

YORKTOWN HEIGHTS, NY

Triangle Center | Westchester County
10 Triangle Ctr, Yorktown Heights, NY 10598

ULTRA PRIME JR ANCHOR SPACE AVAILABLE IN 230,000 SF REGIONAL SHOPPING CENTER

26,074 SF (DIVISIBLE) | CONTACT FOR RATE

*MULTI-MILLION DOLLAR CENTER
RENOVATION PROJECT IN PROGRESS*

CLICK [HERE](#) FOR MORE DETAILS



CLICK [HERE](#) FOR VIRTUAL TOUR



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118
JOAN SIMON: 914-779-8200 x117

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BROKERS
PROTECTED





PROPERTY DETAILS

PROPERTY INFORMATION

GLA / Zoning:	230,000 SF / C-1
Location:	Juncture of Routes 118, 35 and 202
Near:	Cortlandt Manor, Crompond, Somers.
Local Retailers:	Five Below, TJ Maxx, Michael Crafts, Uncle Giuseppe's, CVS, Starbucks, Solaris Sports Club, Citibank, Burger King, Taco Bell, Dunkin', The Bagel Emporium, PCSB Bank

SPACE DETAILS

- 26,074 SF available for lease (divisible)
- Highly visible junior anchor location
- Renovations including (but not limited to) brand new façade, parking lot improvements and new sidewalks
- Ceiling heights range from 11'10 ft to 16'
- 163 ft measured depth of space
- Fully sprinklered and 14 fire extinguishers
- Two (2) ADA restrooms
- Abundant free parking (867 spaces)
- Multiple uses permitted

DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$197,791	\$220,531	\$223,403
Median HH Income	\$158,227	\$169,218	\$166,294
Population	6,829	29,502	75,145
Total Households	2,275	10,255	26,165
Disposable Income	\$116,369	\$126,802	\$125,170

**JUNE 2025 MEDIAN
HOME SALES
PRICE**

\$630K

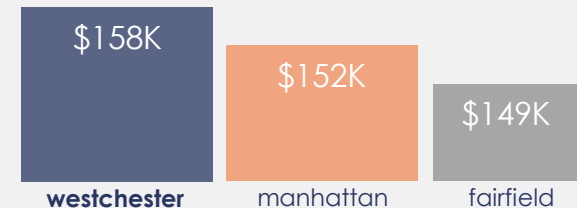
YORKTOWN HEIGHTS, NY

10 Triangle Center

**NEW YORK'S
WESTCHESTER COUNTY**
STRONG SPENDING POWER

**\$22.1 billion in Westchester
RETAIL DEMAND**

**HIGH AVERAGE
HOUSEHOLD INCOME**



KEY FACTS (15-Minute Drive-Time From Site)

POPULATION	AVG INCOME
75,145	\$223,403
HOUSEHOLDS	DISPOSABLE INCOME
26,165	\$125,170

TRIANGLE
CENTER
SITE PLAN



SITE AERIAL

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STOREFRONT PLAN
SHP-11-12



EXTERIOR ELEVATION
SHP-11-12

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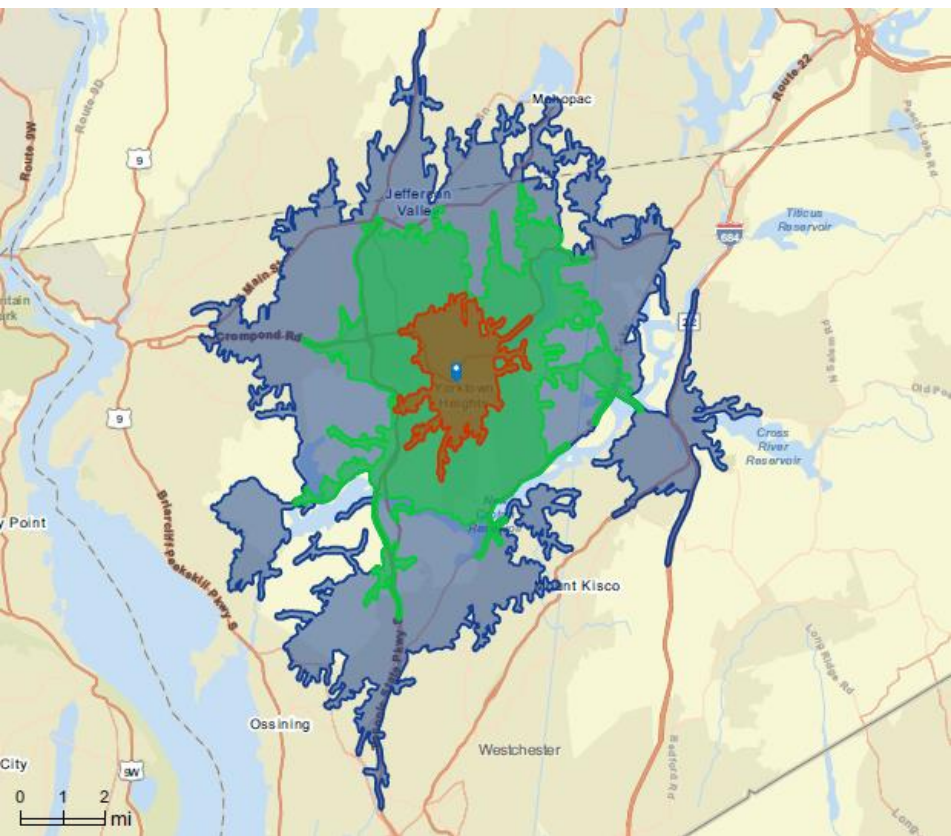


SITE MAP & TRAFFIC COUNT

YORKTOWN HEIGHTS, NY
10 Triangle Center

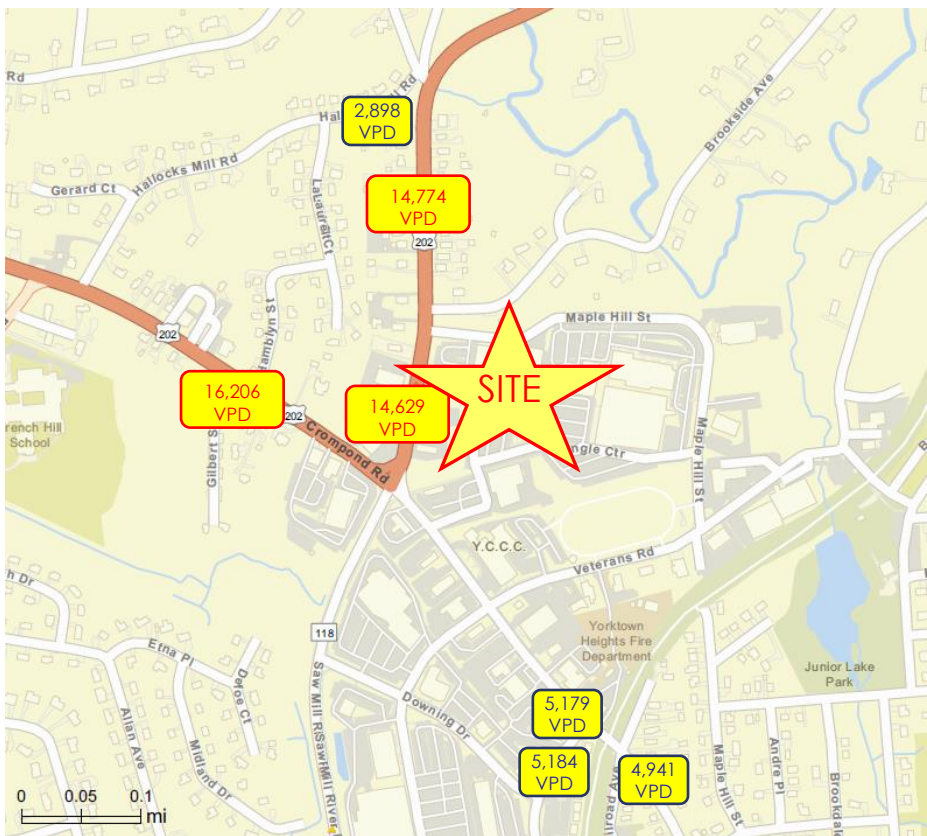
SITE MAP

DRIVE TIME: **5-MINS** **10-MINS** **15-MINS**

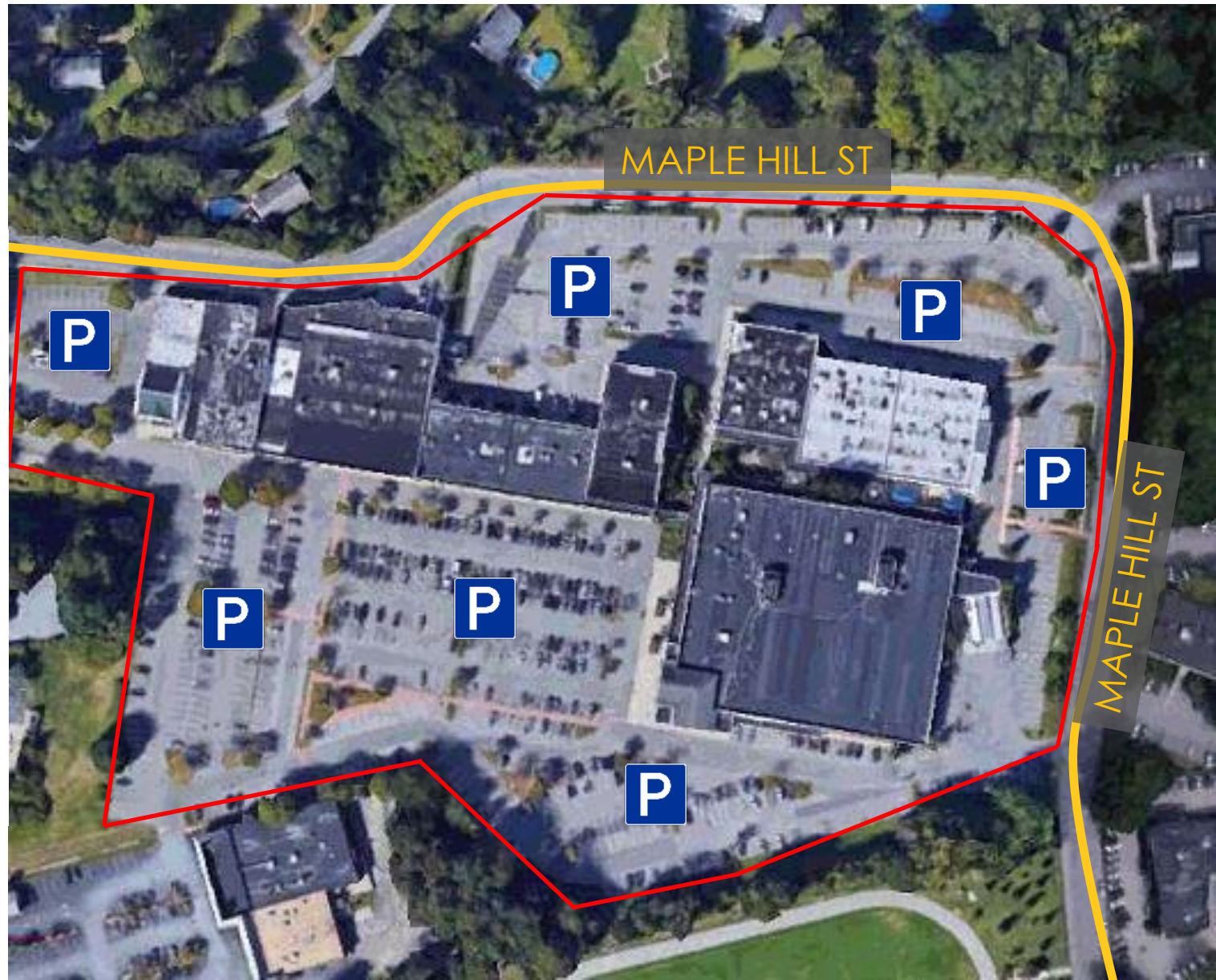


TRAFFIC COUNT

Nearly 15,000 Vehicles Per Day



PARKING
AERIAL



YORKTOWN HEIGHTS, NY | The Market

SMALL AREA, BIG VILLAGE

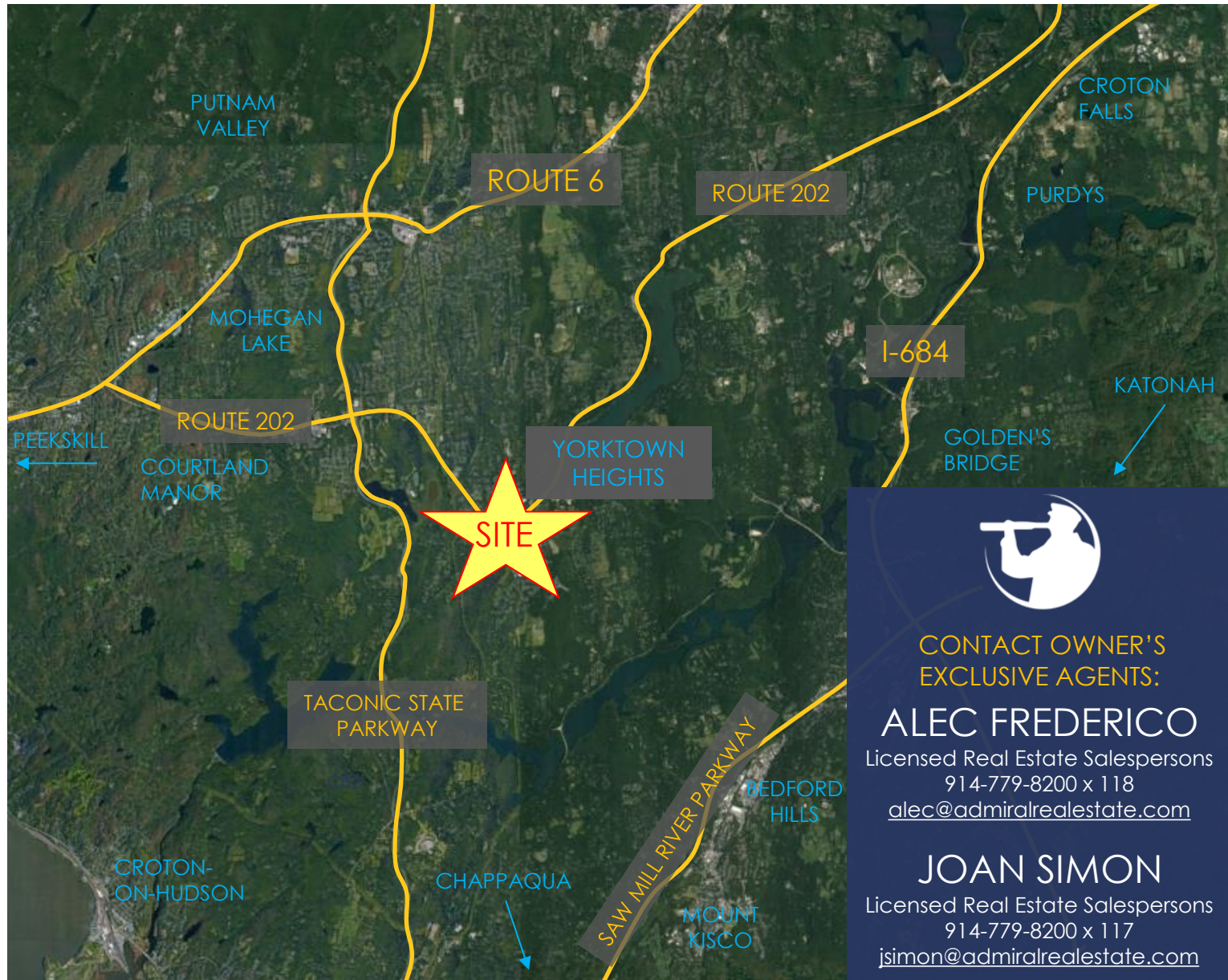
The Town of Yorktown is a beautiful community in Northern Westchester County, New York. It is located 35 miles from New York City, with forty square miles of rolling hills, farmland, residential areas and light industry.

With its proximity to NYC, living in Yorktown offers a pleasant mix of commercial, residential, and recreational opportunities for it's just over 36,000 residents. The town is made up of five business hamlets: Mohegan Lake, Shrub Oak, Jefferson Valley, Crompond, and Yorktown Heights, and twelve distinct residential neighborhoods each with their own unique character and identity.

Yorktown is also comprised of many parks and open spaces where residents enjoy activities from swimming and playing sports to hiking nature trails and picnicking. With excellent schools, active community organizations, and dedicated civic leaders, Yorktown is a vibrant community.



NORTHERN
WESTCHESTER



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