

Retail Spaces For Lease in the Shrub Oak Shopping Center

**1335 EAST MAIN STREET
SHRUB OAK, NY 10588**

ASKING: \$25 PSF MODIFIED GROSS



Retail Spaces For Lease in the Shrub Oak Shopping Center located at 1335 East Main Street in Shrub Oak a Hamlet in the Town of Yorktown, NY.

Former Chase Bank - End Cap

- 3,600 SF
- Well suited for banks, financial services, attorneys, professional services and the like.

Former Tire & Auto Shop - Freestanding Building

- 6,300 SF
- Well suited for a day care facility, tutoring center, etc (non-automotive uses only)

Landlord will build to suit for well qualified tenants.

Town of Yorktown By the Numbers

Town Stats

Population: 36,618

37 Square Miles

Median Resident Age 45

Educated Workforce

Homeownerships 83%

Avg. HH Income \$142,152

60 miles of Hiking Trails

Home to Major Business: IBM,
Nestlé Water, UPS and Caremount,
among others

Close To

5 Majors Airports

2 Metro-North Train Lines

And

Bee-Line Bus Service

Only Northern Westchester
Municipality with East-West and
North-South Major Highway

Town of Yorktown Demographics

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KEY FACTS

35,687

Population



Average
Household Size

46.0

Median Age

\$118,475

Median Household
Income

EDUCATION

5%

No High School
Diploma



20%

High School
Graduate



21%

Some College



54%

Bachelor's/Grad/Pr
of Degree

BUSINESS



1,328

Total Businesses



12,804

Total Employees

EMPLOYMENT



White Collar

73%



Blue Collar

12%



Services

15%



Unemployment
Rate

INCOME



\$118,475

Median Household
Income



\$55,593

Per Capita Income



\$587,416

Median Net Worth

Households By Income

The largest group: \$200,000+ (22.9%)

The smallest group: <\$15,000 (3.9%)

Indicator	Value	Difference	
<\$15,000	3.9%	-3.9%	
\$15,000 - \$24,999	4.5%	-1.8%	
\$25,000 - \$34,999	5.3%	-0.6%	
\$35,000 - \$49,999	6.7%	-1.0%	
\$50,000 - \$74,999	9.2%	-3.2%	
\$75,000 - \$99,999	10.1%	-0.4%	
\$100,000 - \$149,999	21.7%	+4.5%	
\$150,000 - \$199,999	15.6%	+5.9%	
\$200,000+	22.9%	+0.4%	

Bars show deviation from
Westchester County

Property Photos

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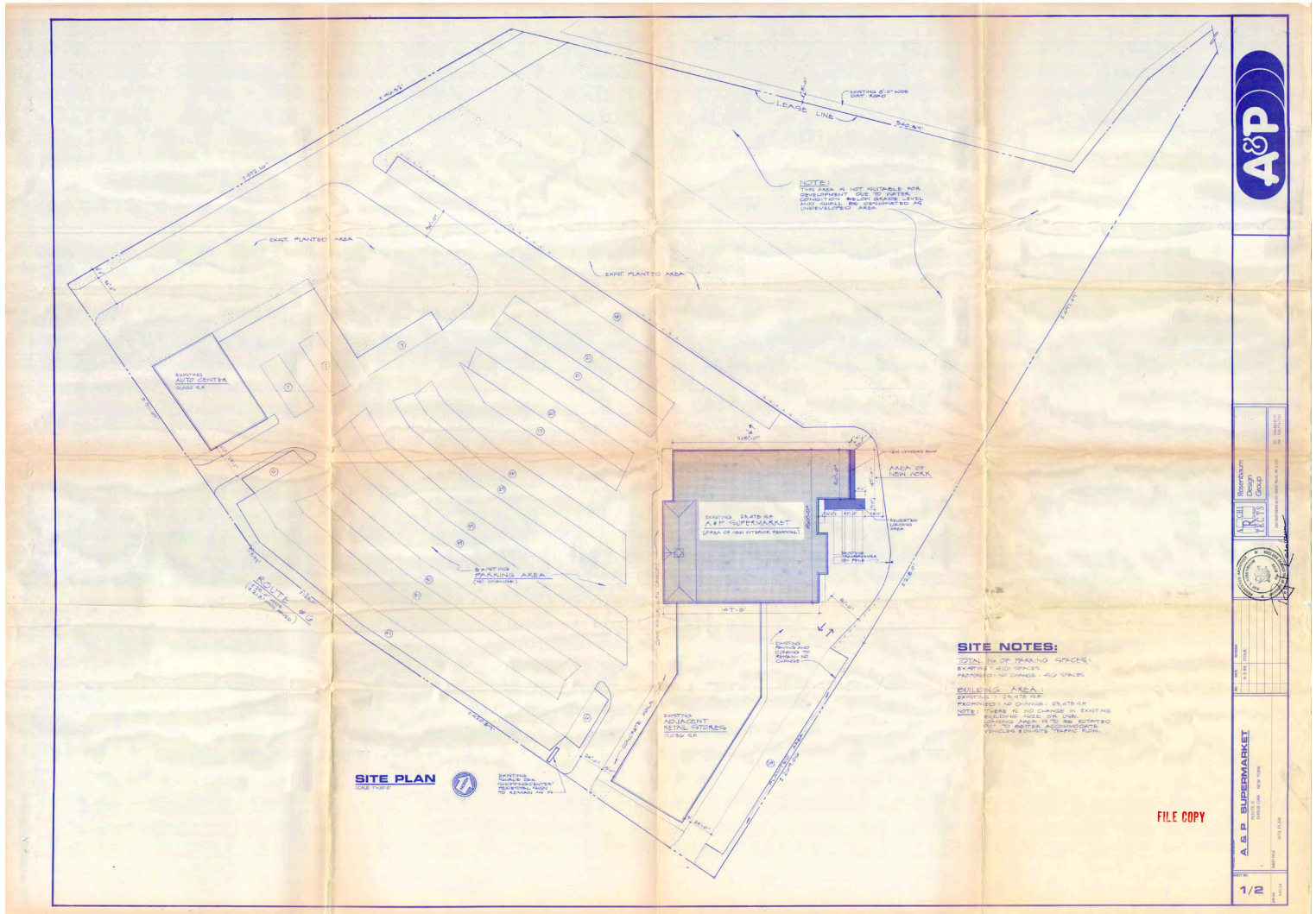
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Site Plan

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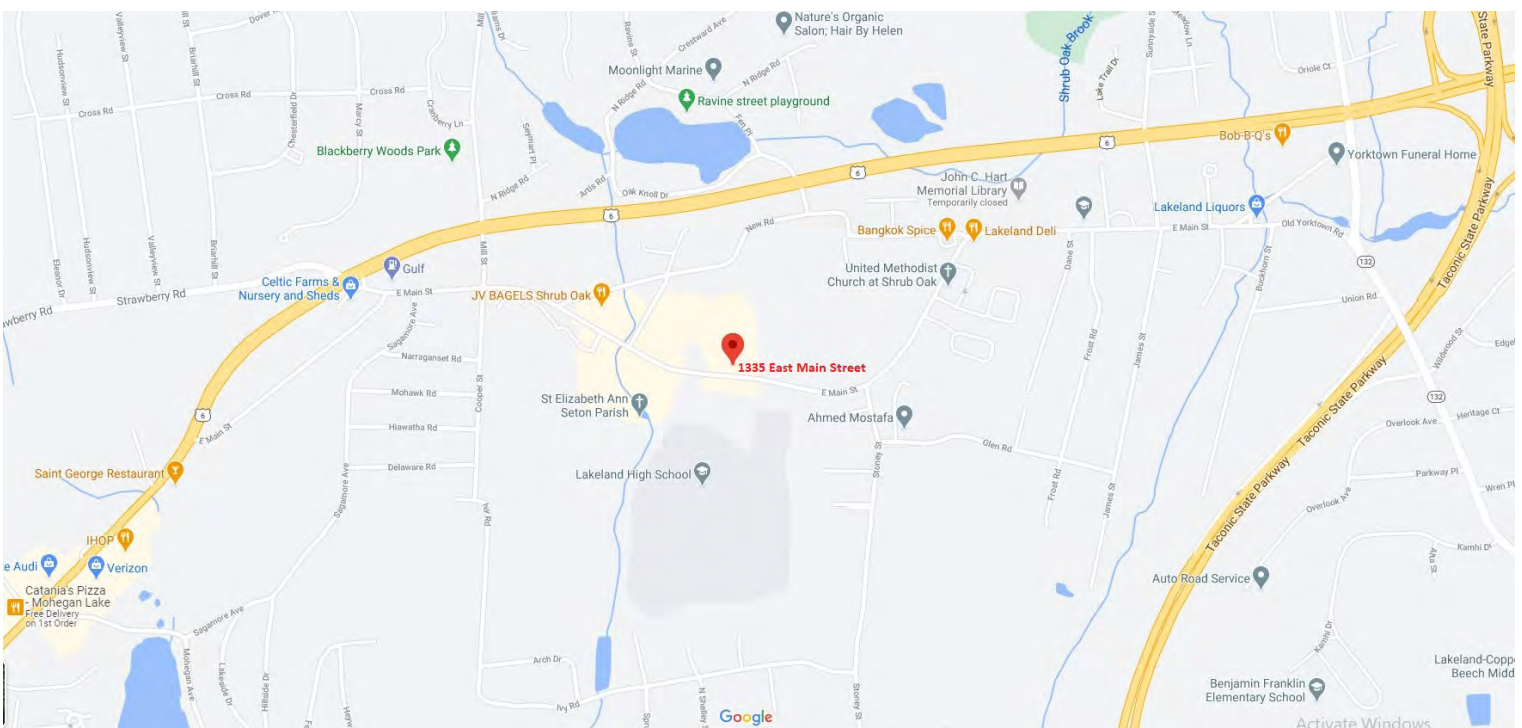
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Aerial View and Regional Map

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