



HOULIHAN LAWRENCE
COMMERCIAL

The Homestead at Underhill Farms

368 Underhill Avenue, Yorktown Heights, NY 10598

Exclusively Represented By:

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SPACES FOR LEASE



Highlights

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Property Highlights

- Restaurant space available in the Mansion (\$50 PSF buildout contribution)
- Basement of the Mansion is \$12/sf (no build out contribution)
- Spaces built to suit
- Spaces configured to tenant need
- Currently under construction, delivery for early 2026
- Renovation is underway for what was once Mr. Underhill's Mansion.
- The space is in an ideal location on the corner of Underhill Ave and Route 118 on the edge of downtown Yorktown Heights with easy access to Taconic State Parkway.
- New and renovated space available up to 4,200 square feet on the main level in what was once Mr. Underhill's Mansion. This space is truly unique with its charm from the 1800's. The renting of the basement is optional for the tenant.
- The space will be surrounded by the complex under development of Apartments, Condo's and Townhouses with a built-in customer base plus close to Taconic State Parkway for easy access to a massive customer base. Ideal location for a restaurant and retail in Mr. Underhill's mansion next to a well known coffee shop.
- Building under construction with Apartments above. Total square footage of retail is 8,450 sf of space on the ground floor. About 5,500 sf still available. The commercial space will face route 118 across the street from Optum, Optum Urgent Care, Uncle Giuseppe's Marketplace, TJ Maxx, and SPORTIME Pickleball in downtown Yorktown with access from Underhill Ave.
- The space will be surrounded by Apartments, Condo's and Townhouses with a built-in customer base plus a stop off for commuters going to or getting out of the Taconic

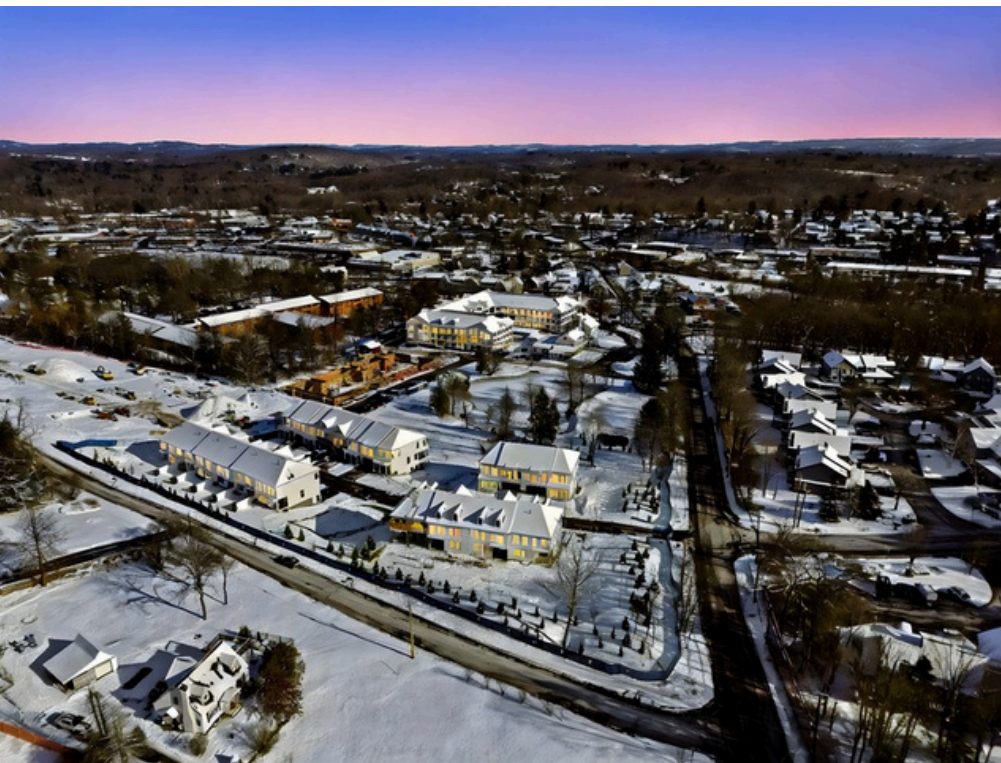


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Lease Spaces

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Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
370 Underhill Ave	Available	4,200 SF	NNN	\$35.00 SF/yr	New and renovated space available up to 4,200 square feet on the main level in what was once Mr Underhill's Mansion. This space is truly unique with its charm from the 1800's. The renting of the basement is optional for the tenant.
368 Underhill Ave	Available	4,700 SF	NNN	\$35.00 SF/yr	Building under construction with Apartments above. Total square footage of retail is 8,450 sf of space on the ground floor. About 5,100 sf still available.



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Aerial Photos

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Rendering

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Site Plan

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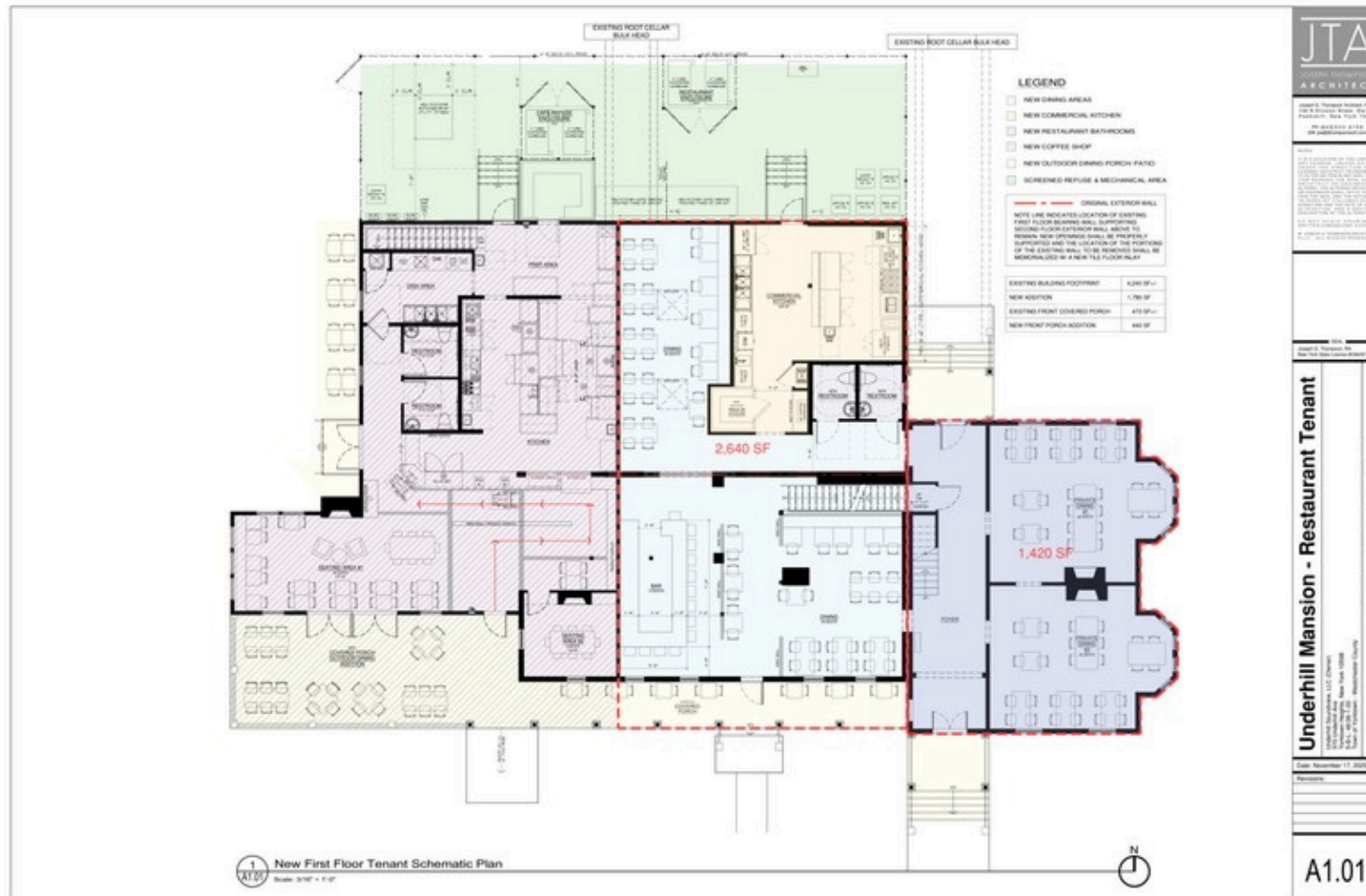


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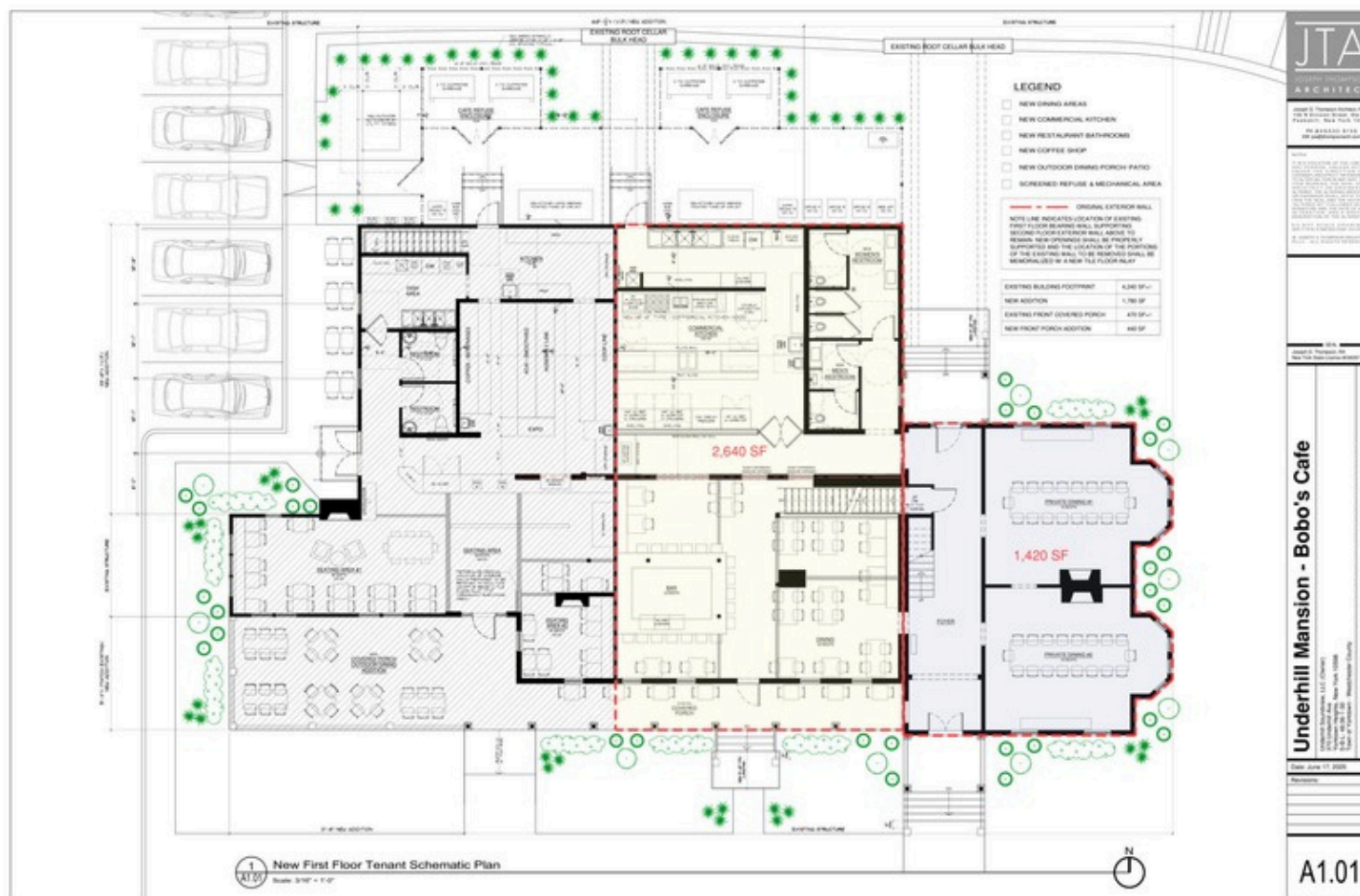


Mansion - Restaurant Space

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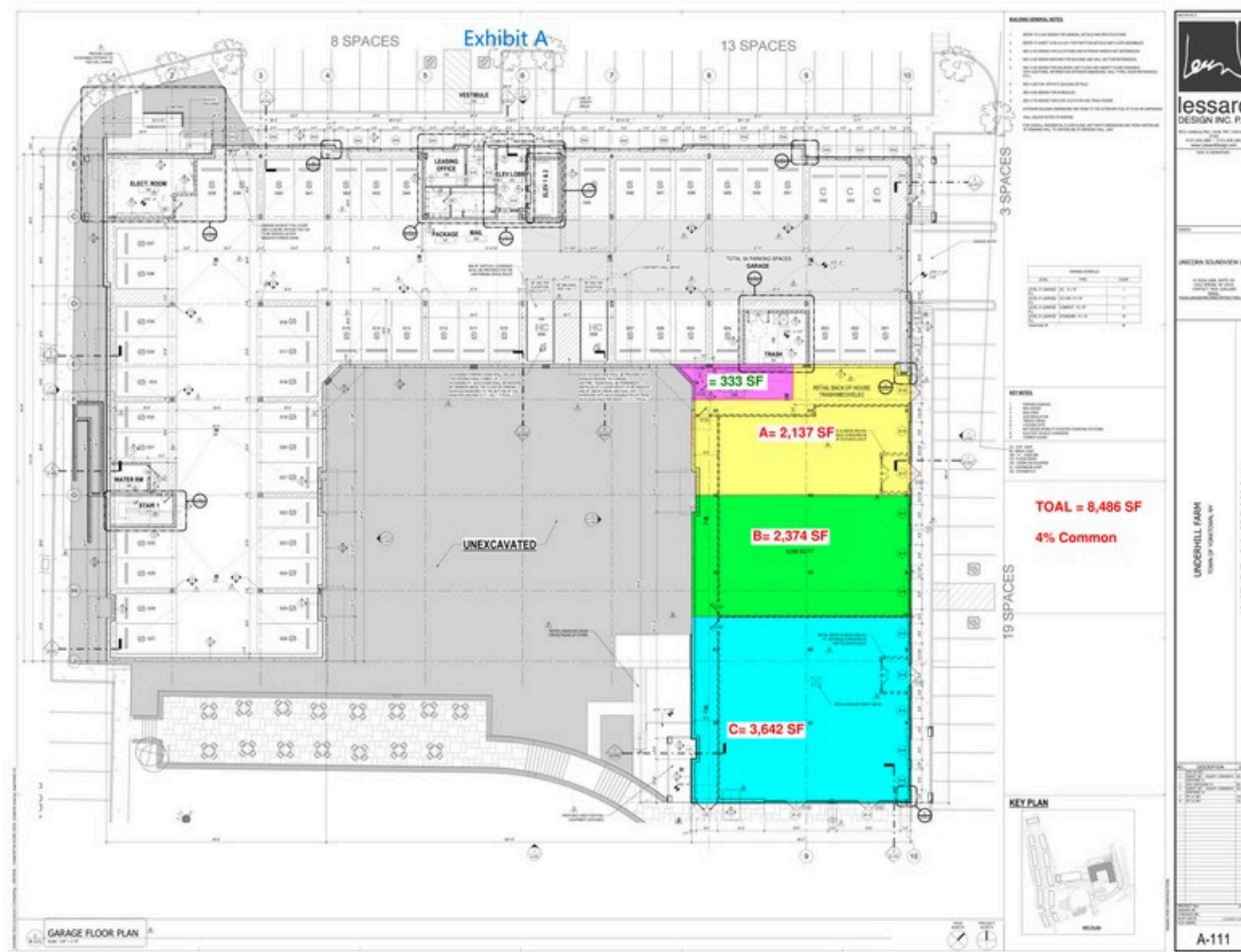


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Site Plans - Under Construction

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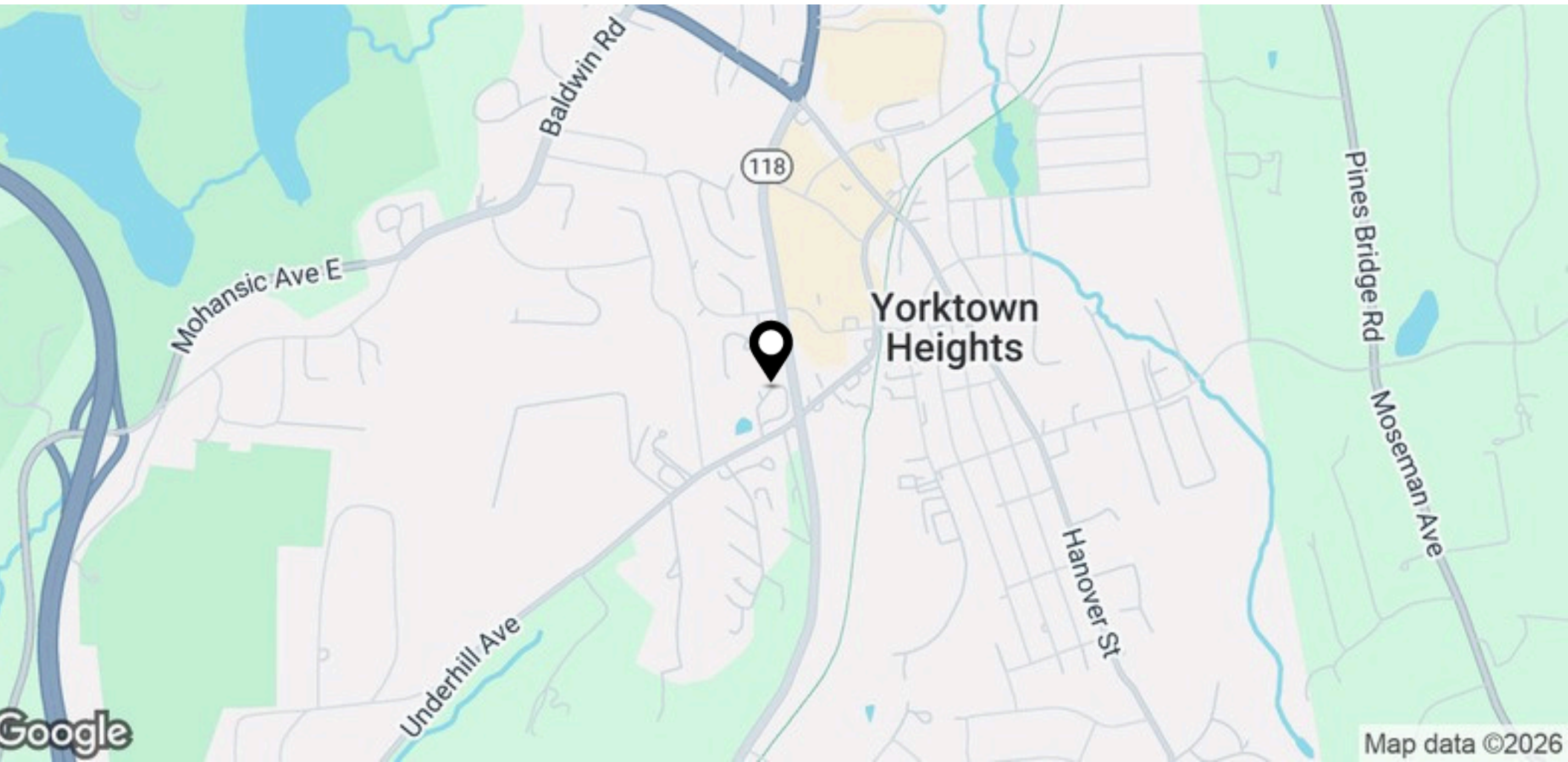
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Regional Map

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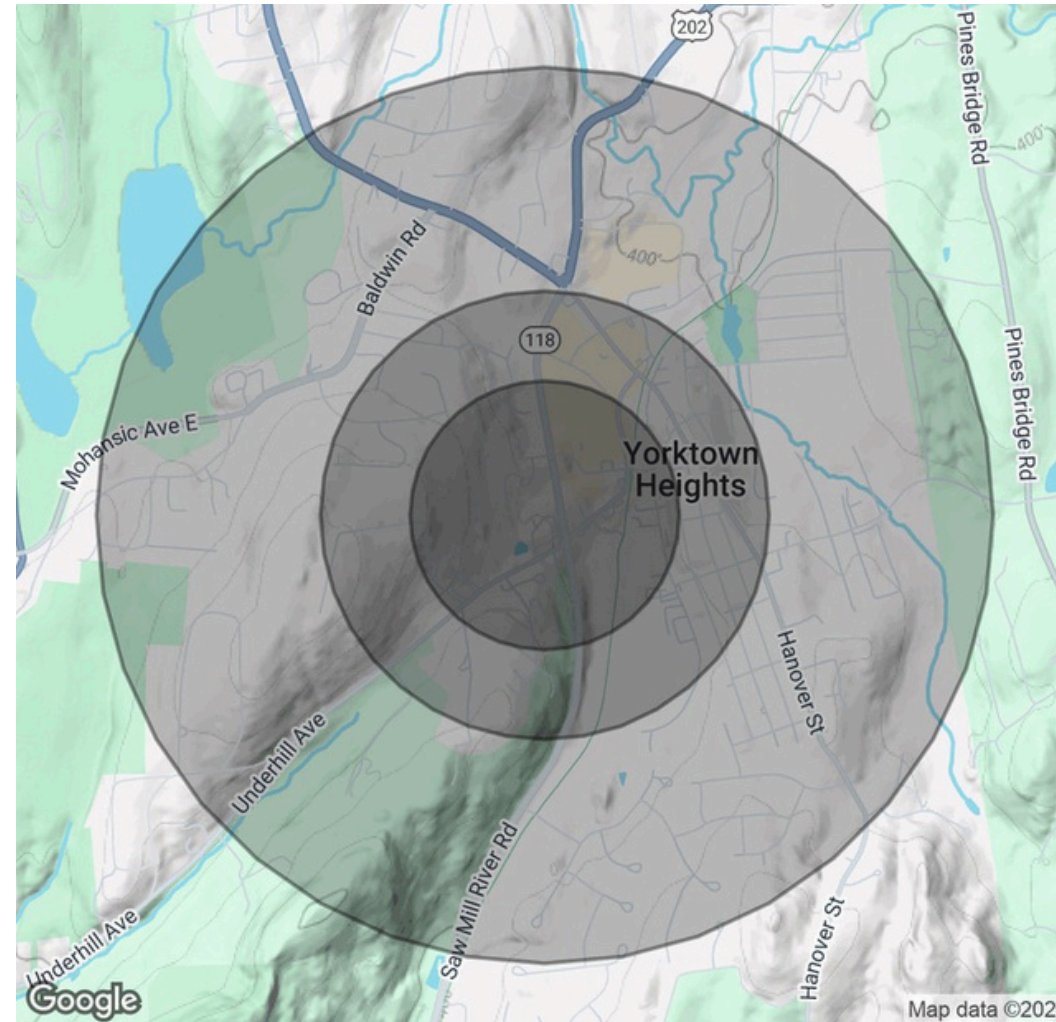


Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	382	1,376	4,685
Average Age	46	45	43
Average Age (Male)	42	42	41
Average Age (Female)	50	48	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	182	597	1,720
# of Persons per HH	2.1	2.3	2.7
Average HH Income	\$116,758	\$142,290	\$184,352
Average House Value	\$629,854	\$636,561	\$184,352

Demographics data derived from AlphaMap



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