



HOULIHAN LAWRENCE  
COMMERCIAL

# 1019 Park Street Peekskill, NY

*PRIME DOWNTOWN RETAIL / RESTAURANT OPPORTUNITY*

**Kenneth Lefkowitz**

Real Estate Salesperson

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FOR LEASE

**KLEIN  
LEFKOWITZ**  
COMMERCIAL TEAM AT HOULIHAN LAWRENCE



## Property Description

An exceptional opportunity to lease approximately 3,400 SF of ground-floor restaurant or retail space at 1019 Park Street, located in the heart of downtown Peekskill's revitalized commercial corridor. The space is situated at street level in a prominent mixed-use building anchored by M&T Bank, providing built-in daily foot traffic and long-term tenancy stability.

Positioned along Park Street, one of Peekskill's most heavily traveled vehicular and pedestrian corridors, the property benefits from outstanding visibility, strong storefront presence, and continuous activity throughout the day and evening. The location places the space within walking distance of restaurants, entertainment venues, residential buildings, and municipal amenities that define downtown Peekskill's resurgence.

The building is undergoing a comprehensive redevelopment that includes upper-floor residential apartments above the commercial base, further enhancing on-site and nearby demand for food, beverage, and service-oriented users. According to the approved plans, the ground floor is designed to accommodate a  $\pm 3,400$  SF commercial tenant, ideal for a restaurant, café, bar concept, or destination retail user seeking a vibrant urban setting.

## Property Highlights

- $\pm 3,400$  SF ground-floor restaurant / retail space
- Prominent location on high-traffic Park Street
- Anchored by **M&T Bank**
- Surrounded by residential, dining, entertainment, & cultural uses
- Upper-floor residential redevelopment adding built-in customer base
- Excellent access to highways and Metro-North
- Located in the center of revitalized downtown Peekskill

## Offering Summary

Lease Rate:	\$45 SF/yr MG
Available SF:	3,400 SF



**Houlihan Lawrence Commercial**  
800 Westchester Ave. Ste. N517  
Rye Brook, NY 10573  
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# 1019 PARK STREET RENOVATION

CITY OF PEEKSKILL - WESTCHESTER COUNTY



**JTA**  
ARCHITECT  
James J. Thompson Architect, P.C.  
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Peekskill, New York 10583  
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City of Peekskill  
August 28, 2025

**1019 PARK STREET RENOVATION**  
1019 Park Street, LLC Owner  
1019 Park Street, LLC  
1019 Park Street, Peekskill, NY 10583  
City of Peekskill, Westchester County

FOR HISTORIC LANDMARKS & PRESERVATION BOARD REVIEW & APPROVAL

**1019 PARK STREET RENOVATION**  
1019 Park Street, LLC Owner  
1019 Park Street, LLC  
1019 Park Street, Peekskill, NY 10583  
City of Peekskill, Westchester County

Date: August 28, 2025

Revisions:  
A - September 26, 2025

G0.01

**PROJECT SCOPE:**  
THIRD STORY ADDITION TO AN EXISTING TWO STORY BUILDING AND RENOVATIONS & ALTERATIONS TO FACILITATE THE ADAPTIVE REUSE OF SECOND STORY OFFICE SPACES TO NEW RESIDENTIAL APARTMENTS. EXISTING VACANT FIRST FLOOR COMMERCIAL SPACE IS PROPOSED TO BE FIT UP FOR A NEW RESTAURANT TENANT.

**DRAWING INDEX:**

GENERAL	TITLE SHEET
G0.01	ARCHITECTURAL RENDERING
AR.01	ARCHITECTURAL RENDERING
AR.02	ARCHITECTURAL RENDERING
CIVIL	SITE PLAN
CT.01	SITE PLAN
EXISTING CONDITIONS	EXISTING FIRST FLOOR PLAN
AX.01	EXISTING SECOND FLOOR PLAN
AX.02	EXISTING ELEVATIONS
AX.03	EXISTING BUILDING SECTION
ARCHITECTURAL	NEW FIRST FLOOR PLAN
A1.01	NEW SECOND FLOOR PLAN
A1.02	NEW THIRD FLOOR PLAN
A1.04	NEW ROOF PLAN
A2.01	NEW ELEVATIONS
A2.02	NEW ELEVATIONS
A3.01	SECTIONS

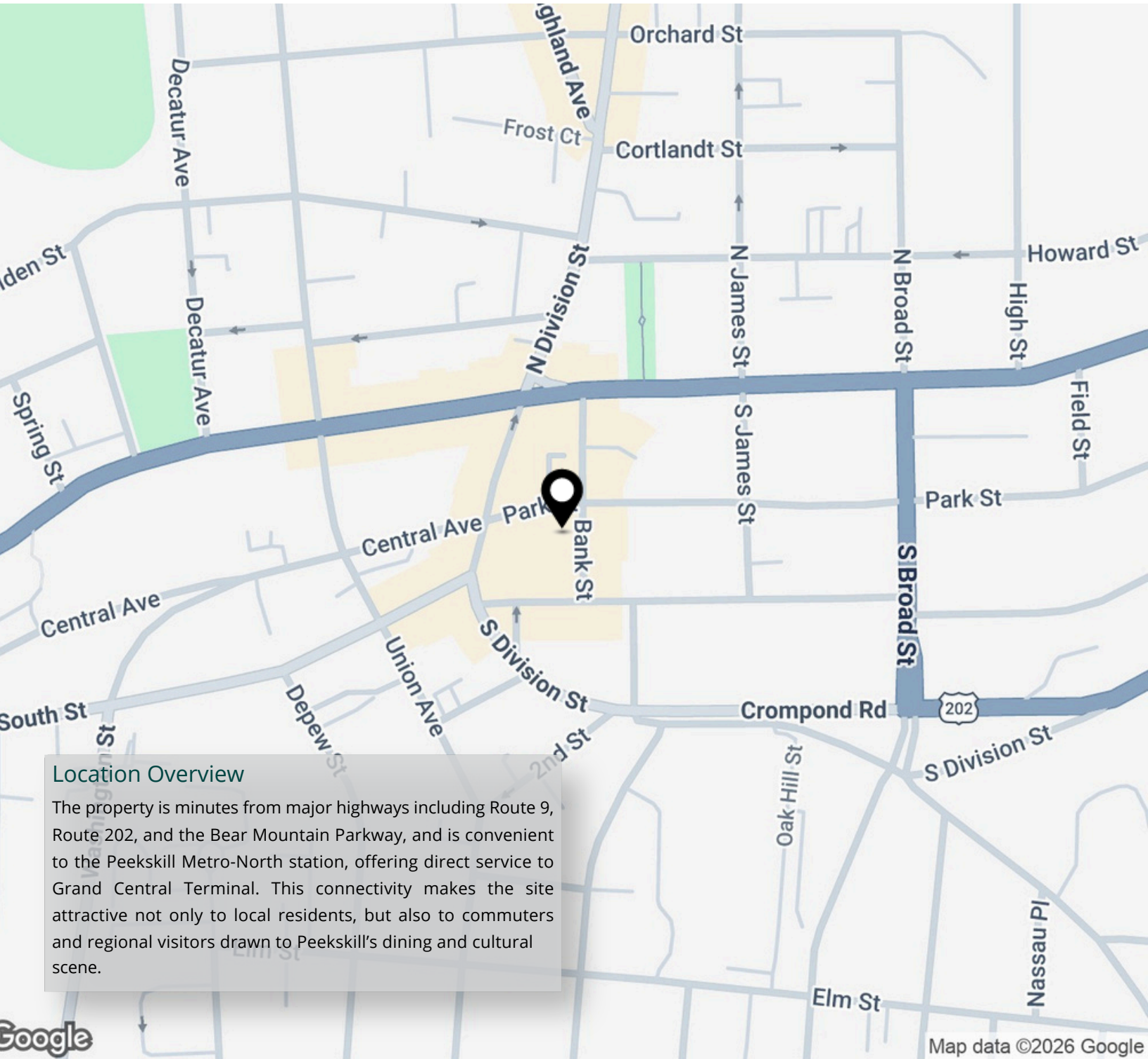


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### Location Overview

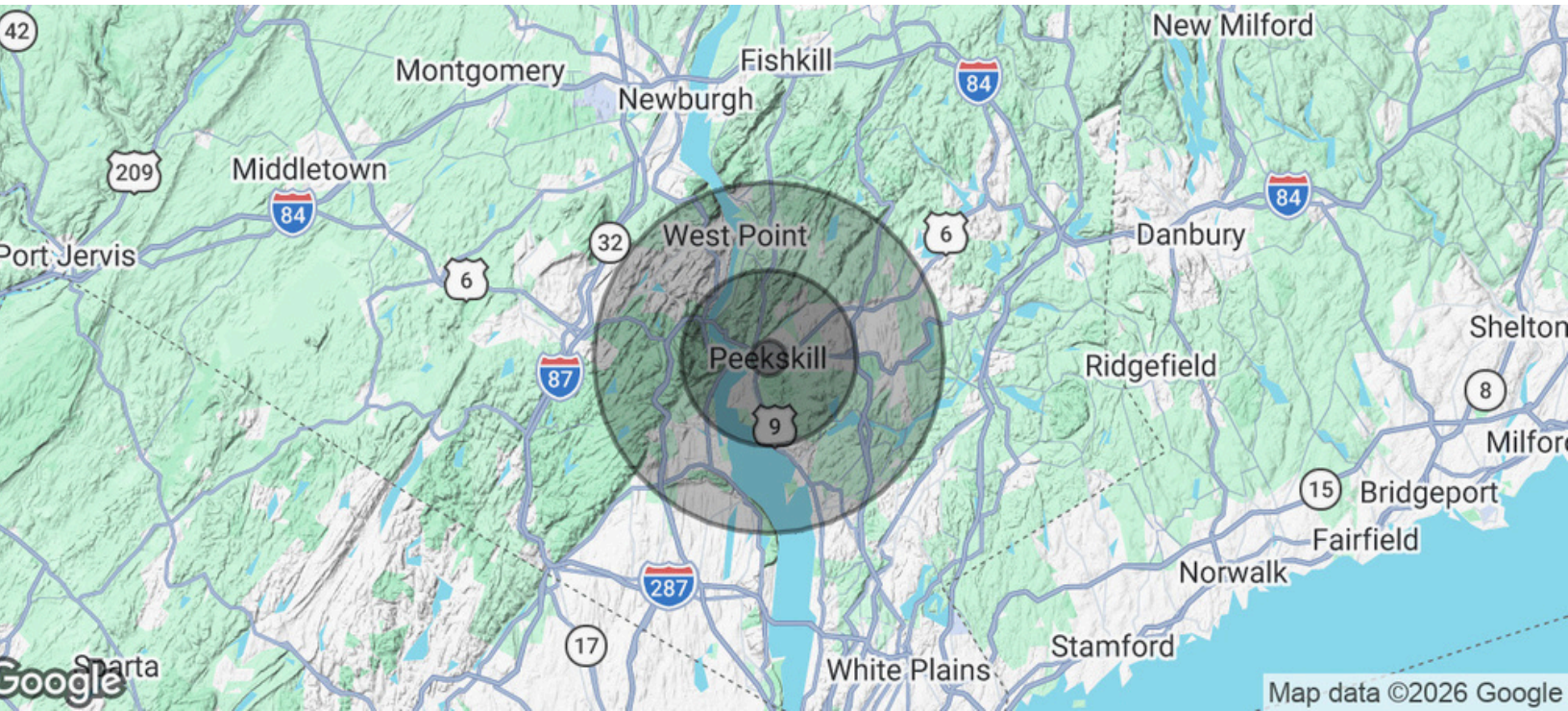
The property is minutes from major highways including Route 9, Route 202, and the Bear Mountain Parkway, and is convenient to the Peekskill Metro-North station, offering direct service to Grand Central Terminal. This connectivity makes the site attractive not only to local residents, but also to commuters and regional visitors drawn to Peekskill's dining and cultural scene.



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Population	1 Mile	5 Miles	10 Miles
Total Population	17,949	77,892	253,661
Average Age	41.8	43.5	42.9
Average Age (Male)	40.1	42	41.8
Average Age (Female)	39.6	43.9	43.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	7,517	29,558	89,625
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$113,941	\$145,912	\$160,648
Average House Value	\$357,764	\$478,467	\$537,971

2023 American Community Survey ACS



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