

FOR SALE: 2-STORY FREE-STANDING BUILDING

Incredible Site Across From Northern Westchester Hospital

MOUNT KISCO, NY

431 East Main Street



**3,800 SF
PLUS BASEMENT**

CONTACT FOR PRICE

CLICK [HERE](#) FOR INTERIOR VIRTUAL TOUR

CLICK [HERE](#) FOR EXTERIOR VIRTUAL TOUR



CONTACT OWNER'S
EXCLUSIVE AGENT:

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BROKERS
PROTECTED

SITE DETAILS & DEMOGRAPHICS

SPACE DETAILS

- Free-standing, two-story building for sale
- 1,900 SF ground & 1,900 SF upper level plus basement
- Directly across from Northern Westchester Hospital
- Near signalized intersection with CVS
- On-site parking
- Massive display windows
- Ample storage space
- Located in Northern Westchester County, NY which is recognized for its exceptionally strong household income, purchasing power, and high quality of life
- Access to I-684, Saw Mill River Parkway and the Route 117 regional retail corridor
- Near downtown Mount Kisco with numerous dining, banking, and entertainment options
- Close to T.J. Maxx, Bareburger, UPS Store, Pearl Dental, Gerardo's Pizza, Mount Kisco Deli, and more!

DEMOGRAPHICS

By Radius	0.50-Mile	1-Mile	2-Mile
Average HH Income	\$168,062	\$166,138	\$208,030
Median HH Income	\$108,043	\$112,924	\$125,204
Population	4,328	7,643	15,033
Total Households	1,568	2,747	5,501
Disposable Income	\$87,114	\$90,368	\$101,002
Ave Net Worth	\$2.2M	\$2M	\$2.7M

MOUNT KISCO, NY

431 East Main Street

NEW YORK'S
WESTCHESTER COUNTY
STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

KEY FACTS (2-Mile Radius From Site)

POPULATION	AVG INCOME
15,033	\$208,030
HOUSEHOLDS	DISPOSABLE INCOME
5,501	\$101,002

JAN 2025 MOUNT KISCO
MEDIANHOME SALES PRICE

\$1,600,000

INTERIOR PHOTOS

MOUNT KISCO, NY
431 East Main Street



EXTERIOR PHOTOS

MOUNT KISCO, NY

431 East Main Street



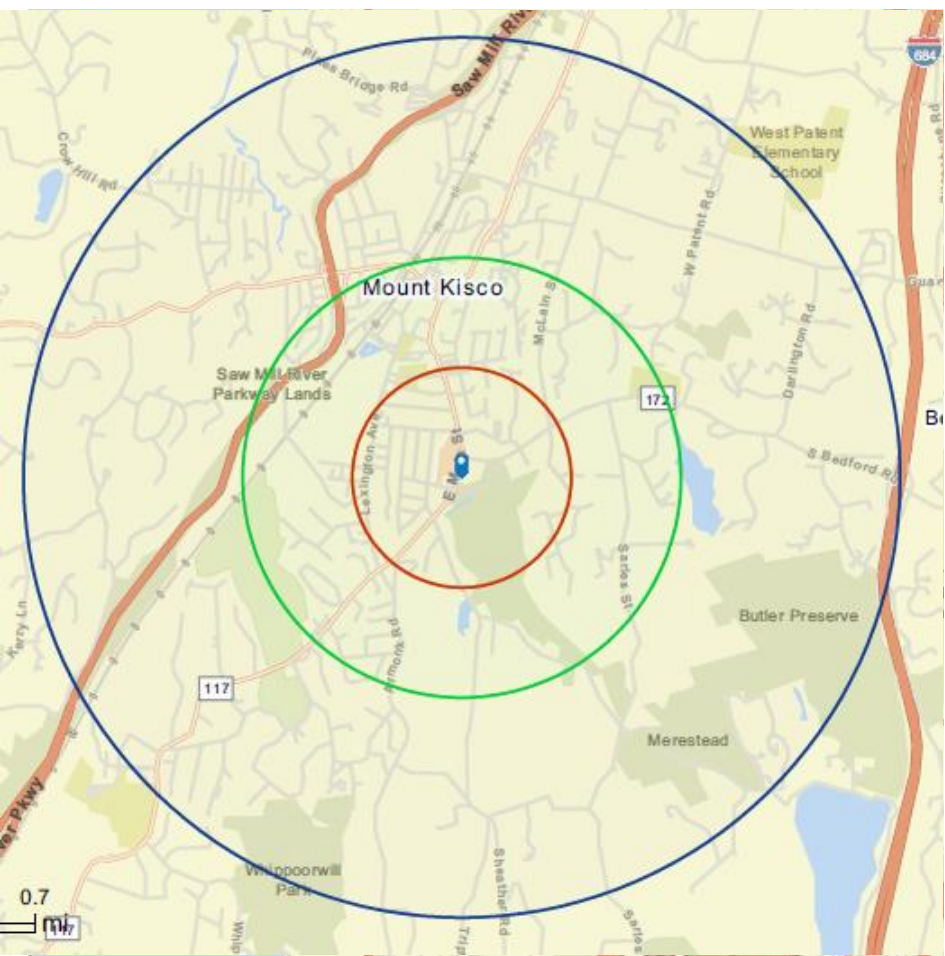
SITE MAP & TRAFFIC COUNT

MOUNT KISCO, NY

431 East Main Street

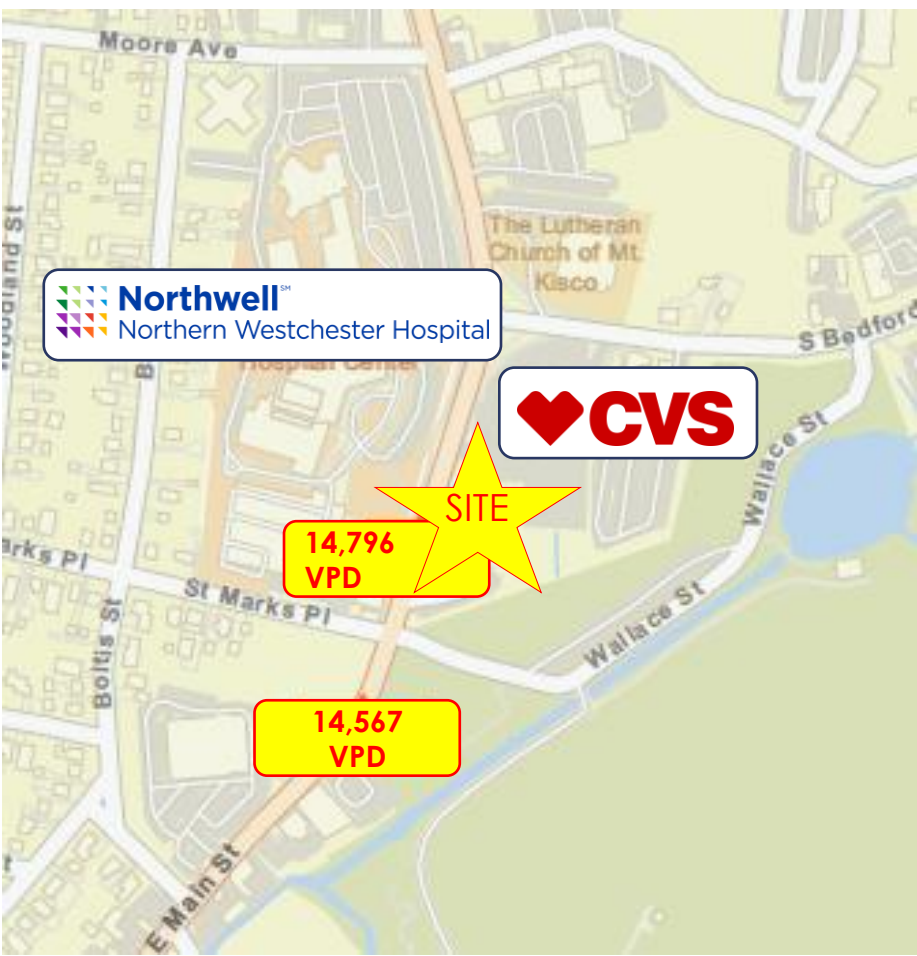
SITE MAP

DRIVE-TIME: **0.50-MILE** **1-MILE** **2-MILE**

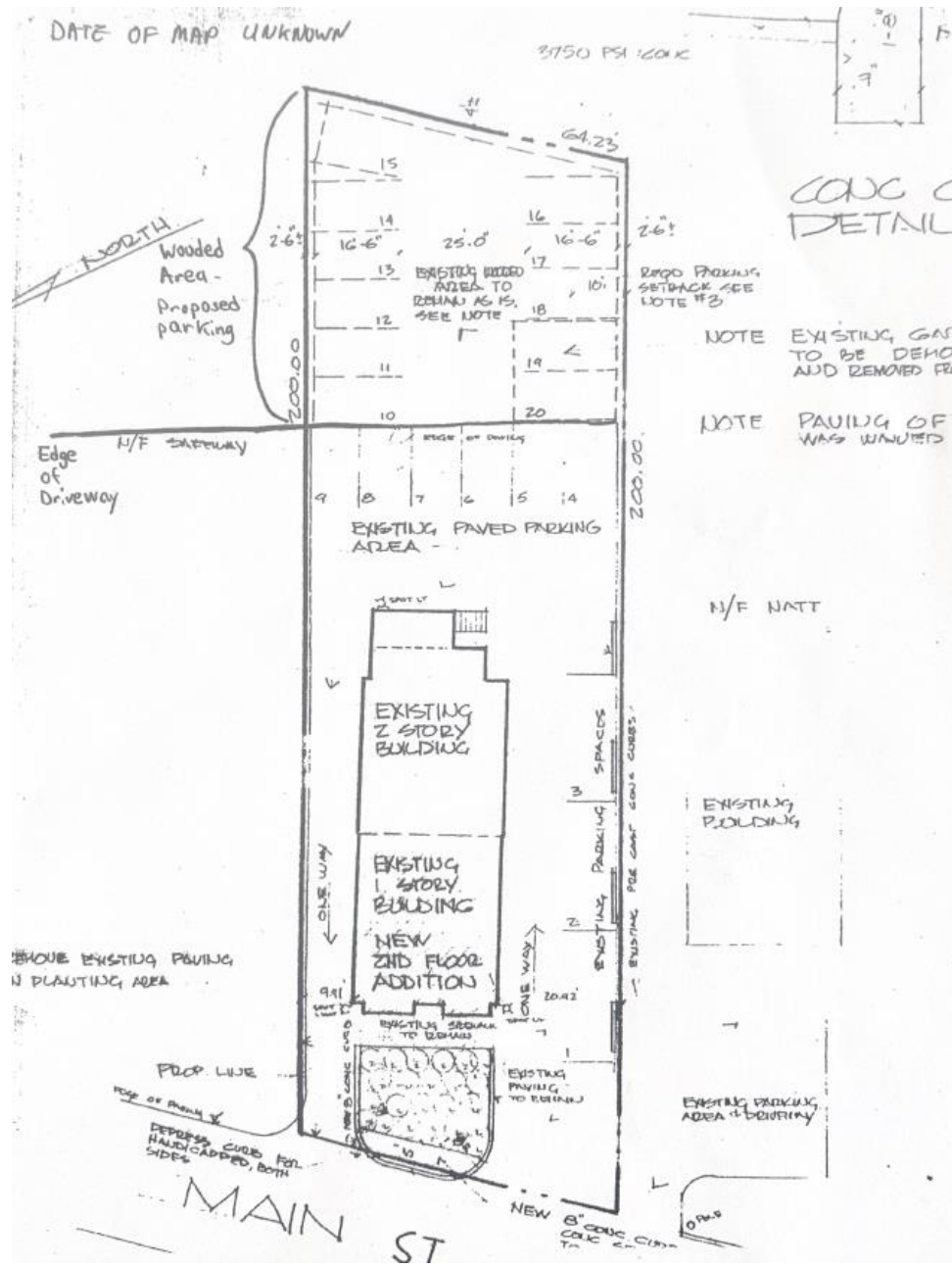


TRAFFIC COUNT

Nearly 15,000 Vehicles Per Day on East Main Street



431 East Main Street

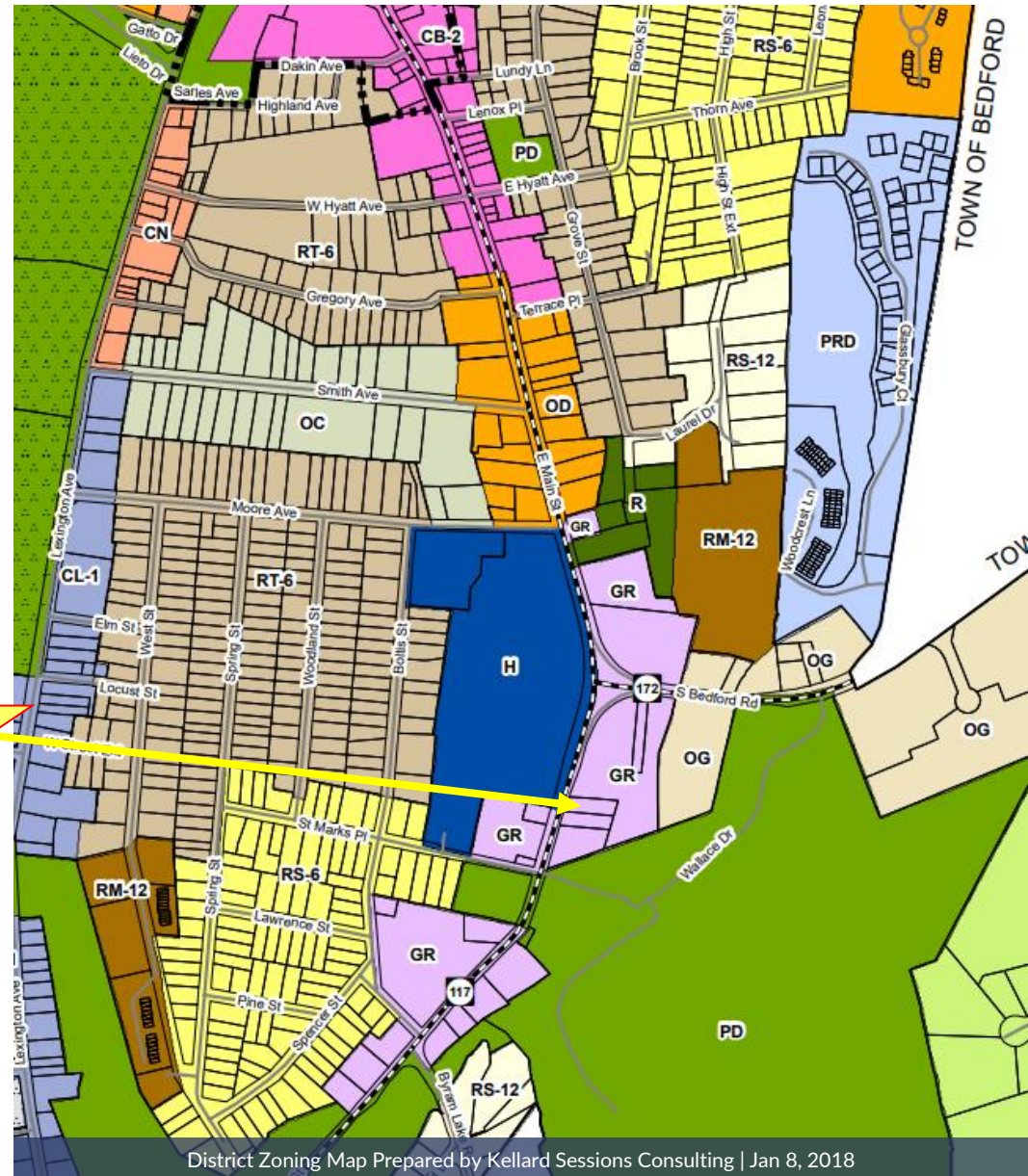


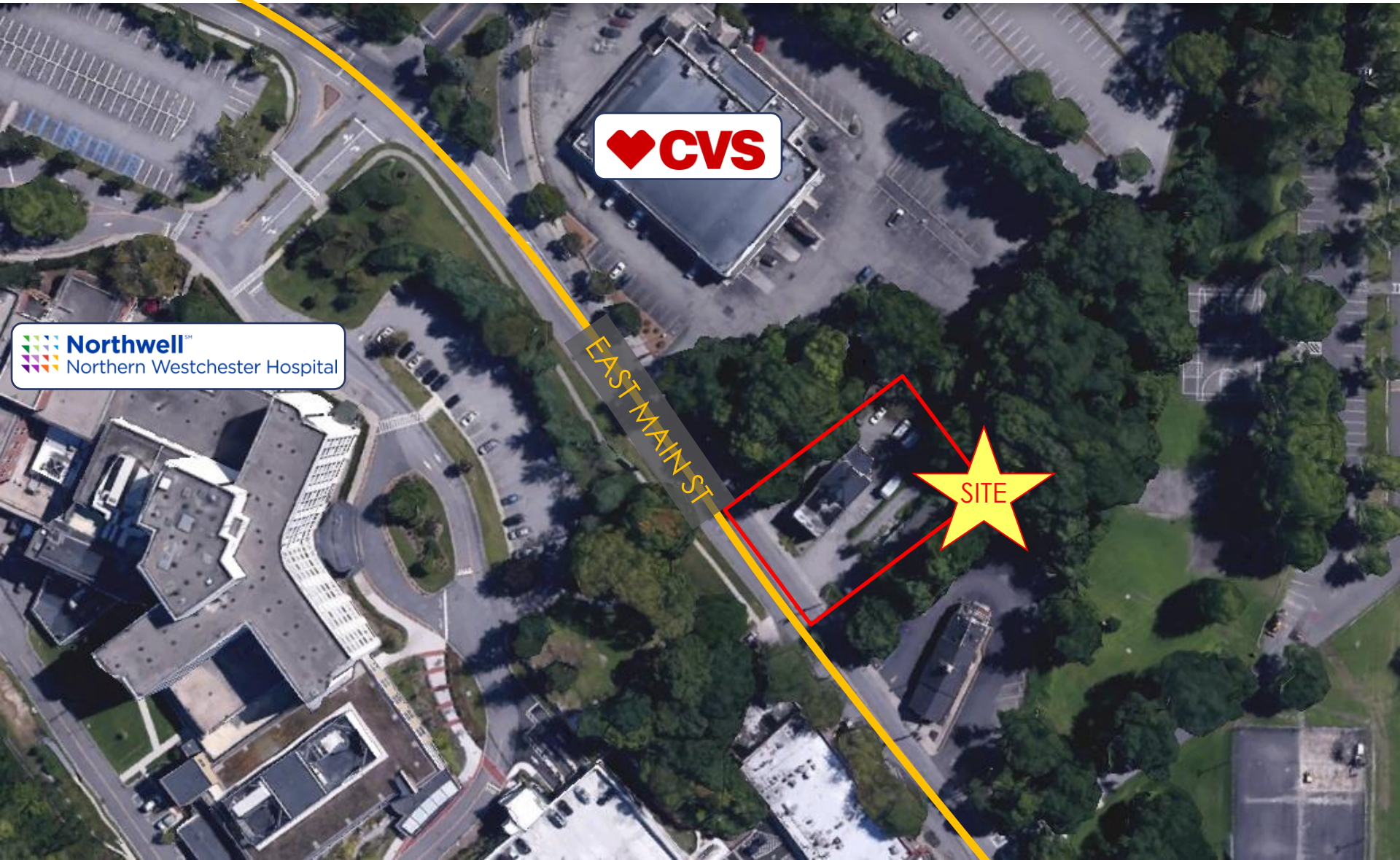
MOUNT KISCO ZONING MAP

MOUNT KISCO, NY

431 East Main Street

	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





EAST MAIN ST

SITE

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, Walgreens, Chicos, Athleta, Starbucks, Orangetheory, Frannie's Goodie Shop, Little Drunken Chef, Exit 4 Food Hall, Village Social, and The Be Unique Boutique, 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.



MOUNT KISCO, NY | A Retail Hot Spot

MOUNT KISCO - 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, 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, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Kidville.





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Licensed Real Estate Salesperson

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MOUNT KISCO, NY

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