

Location: On the west side of S. Moger Ave. between Britton Lane and Green St.



S/B/L: 80.24 / 3 / 6
 Lot Dimensions: 151' x 60'
 Lot SF: 9,060
 Building Dimensions: 150' x 60'
 Stories: 1
 Building SF: 9,000
 Zoning: CB-1
 Assessed: \$168,300
 RE Taxes: \$49,343

150' of PRIME RETAIL FRONTAGE - CAN BE DIVIDED

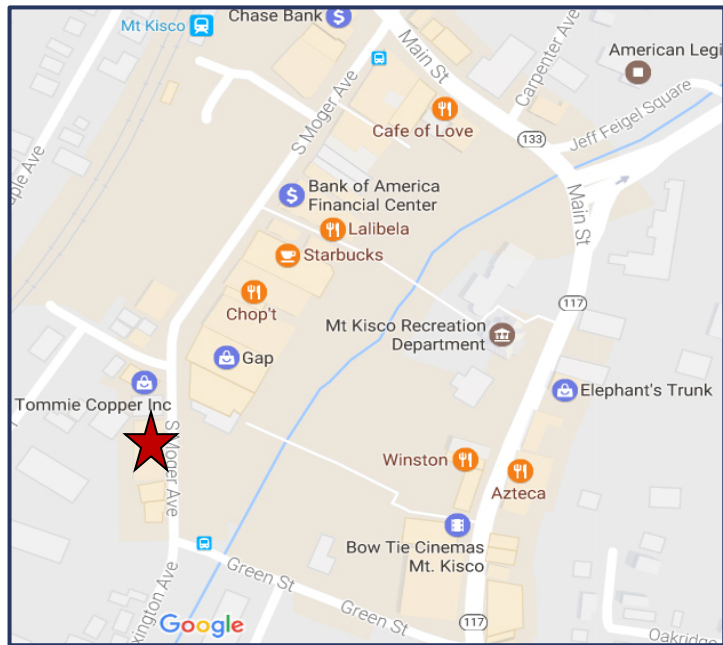
Admiral Real Estate has been retained on an exclusive basis by ownership to arrange for the disposition of a prime retail property located at 92 South Moger Ave, in the Village of Mount Kisco, NY.

The building offers 150' of prime ground floor retail frontage on South Moger Avenue, one of the primary retail streets in the downtown shopping district, next to the Metro North train station, with high visibility and a traffic count of 16,582+ cars daily.

The property is located close by to a large municipal parking lot and there is additional metered parking at the side and front of the property as well.

ASKING PRICE \$1,575,000

Nearby Retailers & Business 's Include:



| By Drive Time | 5-Minute | 10-Minute | 15-Minute |
|------------------------|---------------|---------------|---------------|
| Average HH Income | \$100,494 | \$143,546 | \$158,683 |
| Median HH Income | \$65,948 | \$103,973 | \$128,104 |
| Population | 11,095 | 28,298 | 73,750 |
| Total Households | 4,182 | 9,761 | 24,833 |
| Aggregate Retail Sales | \$337,046,227 | \$511,303,851 | \$999,111,492 |

Call Owner's
Exclusive Agents:

Joan Simon 914-779-8200 x117 jsimon@admiralrealestate.com
 Jon Gordon 914-779-8200 x115 jgordon@admiralrealestate.com

Brokers
Protected