



Retail / Warehouse Space Available For Lease

342 Lexington Avenue | Mount Kisco, NY

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Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	10,100 SF
AVAILABLE	Basement - 2,080 sf 1st Fl. Rear - 2,300 sf
BUILDING TYPE	Multi-Use: Retail, Office, Warehouse
LOT SIZE	.36 Acres
ZONING	CL-1
TERMS	Basement - \$2,000 1st Fl. Rear - \$3,500
UTILITIES	Tenant responsible for Gas & Electric
AVAILABILITY	Immediate

PROPERTY OVERVIEW

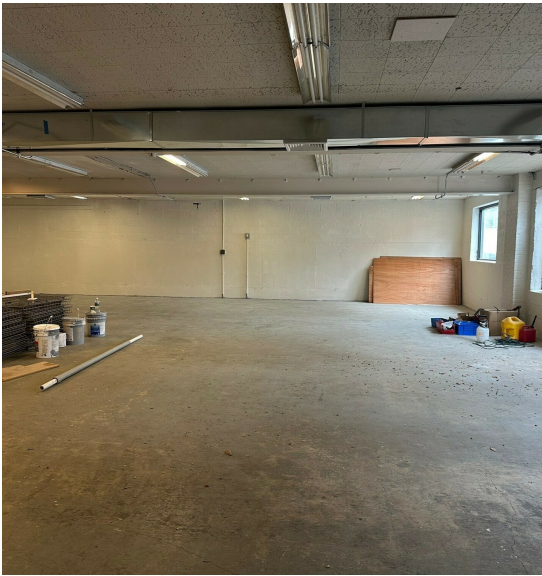
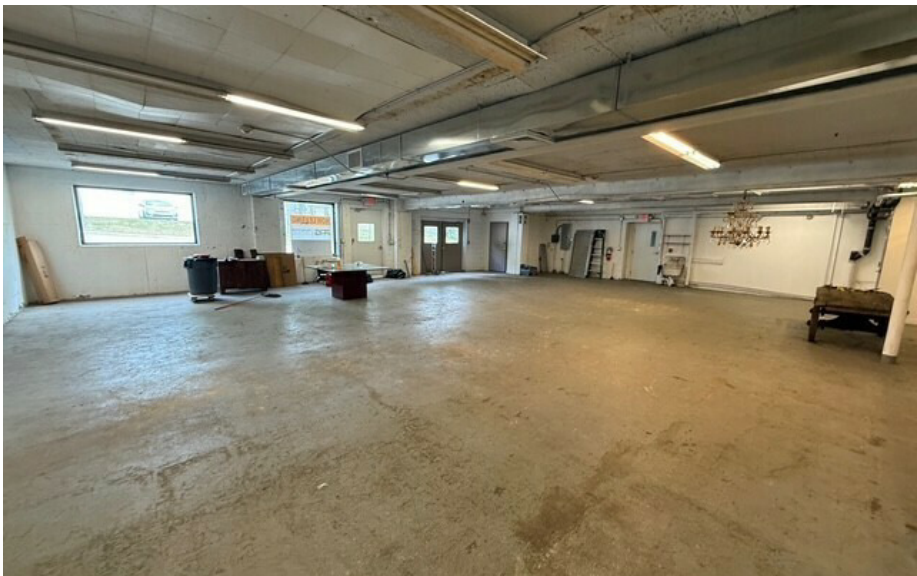
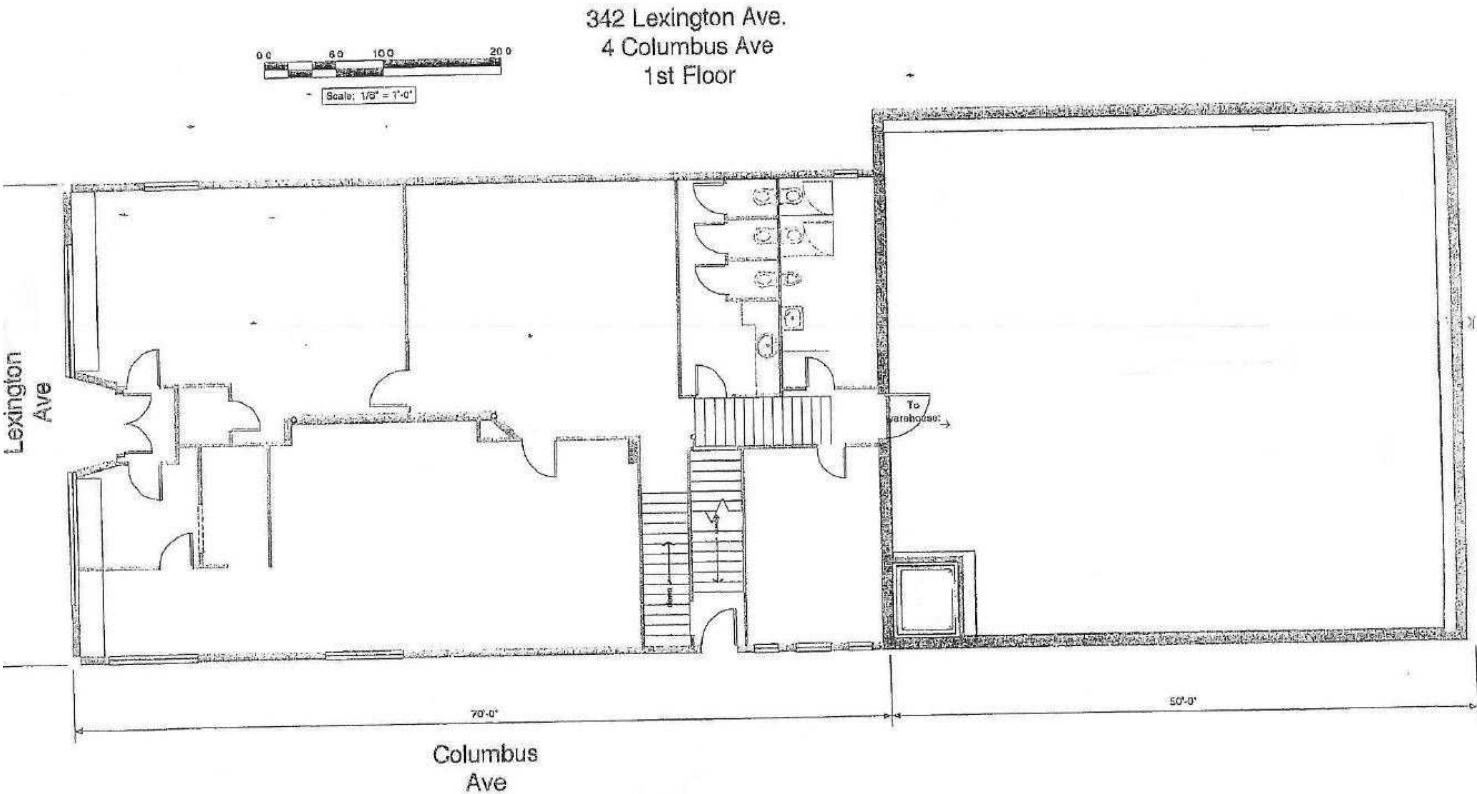
Retail / Warehouse spaces with separate meters, temperature-controlled HVAC systems, separate water supplies, access to the shared common area bathrooms, and separate entrances. The 1st floor space, located at the rear of the building, consists of 2,300 sq. ft. and has two double doors to the street. The basement space, measuring 2,080 sq. ft., has two entrance / exit stairways. The property has parking; each space is allocated two parking spaces. Uses include contractors, warehouse, retail & personal services, administrative business and professional offices, education, and training services, to name a few.

LOCATION OVERVIEW

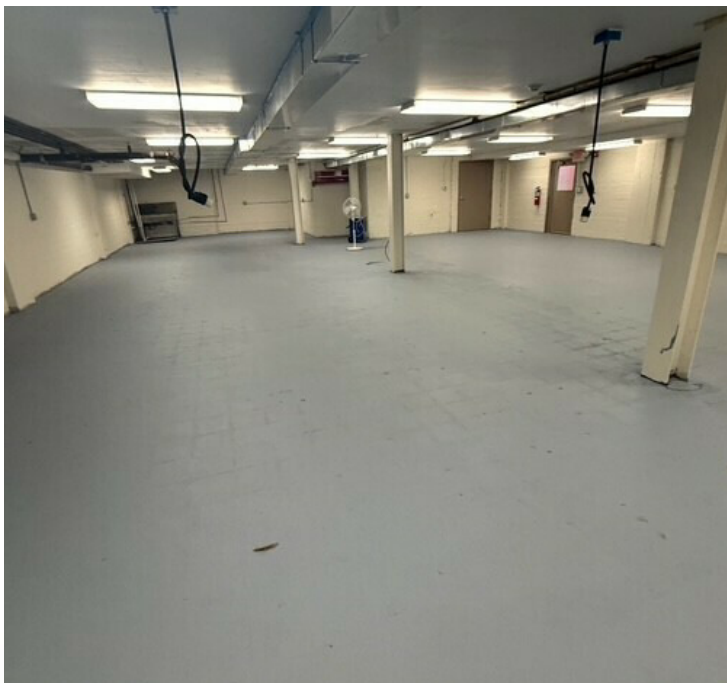
Located at the corner of Lexington Avenue and Columbus Avenue the site is minutes from Armonk, Chappaqua and Bedford. Local route access is via Route 117. Highway access is via I-684, approximately 1 mile from the site and Saw Mill River Parkway approximately 1.5 miles from the site. Northern Westchester Hospital is located less than 1/4 mile from the building, short distance to the Mt. Kisco Train Station, shopping and restaurants.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

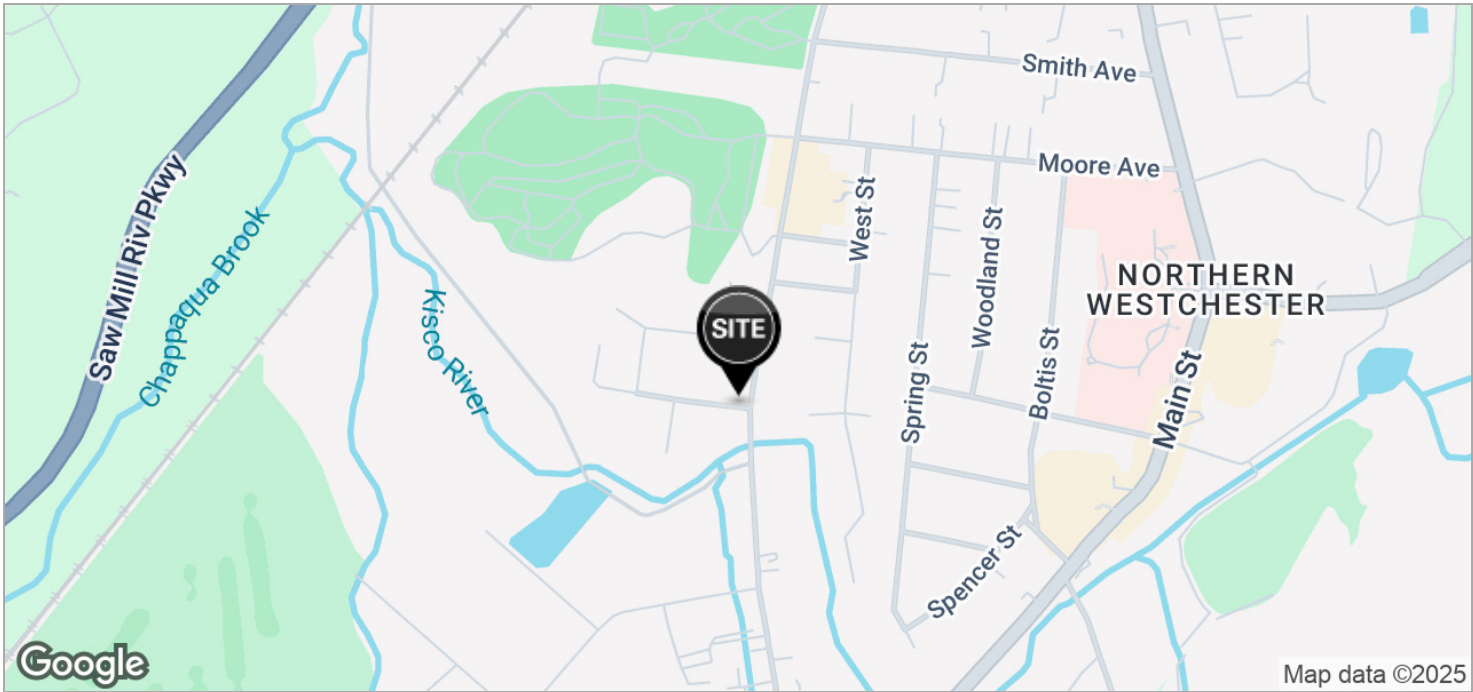
1st Floor



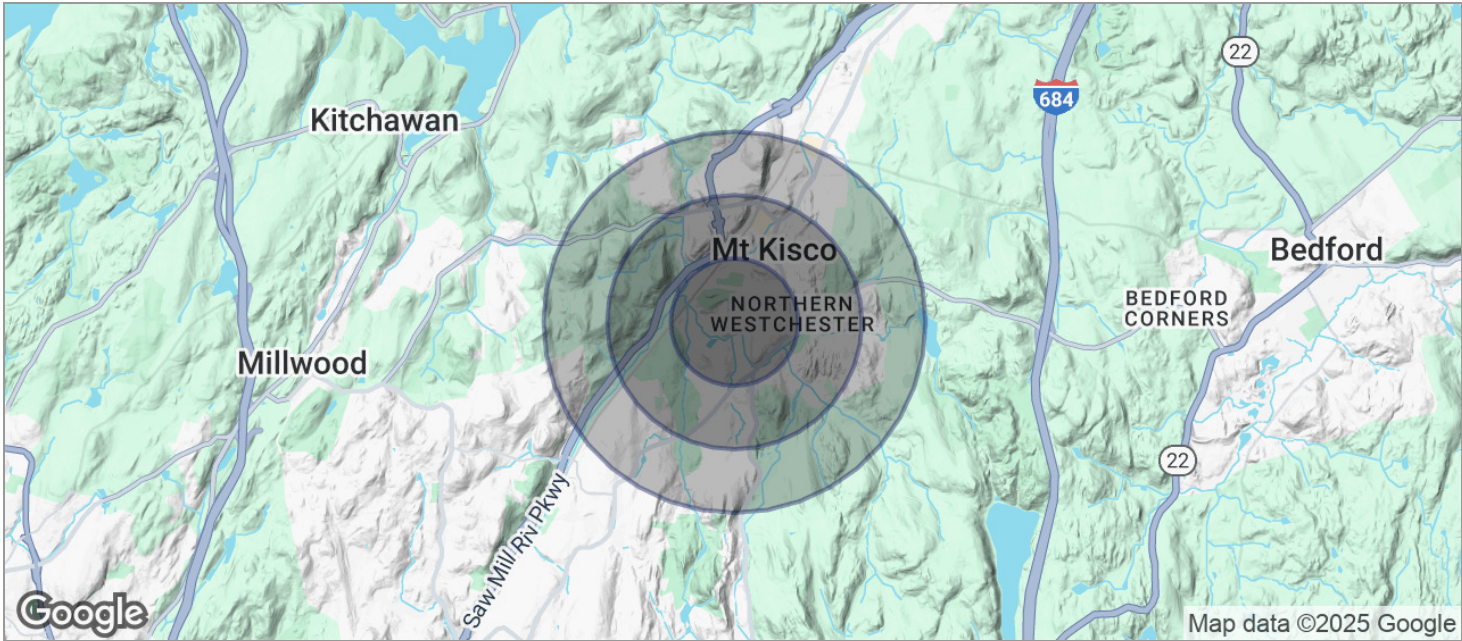
Exterior & Basement Photos



Location Maps



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	3,725	8,055	12,057
MEDIAN AGE	37.2	41.1	42.4
MEDIAN AGE (MALE)	37.5	41.3	41.6
MEDIAN AGE (FEMALE)	37.2	41.3	43.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,236	2,963	4,563
# OF PERSONS PER HH	3.0	2.7	2.6
AVERAGE HH INCOME	\$95,500	\$129,838	\$157,028
AVERAGE HOUSE VALUE	\$498,560	\$503,190	\$555,060

* Demographic data derived from 2020 ACS - US Census