

STAND-ALONE BUILDING FOR LEASE

1,080 Unique Site Near Target & Domino's
148 North Bedford Road, Mount Kisco, NY 10549

ADMIRAL
REAL ESTATE SERVICES



CONTACT FOR RENTAL RATE



TRAFFIC COUNT
Over 17,000 Vehicles Per Day



CONTACT OWNER'S
EXCLUSIVE AGENTS:

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BROKERS
PROTECTED

MOUNT KISCO, NY | 148 N. Bedford Road
Multiple Use Site on Main Regional Retail Corridor
1,080 SF | Unique Glass Storefront | Landlord Updates To Come



PROPERTY INFORMATION

<u>Zoning:</u>	<u>CL – Limited Commercial District</u>
<u>Location:</u>	<u>North Bedford Road and Barker Street</u>
<u>Parking:</u>	<u>Private Shared On-Site Parking Lot</u>
<u>Near:</u>	<u>Bedford Hills, Chappaqua, Armonk, Katonah</u>
<u>Utilities:</u>	<u>Tenant Responsible for Electric & Heat</u>
<u>Use:</u>	<u>Multiple Permitted Including General Retail, QSR, Fitness, etc. (inquire for details)</u>

SPACE HIGHLIGHTS

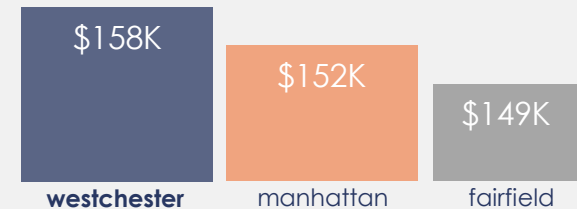
- Wide Frontage with Full Glass Storefront
- Exceptionally Close to North Bedford Road
- Brand New Roof and Exterior Paint
- Landlord Bathroom Upgrade
- Planned New Rear Fencing with New Landscaping
- Ample On-Site Parking (29) Spaces; Shared Parking with Michael's Nursery
- Tenant Responsible for Electric and Heat
- Multiple Signage Opportunities; Side of Building and Roadside Pylon Also Available
- High Ceilings and Natural Light
- Private Restrooms
- Close to Target, Chipotle, Five Guys, Dunkin', etc.
- Great Highway Access; Saw Mill River Parkway and I-684

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



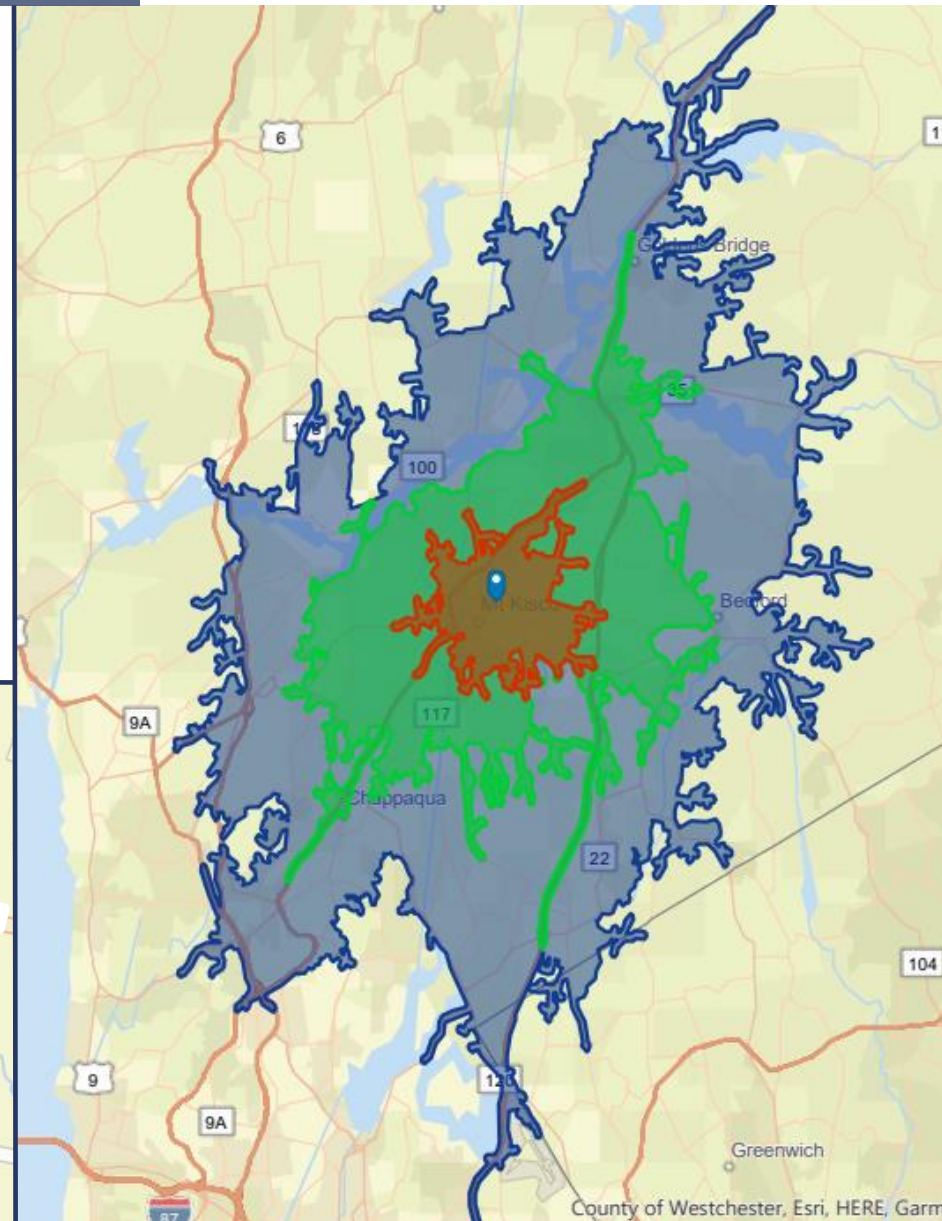
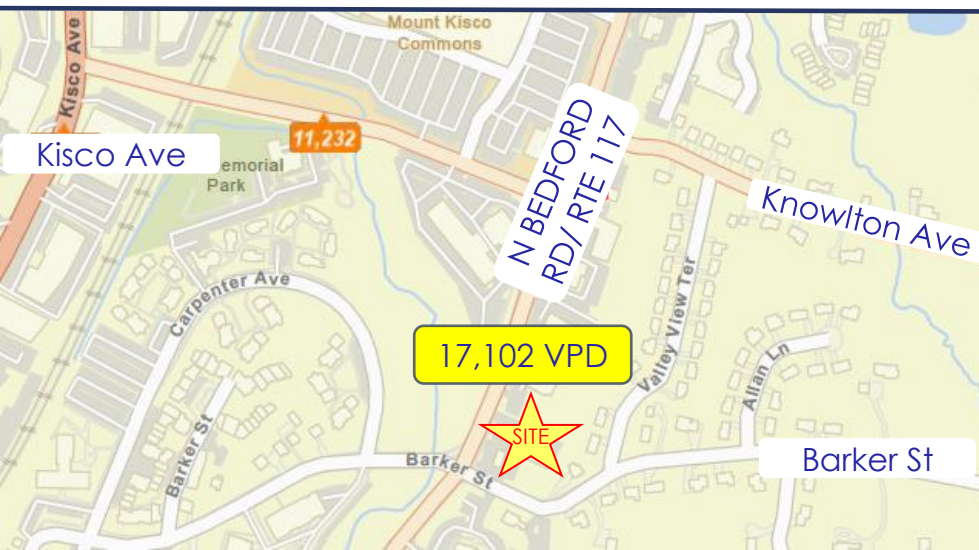
NEARBY RETAILERS

- Target
- Kohl's
- Starbucks
- HomeGoods
- Tesla
- Burger King
- Staples
- Petco
- Five Guys
- Mavis Auto
- BMW
- Lexus
- Saw Mill Club
- FedEx
- Mattress Firm
- Dogtopia
- Land Rover
- Grand Prix
- Wells Fargo
- Chipotle
- Sky Zone

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DEMOGRAPHICS

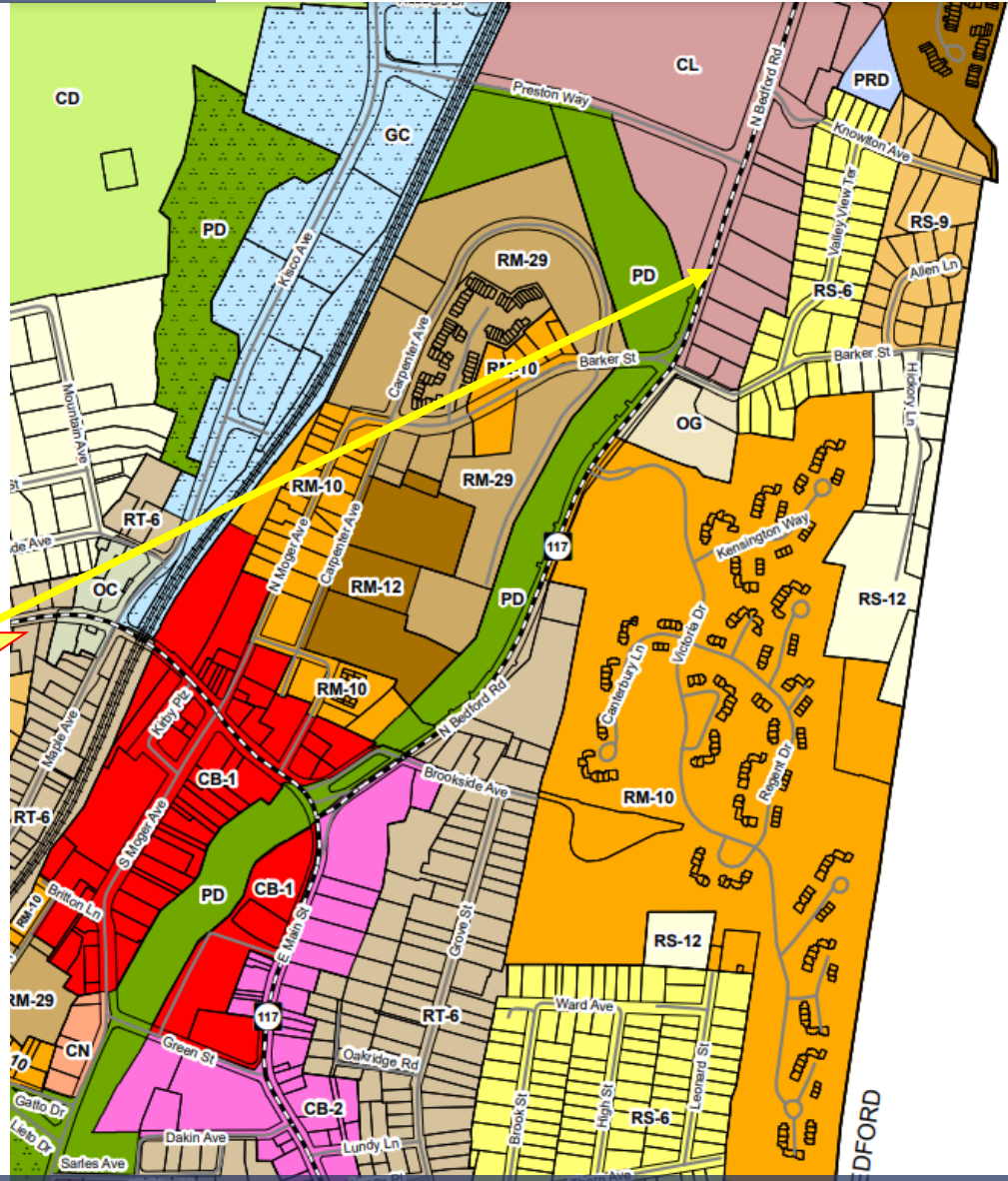
By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$153,711	\$212,411	\$259,682
Median HH Income	\$99,694	\$131,894	\$177,722
Population	11,339	30,427	74,526
Total Households	4,318	10,458	25,011
Median Age	40	41	43
Disposable Income	\$103,566	\$132,701	\$157,475
Avg Net Worth	\$1.6M	\$3M	\$1.1M
Net Worth > \$2M	15.7%	26.3%	35.0%



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MOUNT KISCO ZONING MAP

- CB-1 Central Business District - 1
- CB-2 Central Business District - 2
- GR General Retail District
- CN Neighborhood Commercial District
- CL Limited Commercial District
- GC General Commercial District
- SC Service Commercial District



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RETAIL AERIAL



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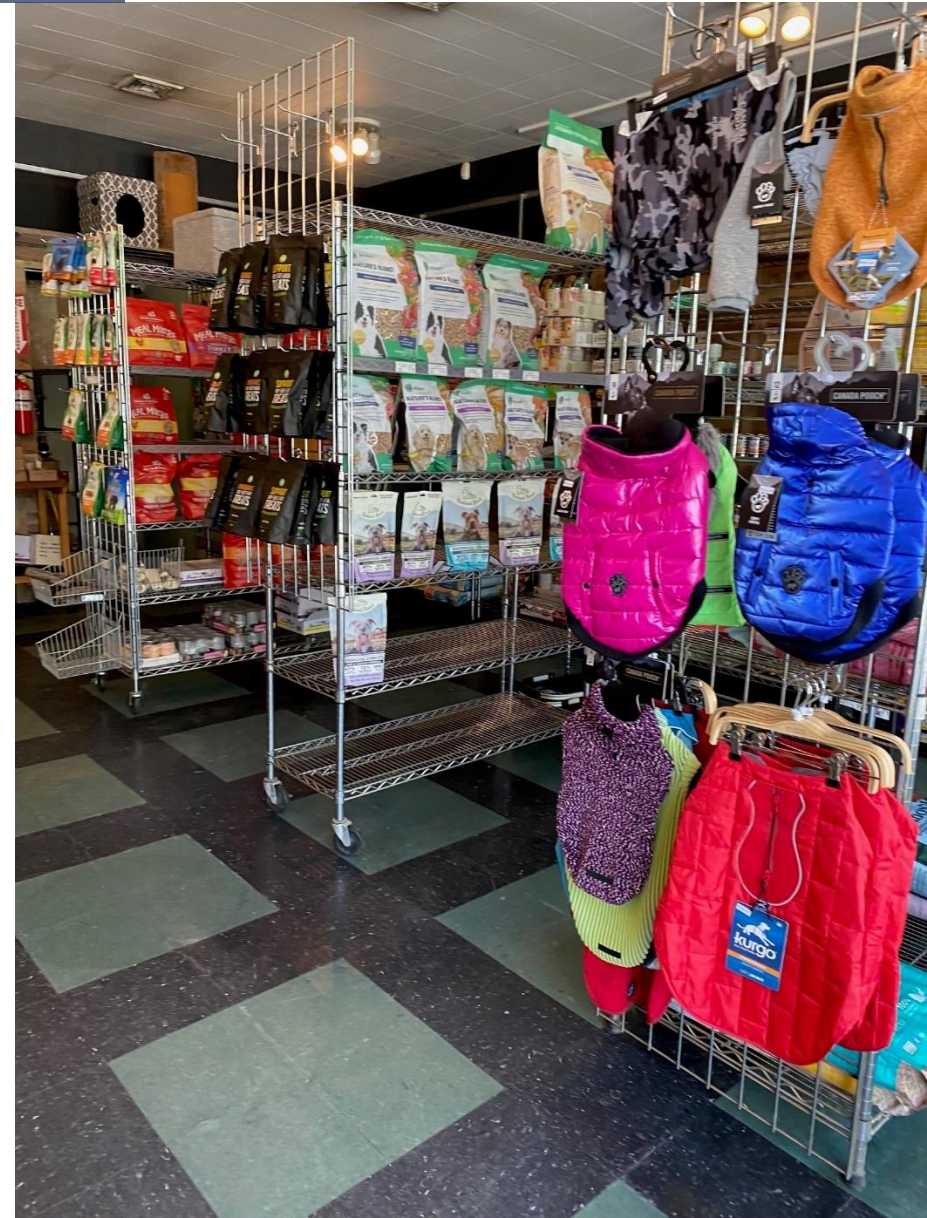


FULL GLASS
STOREFRONT



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INTERIOR PHOTOS | 1



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INTERIOR PHOTOS | 2



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VISIBILITY | N. Bedford Rd Facing South

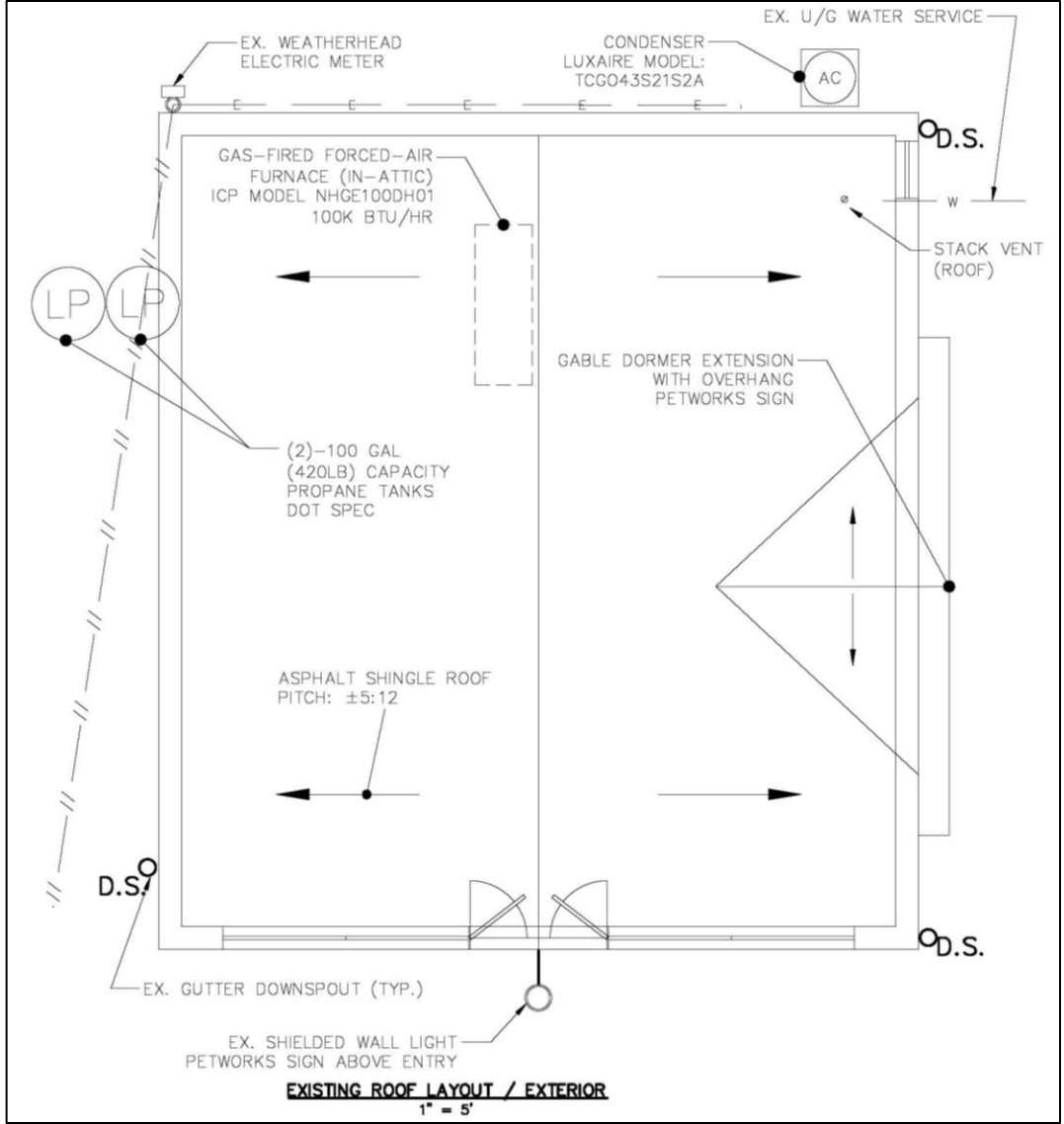
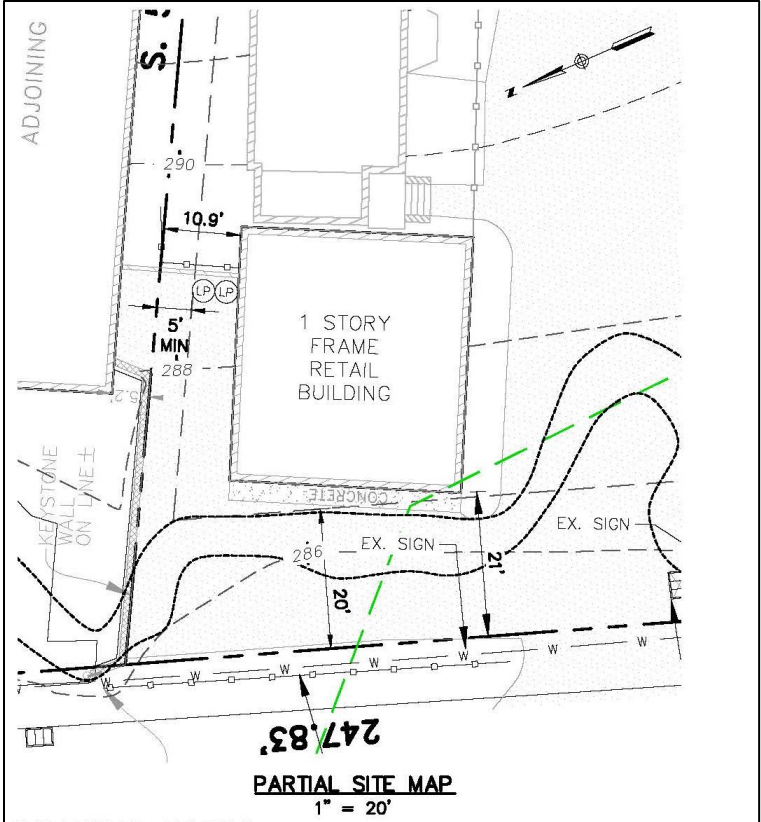
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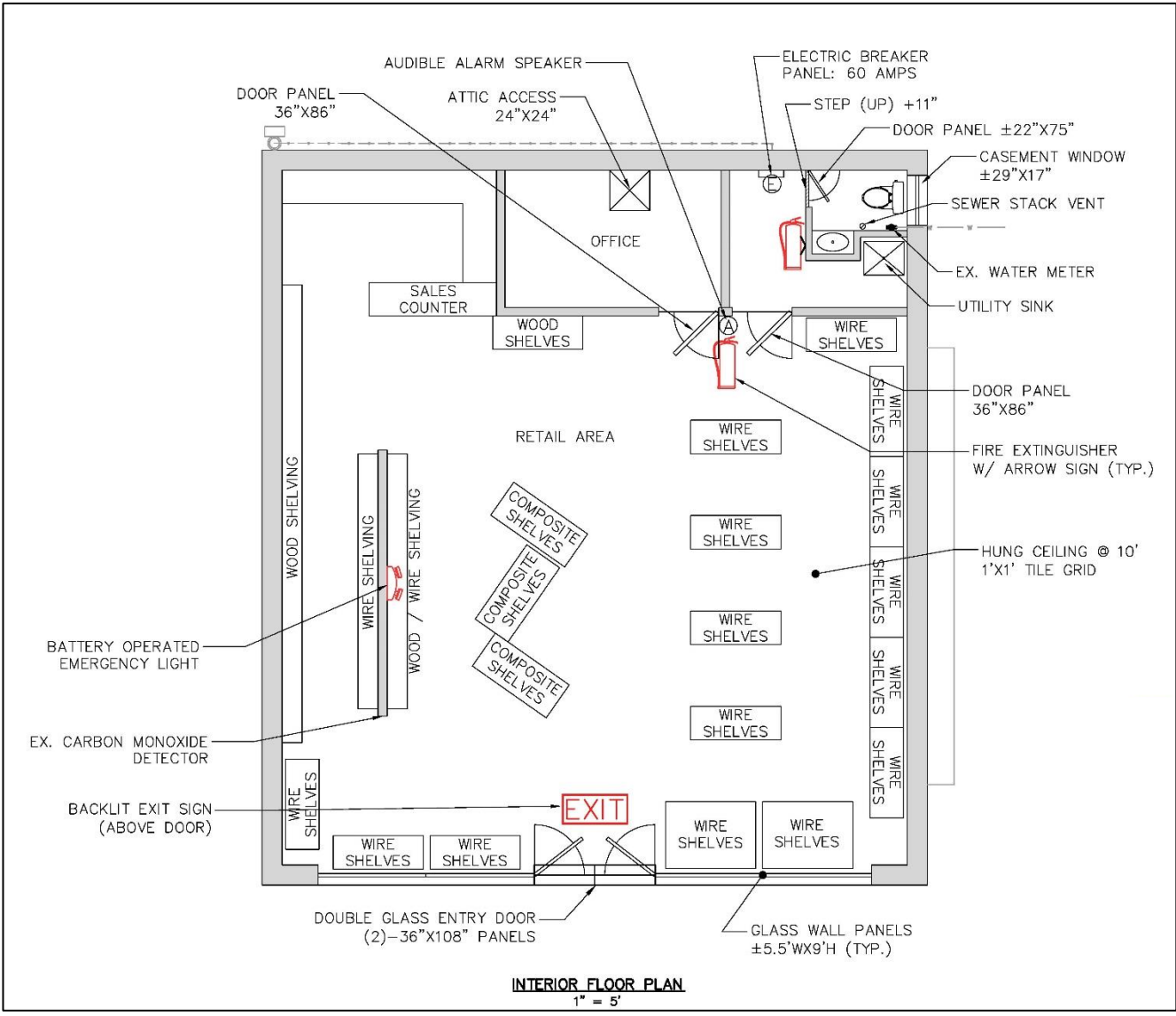
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SITE PLAN | 1



SITE PLAN | 2



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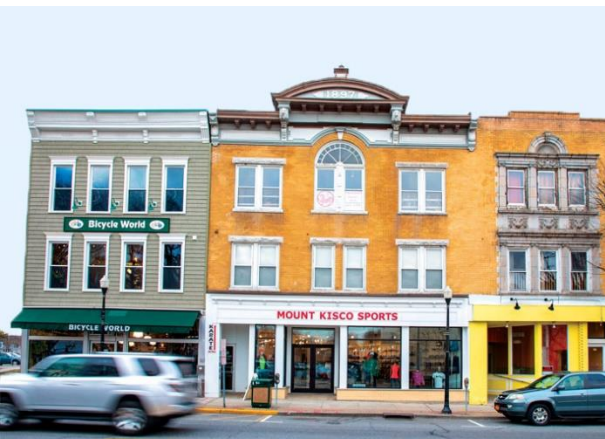
DOWNTOWN MOUNT KISCO, NY | The Market

SMALL AREA, BIG VILLAGE

Only 43 miles north of Manhattan, Mount Kisco is one of Westchester's most vibrant communities. Located centrally in Westchester at the confluence of multiple highways, Mount Kisco is a retail destination which draws visitors from a wide area for its shopping, dining, entertainment and medical services. Often, people from surrounding towns and counties come to shop at the village's array of stores. It has been said that the population of the village doubles on key shopping days.

The village has a rich downtown tenancy including many national retailers and local favorites such as HomeGoods, Gap, Chop't, Chicos, Athleta, Starbucks, The Mount Kisco Theatre, Orangetheory, Frannie's Goodie Shop, Exit 4 Food Hall, Village Social, and F45 Training, among others.

Due to its exceptionally commutable and accessible location by car or train, and its diverse businesses in a walkable downtown, Mount Kisco provides an urban feel in a spacious suburban environment.



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MOUNT KISCO/BEDFORD HILLS REGION | A Retail Hot Spot

THE "COMMERCIAL HUB"

With its location situated in the center of northern Westchester County, Mount Kisco is often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown retail options, there is a plethora of big box stores and high-end automobile sales dealerships along the North Bedford Road/Rte 117 retail corridor, which lies across the popular Mount Kisco / Bedford Hills border. The entire retail strip spans a commercially dense four (4) miles.

This massive retail hub is only a half (0.5) mile from downtown Mount Kisco. Shoppers from near and far enjoy an array of retailers, restaurants and services such as Target, Stop & Shop, Kohl's, Staples, Petco, Restore, Sherwin Williams, FedEx, CVS, Five Guys Burgers & Fries, Lexus, Land Rover, and Tesla. This well-known thoroughfare also includes popular fitness and entertainment options for the entire family including the Saw Mill River Club East, New York Grand Prix Racing, Sky Zone Trampoline Park, Sparklicious and Dogtopia of Mount Kisco.



RETAIL
AERIAL

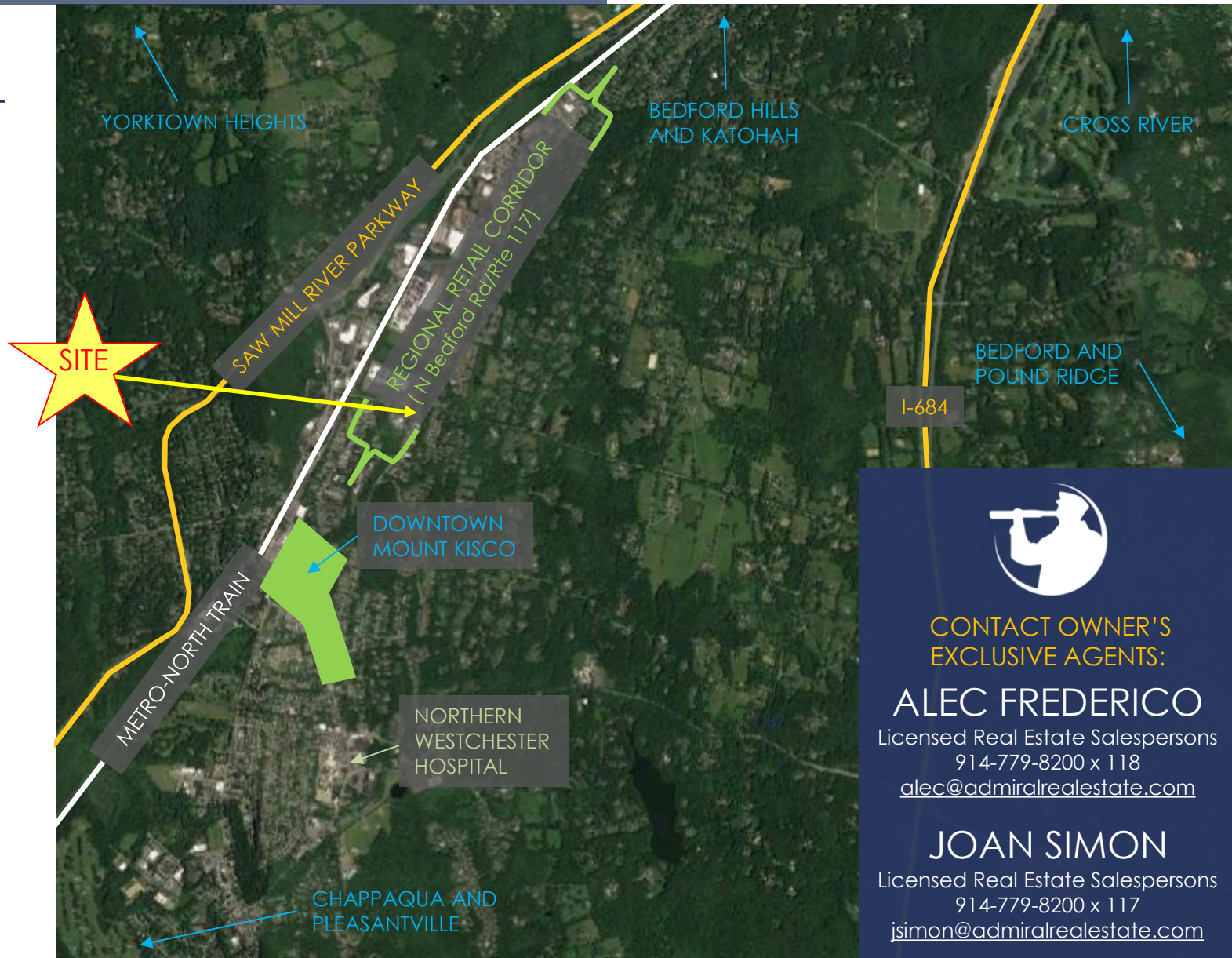


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