



HOULIHAN LAWRENCE
COMMERCIAL

1833 East Main Street, Yorktown, NY 10547 Build to Suit or Land Lease



This property is ideally located in the Northwest corner of Yorktown, NY in the hamlet of Mohegan Lake.

The 1.42 Acre lot has been approved for a 13,278 Retail building.

The site is situated on the north side of East Main Street (AKA Route 6). Traffic counts average 18,000 cars per day.

The site has been designed to accommodate approximately 137 parking spaces. Town water & sewer available.

Build to Suit

The property can be built to suit for a single tenant prospect willing to take the entire square footage or a minimum of 8000 SF, approximately 60% of the total square footage. Ownership would lease out the remaining to complementary tenancy. Market rental rates shall be competitive for area. Ownership will deliver "Vanilla Box" finishes. Additional tenant fit out requirements with above building standard finishes will be amortized into the rental fee.

A minimum lease term of Ten Years (10) will be required.

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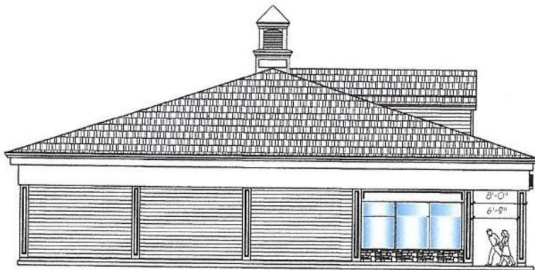


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FRONT ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

Land Lease

Ownership is open to a national retailer requiring site specific branding, where a structured land lease would be more suitable. Terms and conditions will be reviewed on a case-by-case basis. Tenant would be responsible for all site work, construction and maintenance of the property. All work performed shall require proper site review and approval from the Town of Yorktown. Tenant shall be responsible for operating and maintaining the site for the entire term of the Land Lease.

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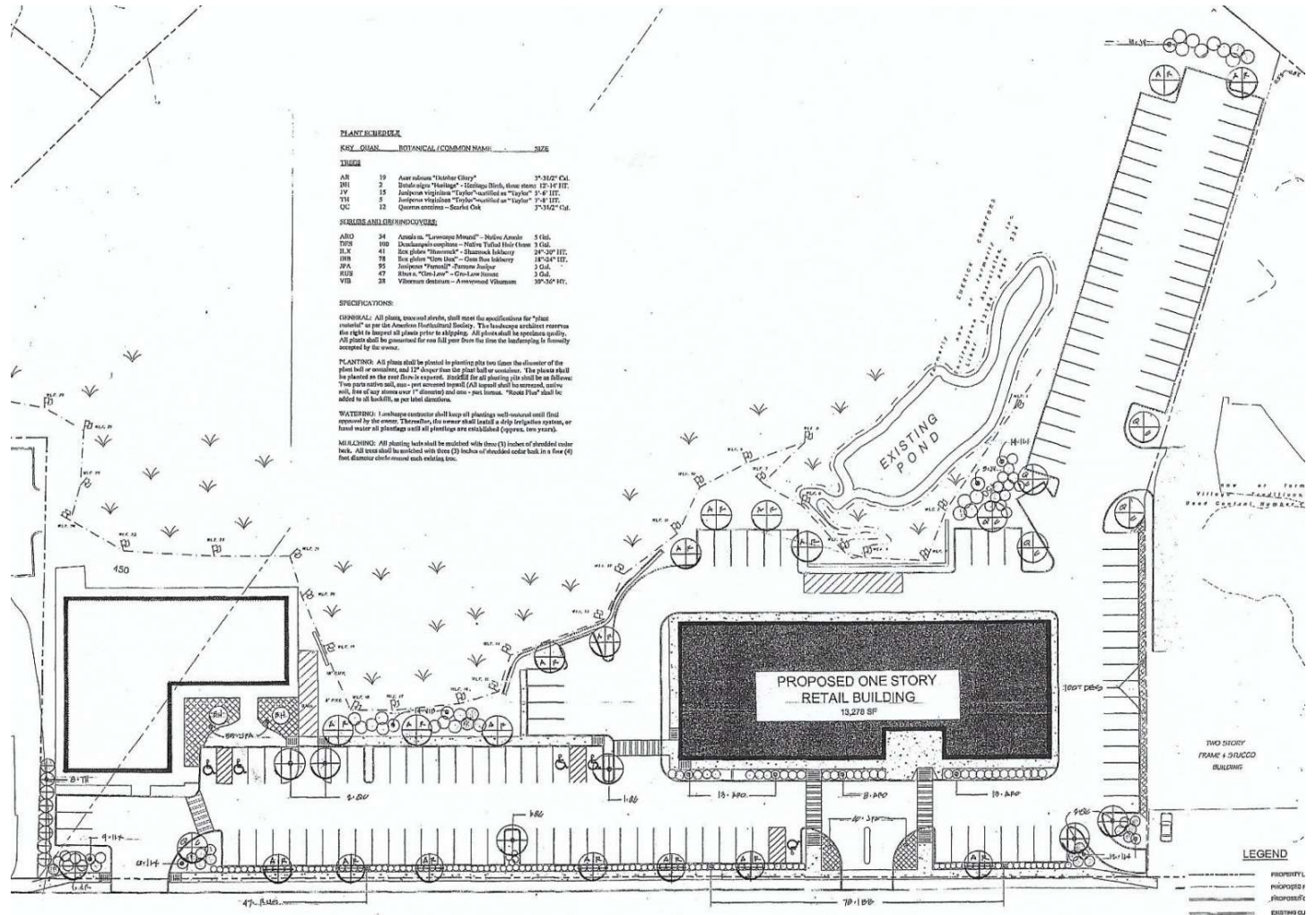
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Proposed Site Plan



East Main Street – Route 6

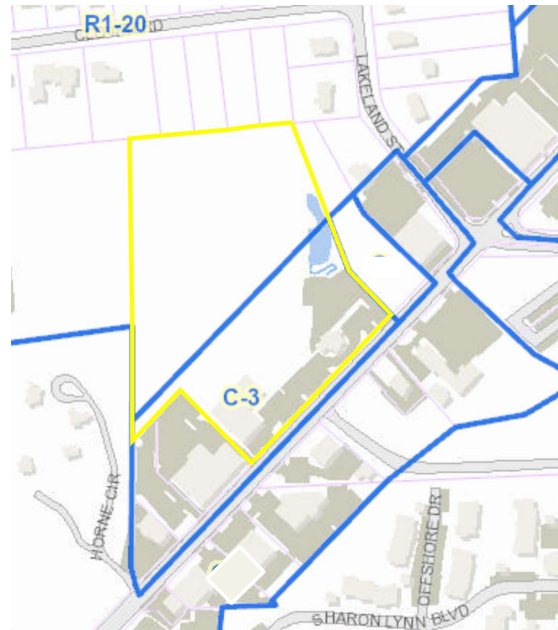
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Town water & sewer available.

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Allowable Zoning



C-3 Commercial Limited District.

Permitted main uses shall be as follows:

The same main uses as for the C-2 District.

The same special uses as for the C-2 District, except that no special permit need be obtained for any such use

Wholesale and storage uses conducted entirely within a building,

Preparation or manufacture of goods or products for retail sale on the premises.

Nurseries and garden centers

Main uses permitted by special permit shall be as follows:

Drive-in theaters

Motel or automobile courts or hotels special permit to be granted by the Planning Board

Transportation terminal and product transfer facilities

Exterior storage yards

Gasoline filling stations

Amusement centers

Automated car wash in accordance with additional code requirement,

Day-care facilities and nursery schools

Undertaking establishments

Single auditorium theaters and playhouses

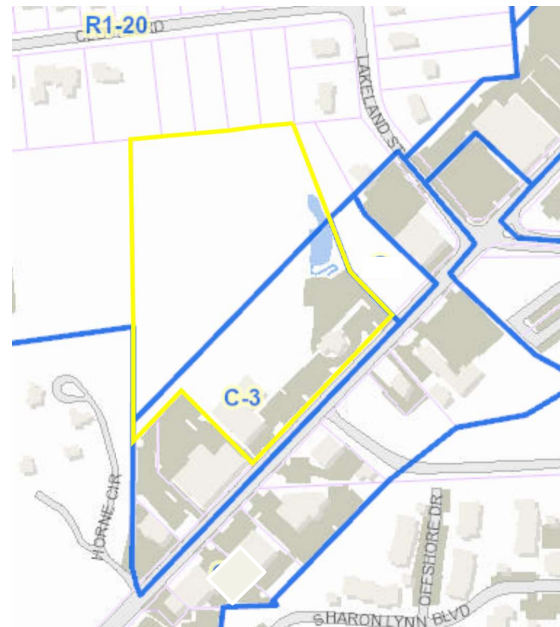
➤ **All zoning codes need to be verified with the town of Yorktown**

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1833 East Main Street, Yorktown, NY 10547 Allowable Zoning



C-3 Commercial Limited District. Cont.

C-1 Commercial Shopping Center District. Allowable in C-3

Permitted main uses shall be as follows:

Stores or shops for the conduct of retail business, bank, post office, restaurant, Professional and business offices, and personal service establishments, Governmental building and use

Off-street parking area (not including any area for outdoor display or storage of any motor vehicle)

Indoor recreation facilities as part of a larger commercial development and which does not exceed 35% of the total usable floor area

Parks

Nurseries and garden centers

Movie theaters

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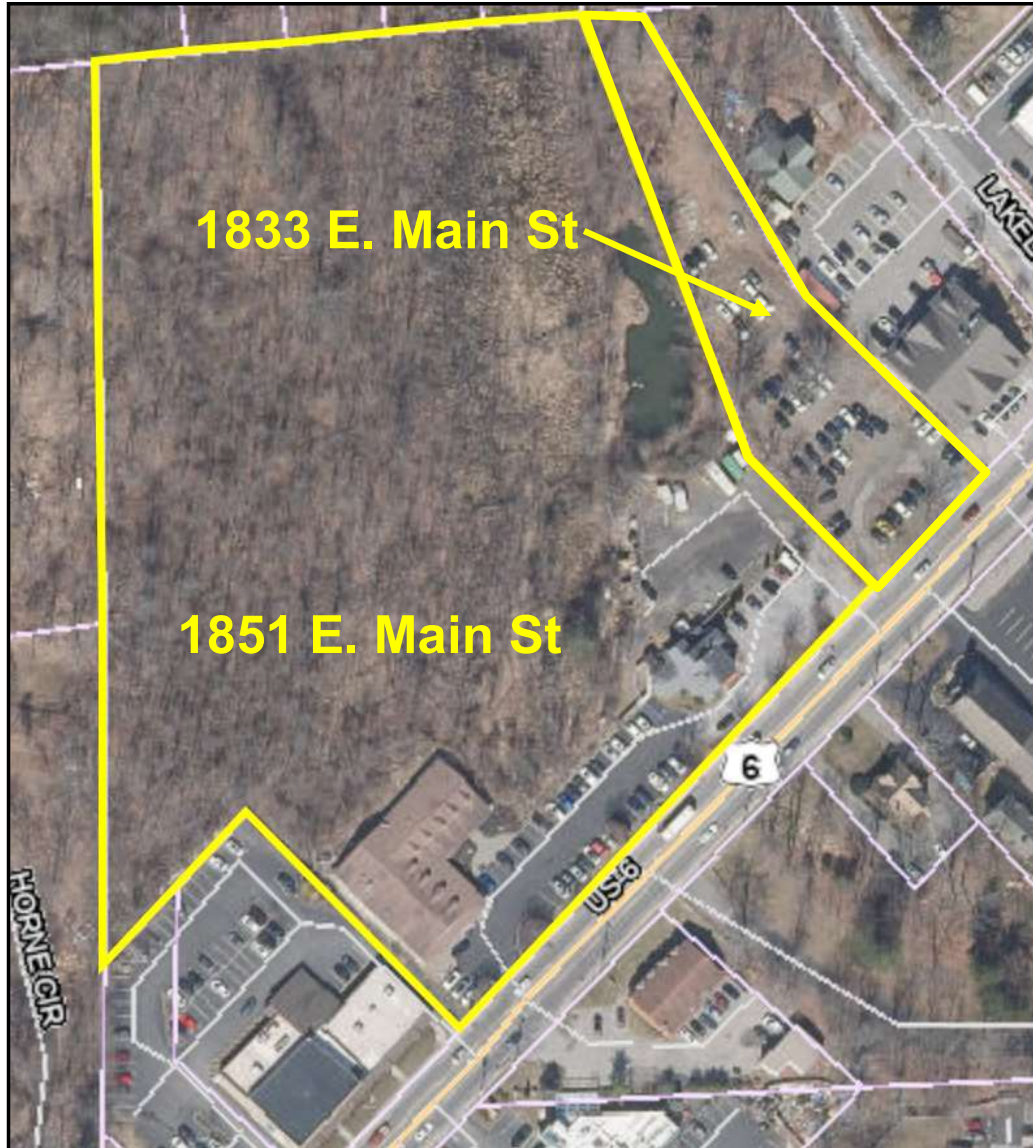
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1833-1851 East Main Street, Yorktown, NY 10547



Aerial Site View

Two adjacent lots comprise the approved site

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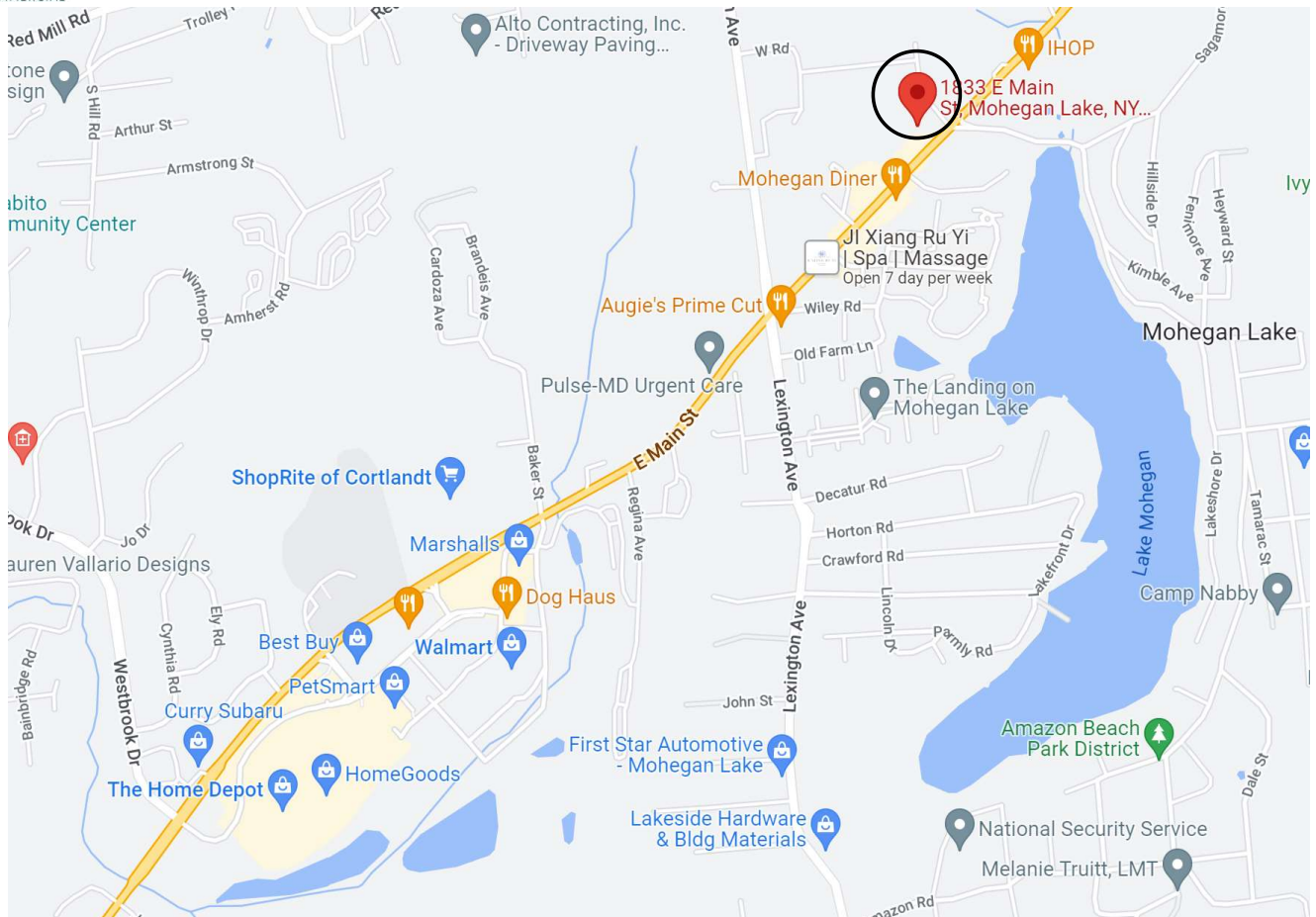
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National Retail Brands within 1-1/2 Miles

Auto Dealership

Volkswagen, Audi, Toyota & Subaru

Supermarket

Shoprite, Acme Markets

Home improvement

Home Depot

Home Decorating

Home Goods

Furniture

Home Sense

Electronics

Best Buy

Department Store

Walmart, Marshalls

Apparel

Old Navy

Restaurants

Chipotle, Applebee's, IHOP

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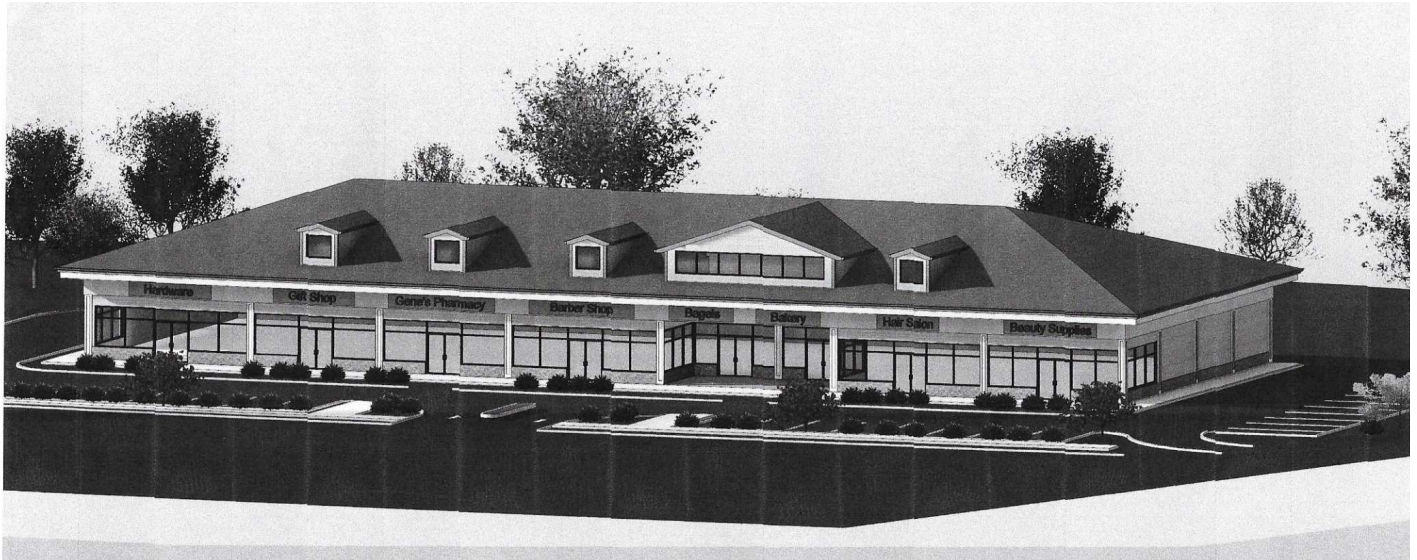
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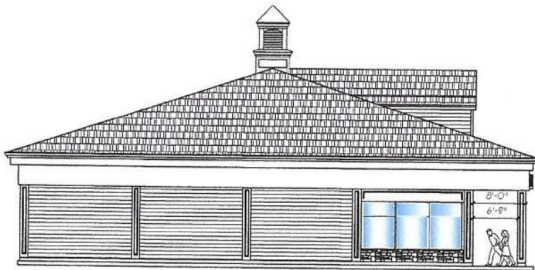


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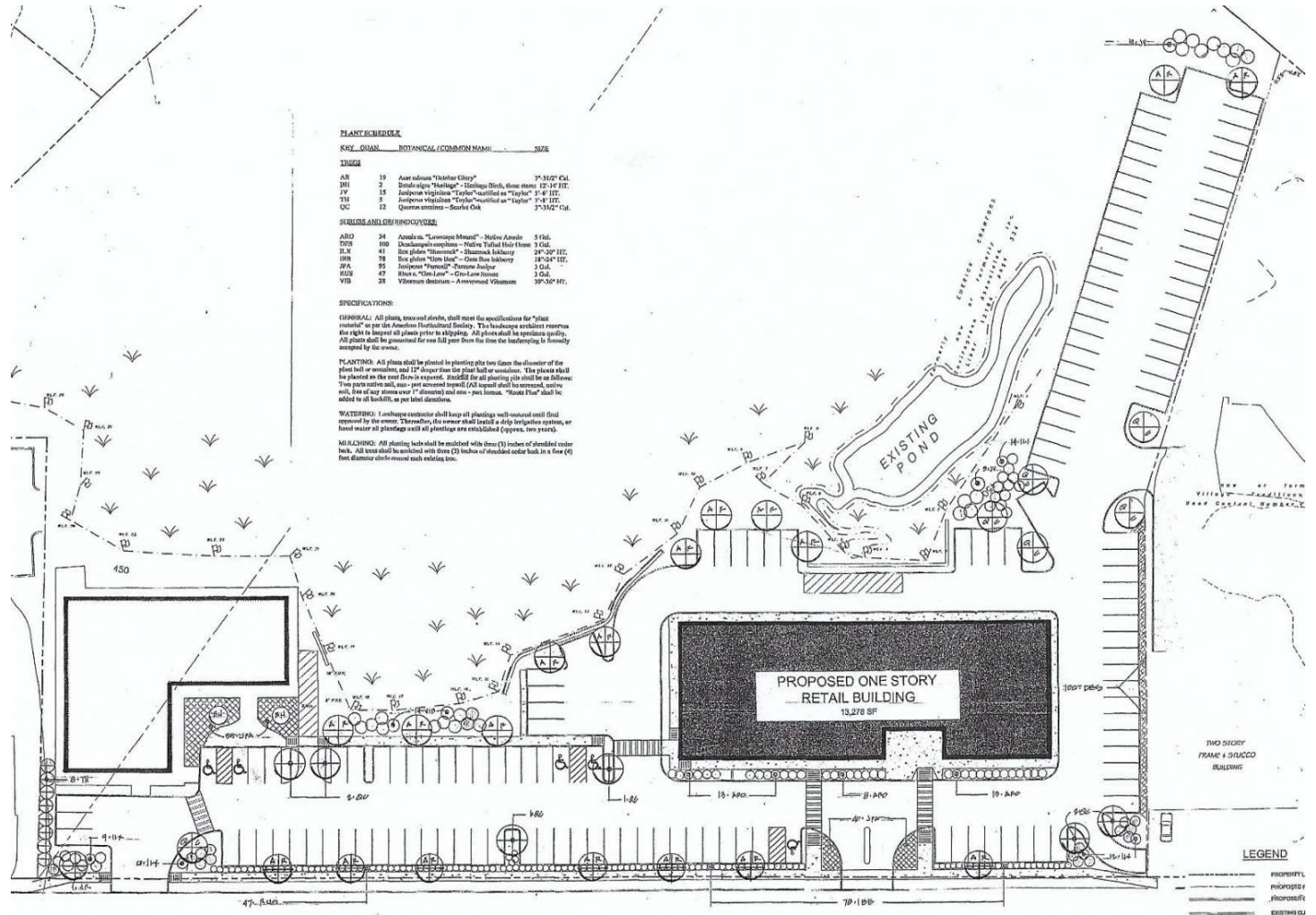
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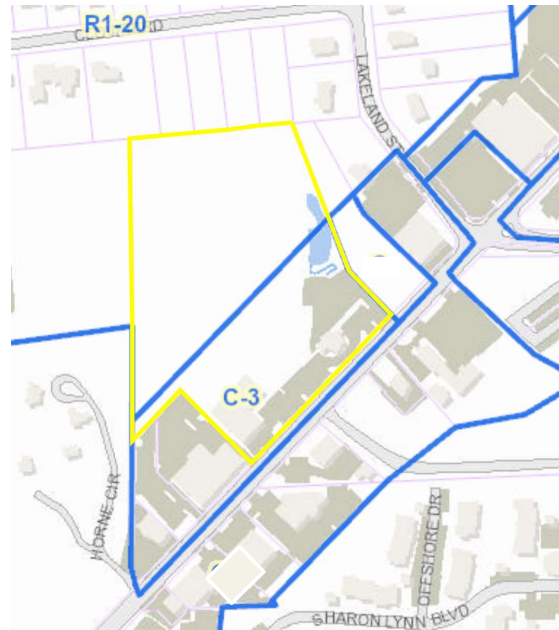
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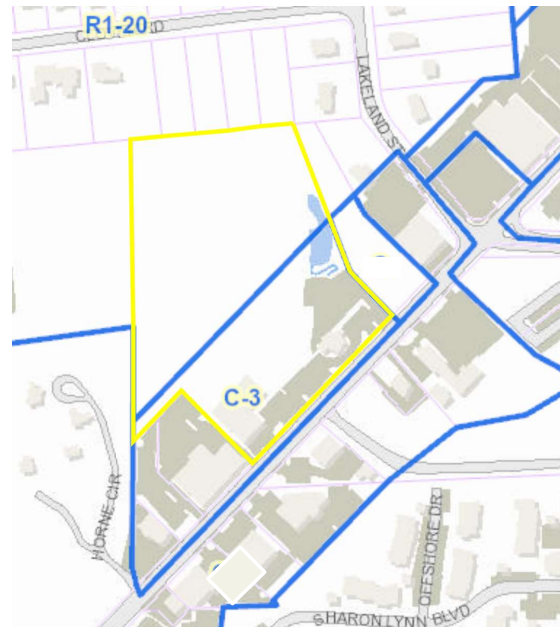
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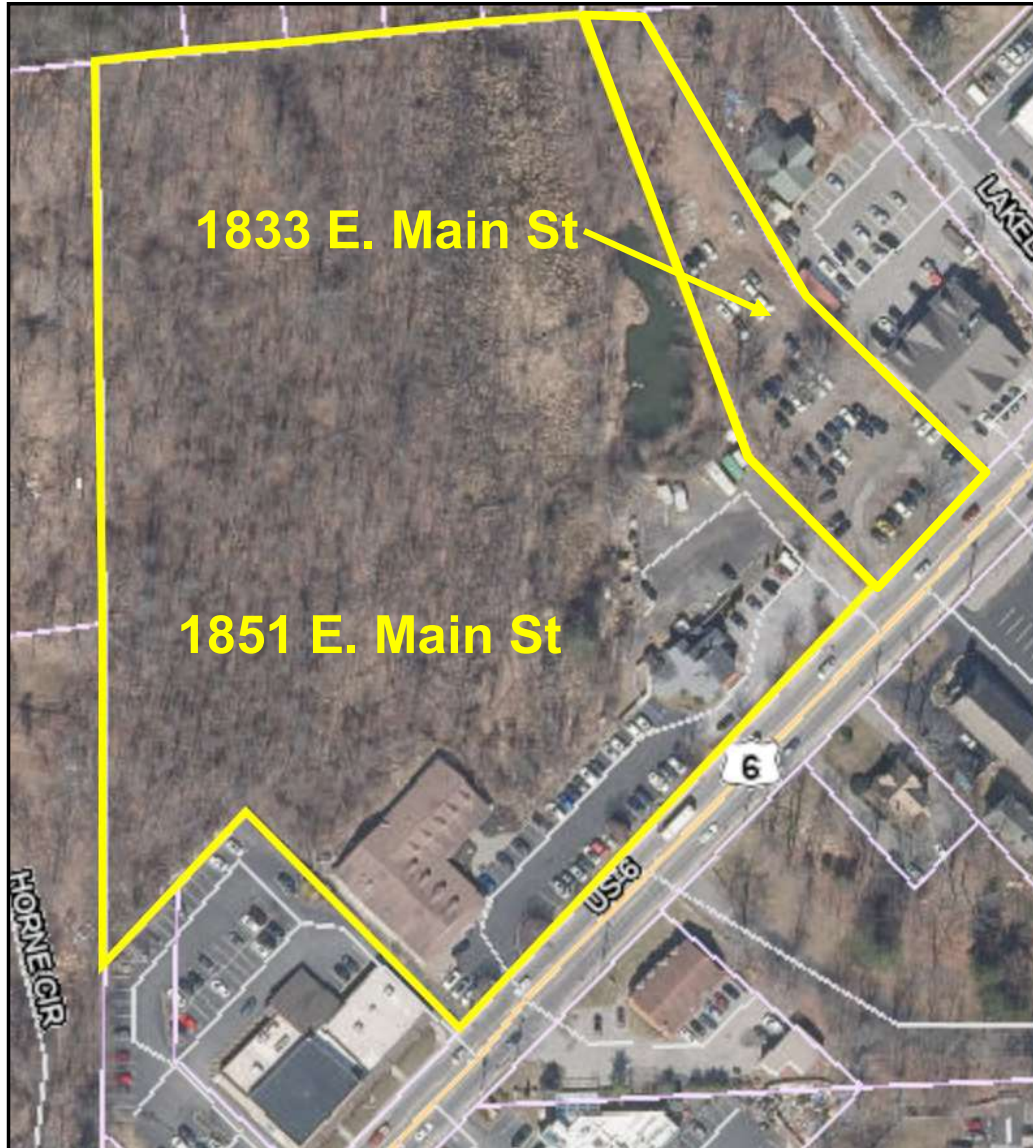
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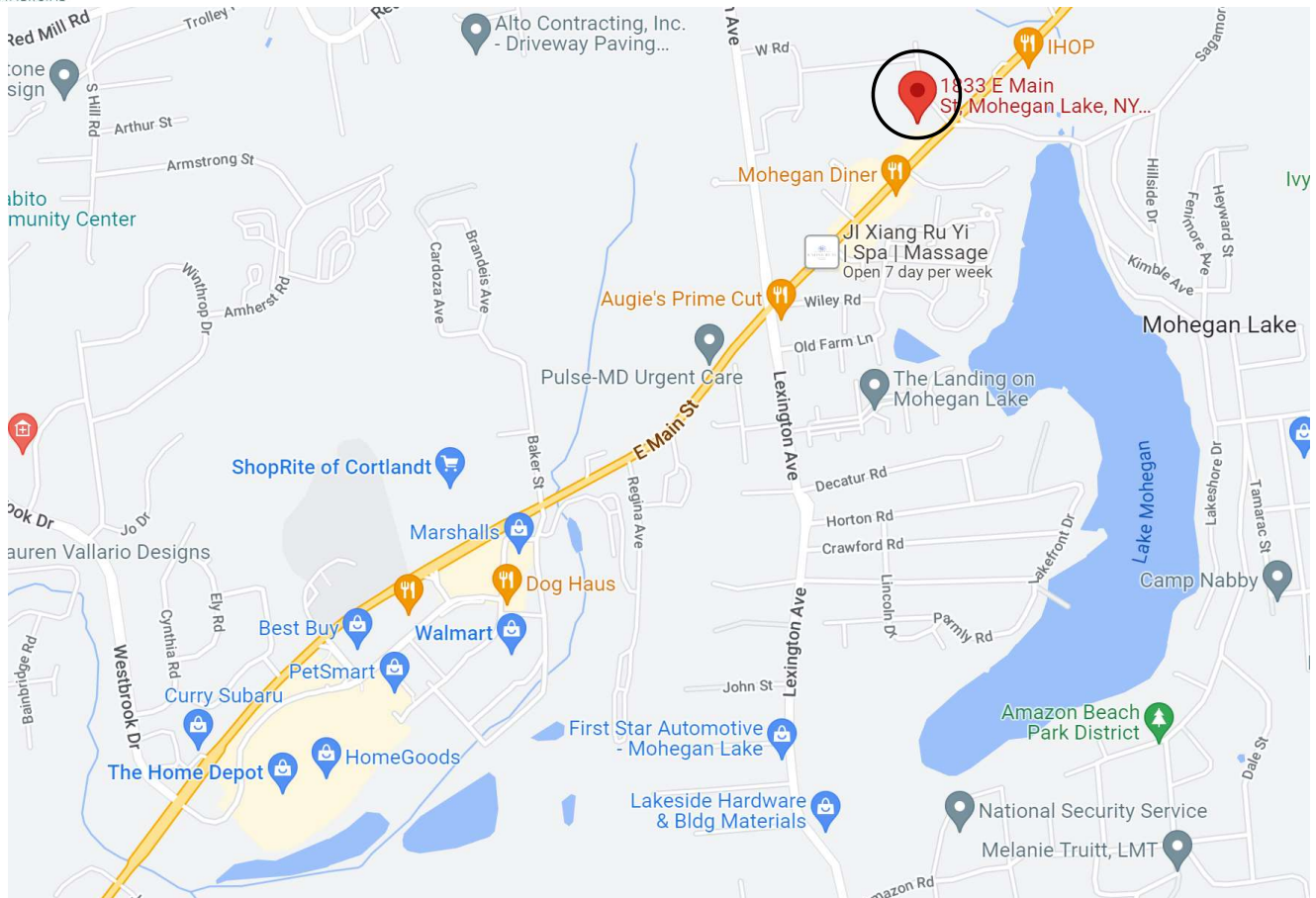
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