



## Commercial Building For Sale

154 - 162 E Main St | Mount Kisco, NY

Retail Property For Sale

### Contact

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## Executive Summary



### OFFERING SUMMARY

<b>COUNTY</b>	Westchester
<b>BUILDING SIZE</b>	21,240 SF
<b>LOT SIZE</b>	0.998 Acres
<b>ZONING</b>	CB-1
<b>CEILING HEIGHT</b>	14' 8"
<b>SALE PRICE</b>	\$6,950,000
<b>PARKING</b>	50 cars on site + municipal lot
<b>AVAILABILITY</b>	Immediate

### PROPERTY OVERVIEW

Available for sale, this prime retail building is 21,240 sq. ft., with two 2-levels; space #1 consists of 11,154 sq. ft. and space #2 consists of 10,086 sq. ft. Plenty of parking in the rear of the property and on the street.

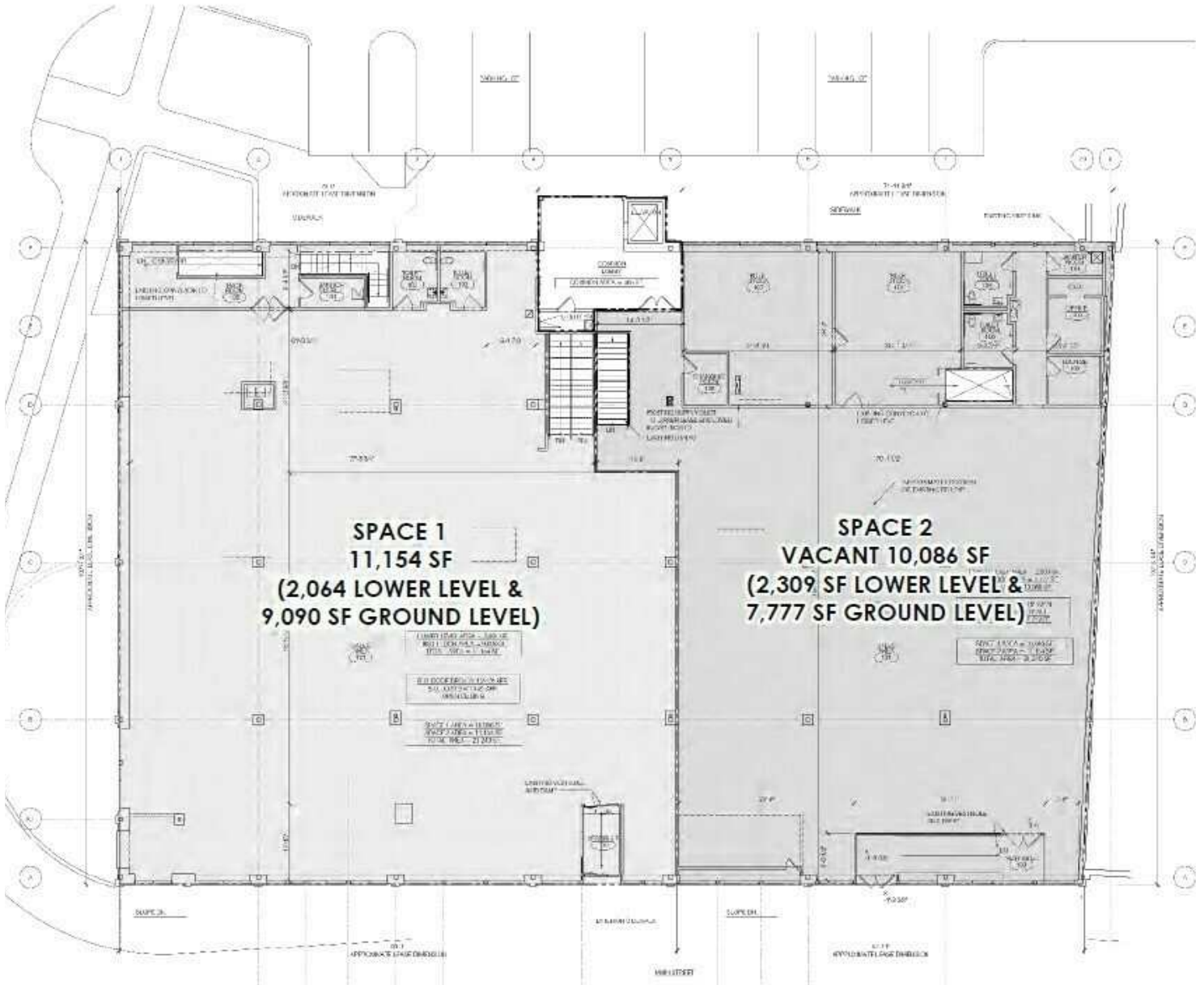
Downtown Mt. Kisco houses a mix of local, regional, and national retail chain stores, all close to the Metro-North commuter rail. If you turn off the main strip and travel north on Rte 117, you will find major auto dealerships, and big boxes like Target, and Kohl's. Calling itself "The Big Little Village." Approximately three square miles, Mt. Kisco is geographically small, but it delivers big! A thriving village with a true sense of community and pride. The Mt. Kisco Train offers a 45-minute commute to NYC, and 22 minutes to White Plains, but life here doesn't just revolve around our big neighbors to the south. The area has a very well-educated population and a diverse corporate roster that has sustained it through challenging economic times. It is the best of everything, Northern Westchester Hospital, retailers, and great restaurants that draw people from area towns and as far as Greenwich Ct, and Somers NY, Mt. Kisco has developed into Northern Westchester's "Business Hub."

### LOCATION OVERVIEW

Located on Rt. 117 (E. Main St.) at the signalized traffic corner of Green St. In the heart of a Westchester village! great foot traffic, traffic counts on Rt. 117 are nearly 14,000 cars per day. Walking distance to train station & commercial retailers.

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## Floor Plan





Additional Photos



Retail Map





## PROJECTED INCOME STATEMENT

### PROJECTED RENTAL INCOME

UNIT		RENT/SF	MONTHLY	ANNUAL
Store 1***	11,154 sf	\$25.00	\$23,237.50	*\$278,850.00
Store 2 ***	10,086 sf	\$25.00	\$21,012.50	*\$252,150.00
*** SPACES CAN BE COMBINED TO 21,240 SF			<b>TOTAL RENTAL INCOME</b>	<b>\$531,000.00</b>

### NNN REIMBURSEMENTS

\*BASED ON PROJECTED RENT PER SQUARE FOOT OF \$25.00

Taxes			\$13,666.66	164,000.00
Insurance			\$1,250.00	\$15,000.00
Common Area Maintenance			\$2,500.00	\$30,000.00
			<b>TOTAL REIMBURSEMENTS</b>	<b>\$209,000.00</b>

### EXPENSES

		GROSS REVENUE	\$740,000.00
		ANNUAL	
Taxes			\$164,000.00
Insurance			\$15,000.00
Common Area Cleaning			\$9,000.00
Landscaping			\$3,000.00
Gas			\$600.00
Electric			\$1,500.00
Water			\$200.00
Alarm			\$1,700.00
Fire Sprinkler			\$1,800.00
Repairs & Maintenance			\$4,000.00
Management Fee (3%)			\$15,930.25
<b>TOTAL EXPENSES</b>			<b>\$216,730.00</b>
<b>PROJECTED NET OPERATING INCOME</b>			<b>\$523,270.00</b>

## Site Plan



Demographics

# DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
<b>Population</b>			
2022 Estimated Population	9,472	23,452	55,566
2027 Projected Population	9,607	23,835	56,163
2020 Census Population	9,533	23,439	55,448
2010 Census Population	9,446	22,922	54,626
Projected Annual Growth 2022 to 2027	0.3%	0.3%	0.2%
Historical Annual Growth 2010 to 2022	-	0.2%	0.1%
2022 Median Age	39.4	41.0	42.3
<b>Households</b>			
2022 Estimated Households	3,686	8,353	19,052
2027 Projected Households	3,850	8,709	19,795
2020 Census Households	3,685	8,313	18,920
2010 Census Households	3,534	8,036	18,491
Projected Annual Growth 2022 to 2027	0.9%	0.9%	0.8%
Historical Annual Growth 2010 to 2022	0.4%	0.3%	0.3%
<b>Race and Ethnicity</b>			
2022 Estimated White	54.1%	66.6%	71.0%
2022 Estimated Black or African American	7.8%	5.9%	6.5%
2022 Estimated Asian or Pacific Islander	5.3%	6.7%	7.3%
2022 Estimated American Indian or Native Alaskan	1.0%	0.5%	0.3%
2022 Estimated Other Races	31.8%	20.3%	14.9%
2022 Estimated Hispanic	37.2%	23.8%	17.2%
<b>Income</b>			
2022 Estimated Average Household Income	\$124,947	\$225,070	\$259,013
2022 Estimated Median Household Income	\$90,845	\$146,036	\$164,302
2022 Estimated Per Capita Income	\$48,713	\$80,288	\$89,194
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	9.7%	6.4%	3.8%
2022 Estimated Some High School (Grade Level 9 to 11)	4.9%	2.9%	2.1%
2022 Estimated High School Graduate	17.9%	13.0%	10.7%
2022 Estimated Some College	9.4%	8.5%	7.9%
2022 Estimated Associates Degree Only	5.1%	4.3%	4.8%
2022 Estimated Bachelors Degree Only	24.7%	25.9%	29.1%
2022 Estimated Graduate Degree	28.2%	39.0%	41.6%
<b>Business</b>			
2022 Estimated Total Businesses	882	1,894	3,603
2022 Estimated Total Employees	13,585	21,915	37,049
2022 Estimated Employee Population per Business	15.4	11.6	10.3
2022 Estimated Residential Population per Business	10.7	12.4	15.4



## Location Maps

