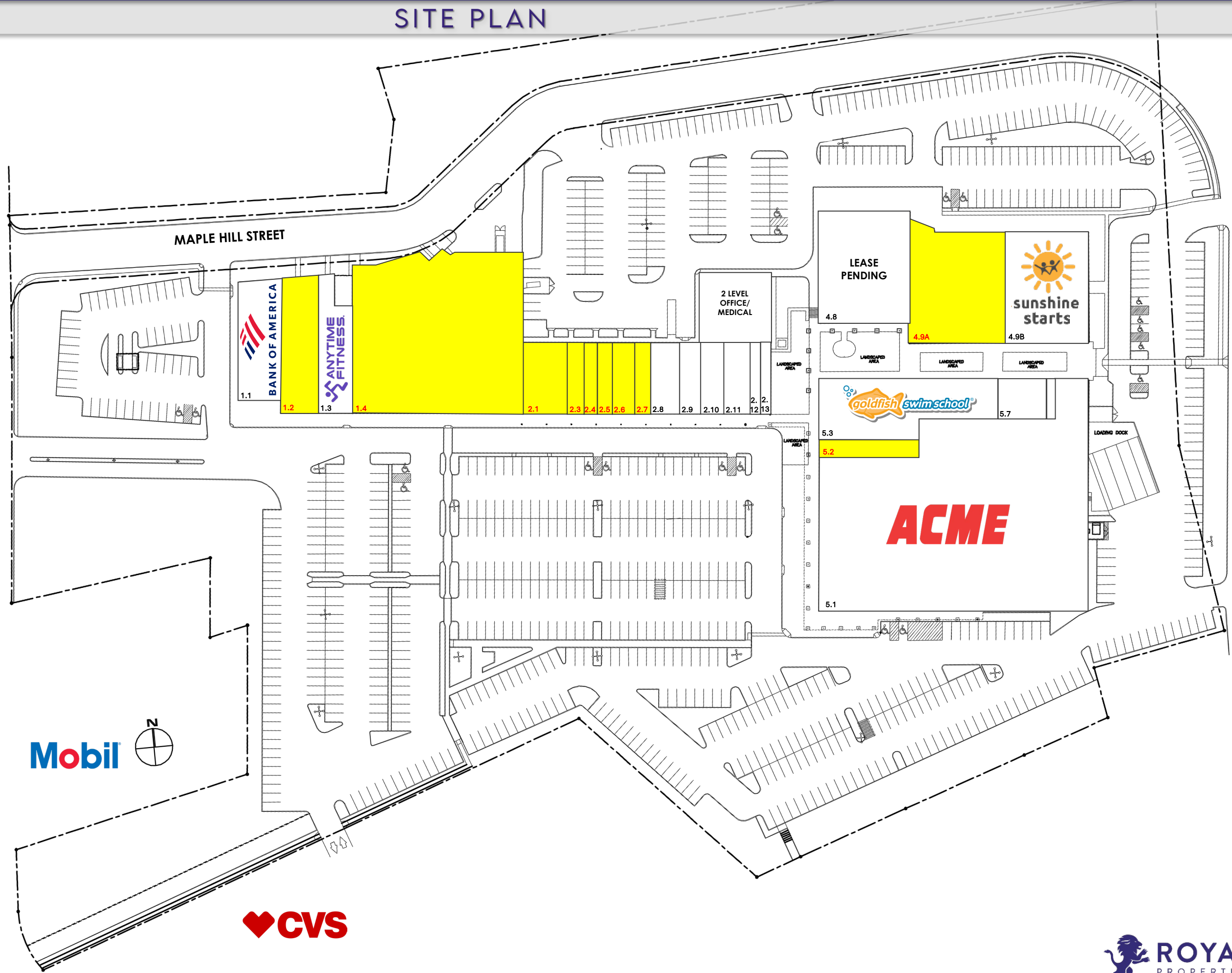
BUILDING 1		
#	TENANT	SF
1.1	BANK OF AMERICA	4,600
1.2	AVAILABLE (35' x 144')	5,000
1.3	ANYTIME FITNESS	4,100
1.4	AVAILABLE (163' x 144')	23,500

BUILDING 2		
#	TENANT	SF
2.1	AVAILABLE (45'-8" x 70'-4")	3,212
2.3	AVAILABLE (17' x 70'-4")	1,200
2.4	AVAILABLE (13' x 70'-4")	920
2.5	AVAILABLE (15' x 70'-4")	1,055
2.6	AVAILABLE (23' x 70'-4")	1,600
2.7	AVAILABLE (18' x 70'-4")	1,320
2.8	GO HEALTH URGENT CARE	2,030
2.9	GENESIS JEWELERS	1,360
2.10	HIMALAYA RESTAURANT	1,270
2.11	SALSA FRESCA	2,010
2.12	CLEANERS	700
2.13	TRIANGLE HAIRCUTTERS	700

BUILDING 4		
#	TENANT	SF
4.8	LEASE PENDING	10,000
4.9A	AVAILABLE (90' x 110')	9,928
4.9B	SUNSHINE STARTS	9,927

BUILDING 5		
#	TENANT	SF
5.1	ACME	50,431
5.2	AVAILABLE (14'-2" x 68'-4")	1,000
5.3	GOLDFISH SWIM SCHOOL	9,253
5.7	SUZUKI DOJO KARATE	1,782

SAW MILL RIVER ROAD



SHOPPING CENTER PHOTOS



AERIAL

TRIANGLE SHOPPING CENTER

ACME SITE

GoHealth. URGENT CARE

my GYM CHILDREN'S FITNESS CENTER

sunshine starts

ANYTIME FITNESS

salsa fresca MEXICAN GRILL

BANK OF AMERICA

YORKTOWN GREEN

Uncle Giuseppe's MARKETPLACE

BURGER KING

TJ-maxx

TACO BELL

Michael's COMING SOON

five BELOW COMING SOON

Huntington LEARNING CENTER

CAREMOUNT MEDICAL

CVS PLAZA

CVS pharmacy



35 202 118

COMMERCE STREET



SAW MILL RIVER ROAD

118



202

CROMPOND ROAD

DEMOGRAPHICS

1 MILE RADIUS

POPULATION



4,839

AVERAGE HH INCOME



\$163,324

3 MILE RADIUS

POPULATION



23,437

AVERAGE HH INCOME



\$237,302

5 MILE RADIUS

POPULATION



60,800

AVERAGE HH INCOME



\$215,851

TRAFFIC COUNTS

ROUTE 202 ADT

TRAFFIC COUNTS



13,367

CROMPOND ROAD ADT

TRAFFIC COUNTS



15,910

TACONIC STATE PARKWAY ADT

TRAFFIC COUNTS



61,327

LEASING CONTACTS:

James Aries

914-237-3400, Ext. 114 (o)

914-262-7295 (c)

Jim@RoyalPropertiesInc.com

Caroline Kintzer

914-237-3400 (o)

914-275-8975 (c)

Caroline@RoyalPropertiesInc.com

Jeff Kintzer

914-237-3400, Ext. 103 (o)

914-815-1511 (c)

Jeff@RoyalPropertiesInc.com

VISIT OUR WEBSITE:

WWW.ROYALPROPERTIESINC.COM