



April 17, 2012

## **New Businesses, Relocations, and Operations**

Blow-dryers will be humming, puppies will be barking, and chopsticks will be clicking throughout Mount Kisco, thanks to the leasing of 60,000 square feet of retail and office space by Admiral Real Estate. The following are just a few of the tenants: Indulgence Blow Dry Bar salon is opening on Moger Avenue, animal supply retailer Petco just opened in an 11,240-square-foot space on North Bedford Road, and Hito, an Asian eatery, plans to open on Main Street. Petco was represented by Brian Schuster of Ripco Real Estate. Aunt B's Yogurt Bar has plans to open across from the Jacob Burns Film Center at 351 Manville Road in Pleasantville. We hope they'll be open in time for summer!

Coifs and creameries are not the only categories on the move. East Main Street Counseling (also known as Brush Hollow Counseling) leased space in Mount Kisco, and the Behavioral Health Center is expanding its office space in Chappaqua.

We hear there's a "rainforest" up in Chappaqua, too. WeeZee...World of Yes I Can is a new sensory play space for children ages one through 12. Founded by a child psychiatric nurse, Louise Weadock, whose own daughter has a severe sensory integration disorder, the 16,000-square-foot facility at 480 Bedford Road includes a rainforest/water experience, oxygen bar, vibration station, karaoke jam room, and a zen den. Private tours began on April 6; and the space is scheduled to officially open to the public on May 1.

Grand openings and expansions are not the only paths to business growth. The Gym in Armonk has a creative new model for using space and expanding its services beyond fitness training. The Gym subleased some of its 46,000-square-foot space to related businesses, including LV2Bfit, which is taking over the boutique on May 1, Escape Spa & Wellness, and ProClinix Sports Physical Therapy, and Chiropractic Wellness, all month-to-month tenants. The space was previously used by The Gym for its own fitness equipment and classes and the boutique and spa were self-managed. Additionally, Super Soccer Stars, Jodi's Gym and Contenders Club New York rent space on an as-needed basis. Jamie Nicastrì, general manager of The Gym, says this strategy enables The Gym "to focus on what it does best: delivering a high-quality fitness experience to all members and guests."

The Gym did not divulge how much revenue these leasing deals generate, but says they "diversify its revenue stream" and "provide an additional funnel of potential members that will check out our facility and could become members."

The former Border's site, which is a 22,500-square-foot space, still sits empty. Carl Austin, President of Austin Corporate Properties, says "We have had a good deal of interest in the space and are in conversations with two or three prospects. It's an important location in the village of Mount Kisco and we are determined to do the right thing for both the village and the owner, a New York City investor. The ownership has made a decision at this point not to break up the space because we want to keep the integrity of the unit, especially because we have had such good interest." Austin continues to seek a major retailer and is working with Goldschmidt & Associates on leasing the space. Austin adds optimistically, "There has been an uptick in the economy and renewed interest in the Mount Kisco area." He declined to reveal prospective tenants, although he said he has inquiries from bookstores, supermarkets, sports facilities, and restaurants.