

RETAIL IN 230,000 SF SHOPPING CENTER
Triangle Shopping Center | Westchester County
1 Triangle Center, Yorktown Heights, NY 10598



COMING SOON: Façade Upgrades, Parking Lot Improvements & New Sidewalks

FOR LEASE

Prime Retail in 230,000 SF
Regional Shopping Center

Up to 11,000 SF Available
Call for Full Rental Details

- 20 Ft to 45 Ft Frontage
- Food and Retail Use Permitted
- Major Capital Improvements Planned for Shopping Center
- Ample and Abundant Free Parking
- Juncture of Routes 118, 35 & 202; Traffic Count: 16,469 P/Day



CONTACT OWNER'S
EXCLUSIVE AGENTS:

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BROKERS
PROTECTED

TRIANGLE SHOPPING CENTER
Yorktown Heights, NY (Westchester County)
Up to 11,000 SF Available for Lease | Various Uses



PROPOSED RENDERING | 1



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PROPOSED RENDERING | 2



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PROPERTY INFORMATION

| | |
|------------------|---|
| GLA / Zoning: | 230,000 SF / C-1 |
| Location: | Juncture of Routes 118, 35 and 202 |
| Near: | Cortlandt Manor, Crompond, Somers. |
| Local Retailers: | CVS, Starbucks, Solaris Sports Club, Citibank, Burger King, Taco Bell, Dunkin Donuts, The Bagel Emporium, PCSB Bank |

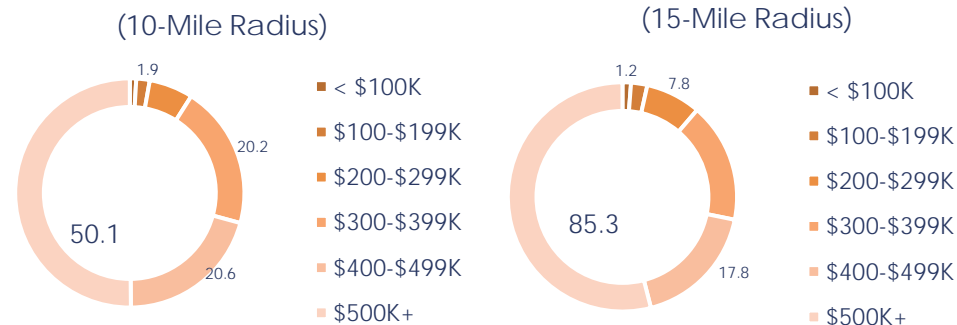
DEMOGRAPHICS

| By Radius | 5-Mile | 10-Mile | 15-Mile |
|-------------------|-----------|-----------|----------------|
| Average HH Income | \$186,405 | \$171,561 | \$169,880 |
| Median HH Income | \$139,697 | \$119,388 | \$117,684 |
| Population | 60,691 | 262,590 | 513,183 |
| Total Households | 20,976 | 92,485 | 179,922 |
| Retail Potential | \$1.6B | \$6.6B | \$12.6B |
| Disposable Income | \$121,396 | \$112,066 | \$111,143 |

CENTER INFORMATION

- 1,500 SF TO 11,000 SF available for lease
- Highly visible and discreet locations
- Exceptional parking options
- Tenant Signage
- Available for retail, food and highly visible medical use, furniture, pet care, electronics, education & inclusive of built-out restaurant that can be retrofitted for office, general retail, etc.

2021 HOME VALUE



TRAFFIC COUNT DETAILS

| DIST | STREET | CROSS STREET | YEAR | COUNT | DIST | STREET | CROSS STREET | YEAR | COUNT |
|------|--------------------|--------------------------------|------|--------|------|-------------------|---------------------------------|------|--------|
| 0.01 | Saw Mill River | Maple Hill St (0.04 miles N) | 2018 | 14,629 | 0.68 | Saw Mill River Rd | Evergreen St (0.03 miles E) | 2018 | 16,004 |
| 0.14 | Saw River River Rd | Brookside Ave (0.09 miles S) | 2015 | 14,774 | 0.75 | Crompond Road | Baldwin Rd (0.07 miles E) | 2015 | 18,678 |
| 0.21 | Crompond Rd | Gilbert St (0.06 miles SE) | 2014 | 17,341 | 0.77 | Saw Mill River Rd | Quaker Church Rd (0.09 miles) | 2014 | 14,774 |
| 0.38 | Hanover St | Maple Ct (0.03 miles NW) | 2014 | 6,674 | 0.93 | Saw Mill River Rd | Quaker Church Rd (0.1 miles) | 2014 | 14,774 |
| 0.39 | Hanover Street | Hilltop Hanover Farm (0.17) | 2018 | 5,979 | 1.10 | Amawalk Rd | Liberty Way (0.01 miles W) | 2018 | 15,892 |
| 0.48 | Underhill Avenue | (0.0 miles) | 2018 | 5,498 | 1.27 | Amawalk Rd | Deer PkDr (0.09 miles E) | 2018 | 12,279 |
| 0.62 | Underhill Ave | Saw Mill River Rd (0.06 miles) | 2016 | 5,564 | 1.43 | Baldwin Rd | Taconic State Pkwy (0.02 miles) | 2016 | 5,557 |

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TRIANGLE SHOPPING CENTER RETAILER MAP



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EXTERIOR PHOTOS



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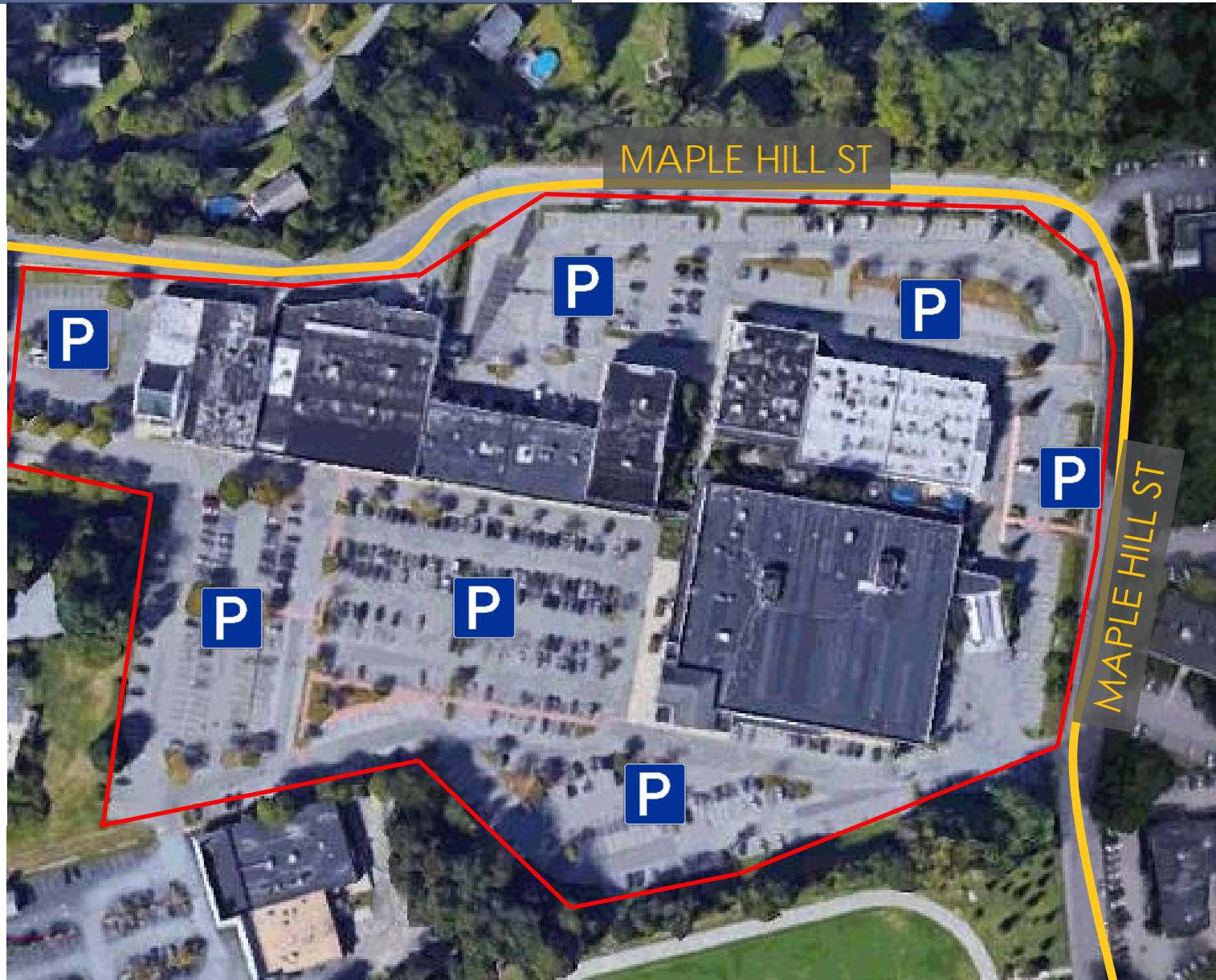
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PARKING
AERIAL



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YORKTOWN HEIGHTS, NY | The Market

SMALL AREA, BIG VILLAGE

The Town of Yorktown is a beautiful community in Northern Westchester County, New York. It is located 35 miles from New York City, with forty square miles of rolling hills, farmland, residential areas and light industry.

With its proximity to NYC, living in Yorktown offers a pleasant mix of commercial, residential, and recreational opportunities for it's just over 36,000 residents. The town is made up of five business hamlets: Mohegan Lake, Shrub Oak, Jefferson Valley, Crompond, and Yorktown Heights, and twelve distinct residential neighborhoods each with their own unique character and identity.

Yorktown is also comprised of many parks and open spaces where residents enjoy activities from swimming and playing sports to hiking nature trails and picnicking. With excellent schools, active community organizations, and dedicated civic leaders, Yorktown is a vibrant community.

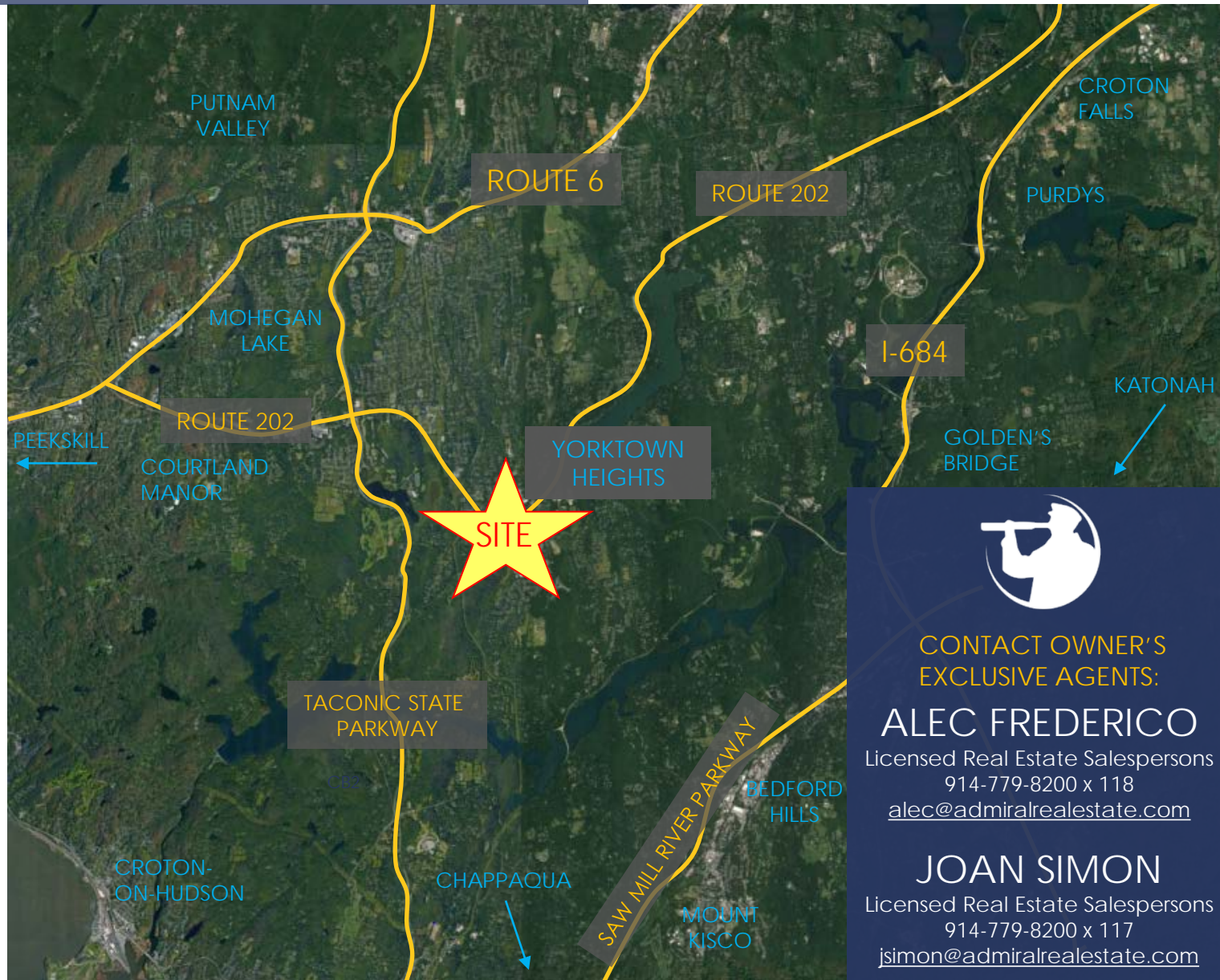


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REGIONAL RETAIL AERIAL

Northern
Westchester



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