

# 192 N. Bedford Road

Mount Kisco, New York



## Retail for Lease



### Specifications

Location: 192 N. Bedford Road, Mt. Kisco, NYT

Retail Space: 1,900 Sq. Ft.

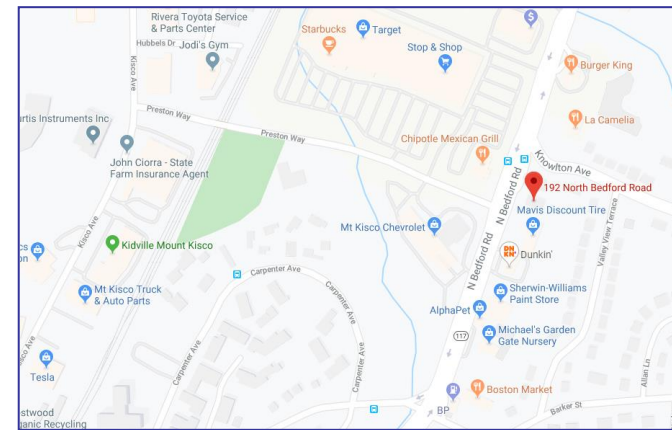
Asking Rent: \$40/PSF/NNN

Parking: 16 surface parking spaces

Zoning: CL- Limited Commercial District

Comments: Signalized Intersection; Frontage on Busy Route 117 Retail Corridor; Pylon Signage; Across from Target, Stop & Shop; Chipotle, Mt Kisco Chevrolet

### Plan



### Contact Exclusive Agent:

**Andrew Paul**

914-924 - 3824 • [andrew@pyramidregroup.com](mailto:andrew@pyramidregroup.com)

**Brian Dornan**

203-581 - 0022 • [Brian@pyramidregroup.com](mailto:Brian@pyramidregroup.com)

### Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

(203) 348-8566 • Fax (203) 358-971

2002 PREM, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)



# Demographic Summary Report

192 N Bedford Rd, Mount Kisco, NY 10549

Building Type: **General Retail**      Total Available: **1,800 SF**  
 Secondary: **Freestanding**      % Leased: **100%**  
 GLA: **1,800 SF**      Rent/SF/Yr: **\$40.00**  
 Year Built: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	6,492	25,805	59,217
2019 Estimate	6,616	25,340	57,922
2010 Census	7,454	23,536	52,534
Growth 2019 - 2024	-1.87%	1.84%	2.24%
Growth 2010 - 2019	-11.24%	7.66%	10.26%
<b>2019 Population by Hispanic Origin</b>	1,932	7,072	9,358
<b>2019 Population</b>	6,616	25,340	57,922
White	5,420 81.92%	21,534 84.98%	50,504 87.19%
Black	468 7.07%	1,609 6.35%	2,426 4.19%
Am. Indian & Alaskan	88 1.33%	315 1.24%	366 0.63%
Asian	435 6.57%	1,308 5.16%	3,546 6.12%
Hawaiian & Pacific Island	11 0.17%	23 0.09%	29 0.05%
Other	193 2.92%	552 2.18%	1,052 1.82%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2024 Projection	2,612	8,960	20,179
2019 Estimate	2,655	8,806	19,731
2010 Census	2,951	8,203	17,850
Growth 2019 - 2024	-1.62%	1.75%	2.27%
Growth 2010 - 2019	-10.03%	7.35%	10.54%
Owner Occupied	1,696 63.88%	5,713 64.88%	15,308 77.58%
Renter Occupied	959 36.12%	3,093 35.12%	4,424 22.42%
<b>2019 Households by HH Income</b>	2,654	8,805	19,732
Income: <\$25,000	405 15.26%	933 10.60%	1,430 7.25%
Income: \$25,000 - \$50,000	454 17.11%	1,501 17.05%	2,324 11.78%
Income: \$50,000 - \$75,000	359 13.53%	1,167 13.25%	1,888 9.57%
Income: \$75,000 - \$100,000	319 12.02%	673 7.64%	1,455 7.37%
Income: \$100,000 - \$125,000	244 9.19%	865 9.82%	1,881 9.53%
Income: \$125,000 - \$150,000	201 7.57%	571 6.48%	1,254 6.36%
Income: \$150,000 - \$200,000	295 11.12%	969 11.01%	2,359 11.96%
Income: \$200,000+	377 14.20%	2,126 24.15%	7,141 36.19%
<b>2019 Avg Household Income</b>	\$111,820	\$136,861	\$170,343
<b>2019 Med Household Income</b>	\$83,542	\$103,714	\$142,703