

MOUNT KISCO/BEDFORD HILLS MARKET

Mount Kisco Square Shopping Center

360 N Bedford Rd, Mt Kisco, NY 10549



*JOIN: FIVE GUYS, PETCO, FEDEX OFFICE,
Optum Urgent Care, Mexican Fiesta Taqueria,
Paulo's Hair Salon, and RMA of New York*



FOR LEASE:

960 SF

FORMER THAI RESTAURANT

INLINE WITH PETCO

CONTACT FOR RENTAL RATE

- Turn-Key Food Use/Retail Site
- 2-Means of Egress with Easy Access at Traffic Light
- High Visibility on Established Route 117 Corridor
- Traffic Count: 16,750+ daily
- Excellent Demographics
- Adjacent to Staples; by Target

EXCLUSIVE AGENTS:

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innovative real estate solutions

MOUNT KISCO SQUARE SHOPPING CENTER
Former Restaurant – Additional Uses Permitted
960 SF | Ample Parking



PROPERTY INFORMATION

- Property Size: 3.70 AC
- Location: N Bedford Rd (Rte 117) & Foxwood Cir
- Regional Access: I-684 to Route 172 to 117 North
- Near: Bedford, Katonah, Chappaqua
- Public Transport: 0.5 Blocks and Across Driveway

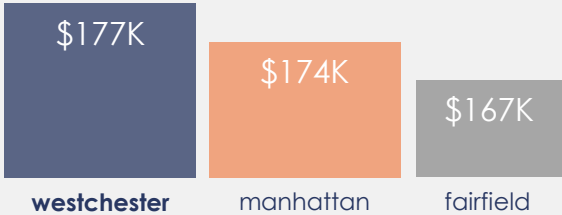
SPACE INFORMATION

- 960 SF turn-key former Thai restaurant; all fixtures to remain
- General retail or food use permitted
- Inline with Petco, FedEx Office; Shares center with Five Guys Burgers; Near Target & Staples
- Ample parking; 188 free private center spaces
- Sprinklered space
- Includes small mezzanine for storage
- Walk-ins included
- 1-employee restroom
- Frontage: 23' 3"
- Double door entry: 6'
- Hood: 13'6"
- Ceiling height in dining area: 18'10"
- Center has two means of egress at intersection with signalized intersection

NEW YORK'S
WESTCHESTER COUNTY
STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE
HOUSEHOLD INCOME



DEMOGRAPHICS

By Radius	3-Mile	5-Mile	10-Mile
Average HH Income	\$220,692	\$276,111	\$246,462
Median HH Income	\$131,901	\$182,547	\$172,225
Population	26,012	49,896	239,248
Total Households	8,931	16,822	83,622
Median Age	42	43	44
Per Capita Income	\$75,814	\$92,645	\$86,282

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ABUNDANT
PARKING
188 SPACES

NORTH BEDFORD ROAD
(ROUTE 117)

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ADDITIONAL EXTERIOR PHOTOS | 1



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ADDITIONAL EXTERIOR PHOTOS | 2



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INTERIOR PHOTOS



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ADMIRAL
REAL ESTATE SERVICES



MOUNT KISCO/BEDFORD HILLS RETAIL CORRIDOR

National Tenancy



| TARGET |
MOUNT KISCO COMMONS
SHOPPING CENTER
195 N Bedford Rd

DUE TO ITS EXCELLENT ACCESSIBILITY
AND CENTRAL LOCATION, THE MOUNT
KISCO / BEDFORD HILLS AREA IS A MAJOR
SHOPPING DESTINATION
WITHIN NORTHERN WESTCHESTER.

THE AVERAGE HOUSEHOLD INCOME
WITHIN A 15-MINUTE DRIVE OF SUBJECT
SITE IS OVER \$241,000.

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BEDFORD HILLS & MOUNT KISCO, NY | A Retail Hot Spot

BEDFORD HILL & 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, 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, K-1 Racing, Sky Zone Trampoline Park, and Sparklicious.



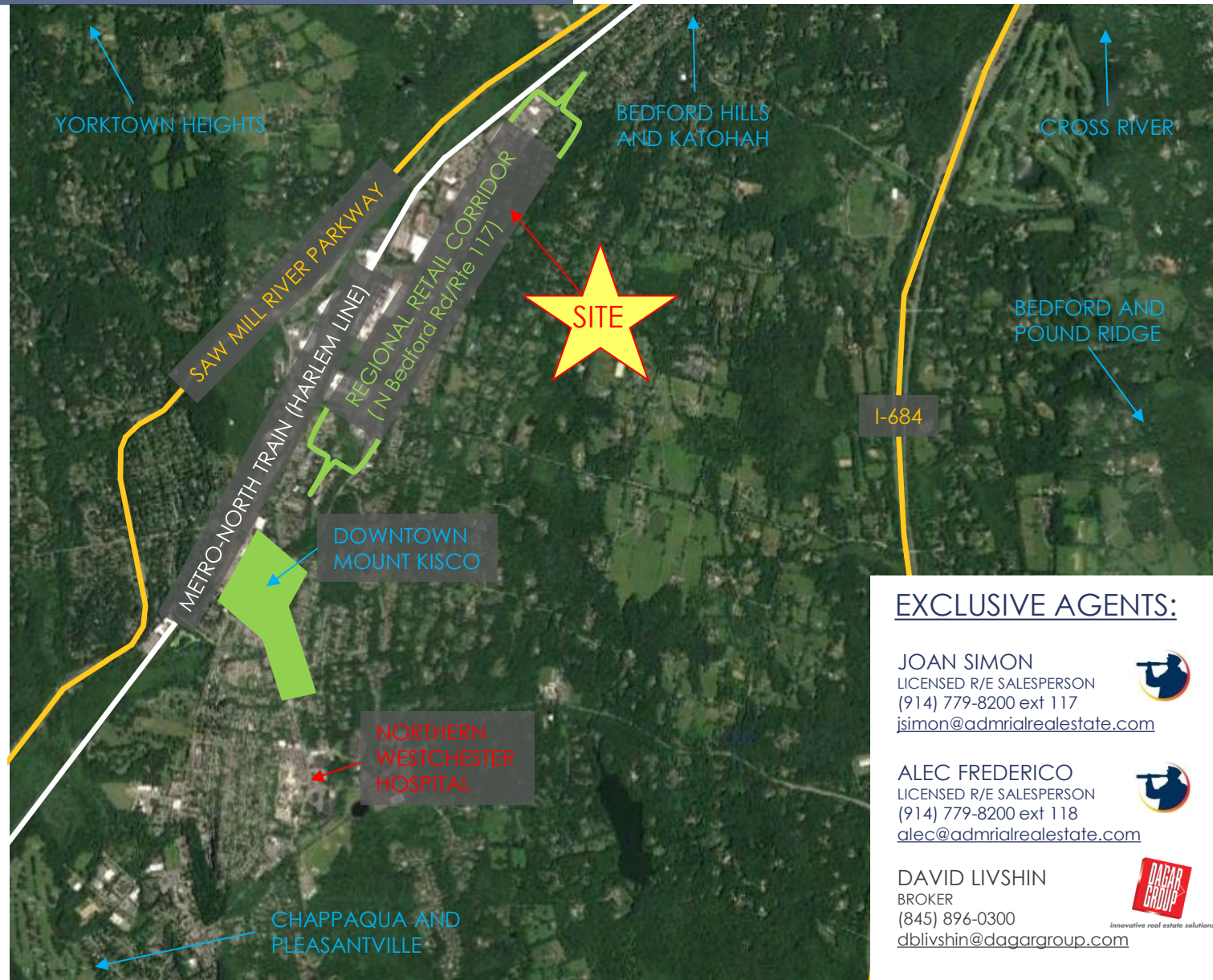


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REGIONAL AERIAL



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