

# RESTAURANT/RETAIL SITE FOR LEASE

1,590 SF Stand-Alone Building with Parking  
41 Armonk Road, Mount Kisco, NY 10549

ADMIRAL  
REAL ESTATE SERVICES



TRAFFIC COUNT  
Over 4,000  
Vehicles Per Day

*Proposed Rendering*

Call for Full  
Rental  
Details

- Easily Accessible and Off I-684
- **Outdoor Seating Potential**
- Delivered with New Roof, New HVAC, New Electric and Gas Service
- (21) Private On-Site Parking Spaces
- Near Northern Westchester Hospital
- Crossroads between Mount Kisco, Armonk and Chappaqua



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118  
JOAN SIMON: 914-779-8200 x117

[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)  
[jsimon@admiralrealestate.com](mailto:jsimon@admiralrealestate.com)

BROKERS  
PROTECTED

41 Armonk Road | MOUNT KISCO, NY  
Freestanding Retail Building; Food Use Permitted  
Opportunity for Outdoor Seating and Fantastic Parking



## PROPERTY INFORMATION

<u>Zoning:</u>	<u>General Retail (+ Food Use)</u>
<u>Seating:</u>	<u>Indoor and Outdoor Options</u>
<u>Lot SF:</u>	<u>28,682 Sq. Ft</u>
<u>Stories:</u>	<u>One (1)</u>
<u>Parking:</u>	<u>Twenty-One (21) Spaces</u>
<u>Accessibility:</u>	<u>Located Off I-684</u>
<u>Near:</u>	<u>Chappaqua and Armonk</u>

## DEMOGRAPHICS

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$163,271	\$227,808	\$245,229
Median HH Income	\$108,098	\$152,929	\$176,069
Population	6,205	24,794	60,950
Total Households	2,048	8,487	20,628
Retail Potential	\$122M	\$768	\$2.1B

## HIGHLIGHTS

- Modified Gross Lease; Inquire
- Incredible Opportunity for Outdoor Seating Option
- Delivered with New Roof, New HVAC, New Electric & Gas Service

## NEARBY RETAILERS

- Green's Natural Foods
- Calico Corners
- Dunkin' Donuts
- Ben & Jerry's
- Mobil Gas
- Chapiines Deli Gourmet
- Lexington Square Care
- Sterling National Bank
- A& S Marketplace
- Family Sports Medicine
- VCA Veterinary Clinic

41 Armonk Road | MOUNT KISCO, NY  
Freestanding Retail Building; Food Use Permitted  
Opportunity for Outdoor Seating and Fantastic Parking



## CURRENT PHOTOS



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118  
JOAN SIMON: 914-779-8200 x117

[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)  
[jSimon@admiralrealestate.com](mailto:jSimon@admiralrealestate.com)

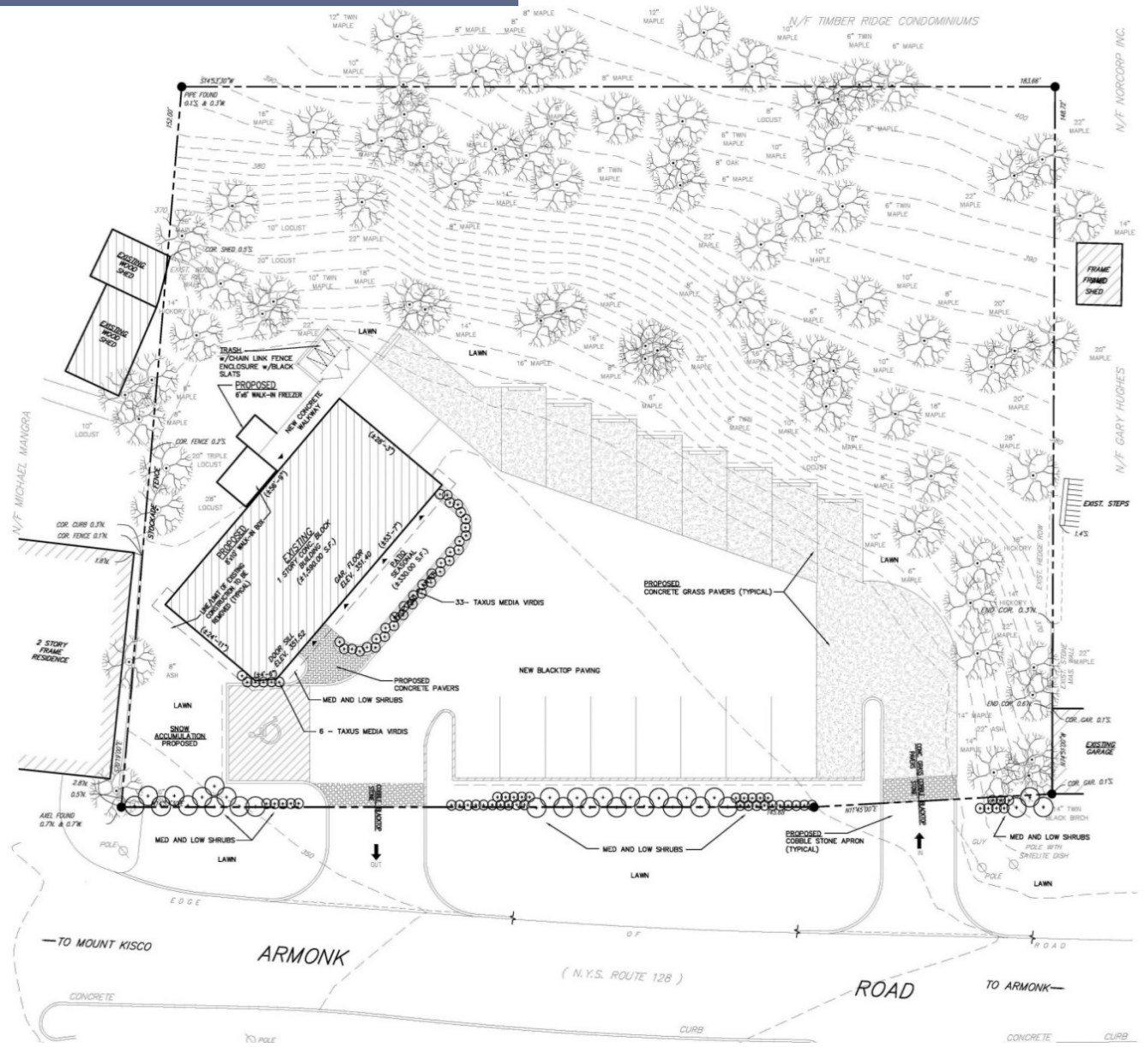
BROKERS  
PROTECTED

# 41 Armonk Road | MOUNT KISCO, NY

Freestanding Retail Building; Food Use Permitted  
Opportunity for Outdoor Seating and Fantastic Parking



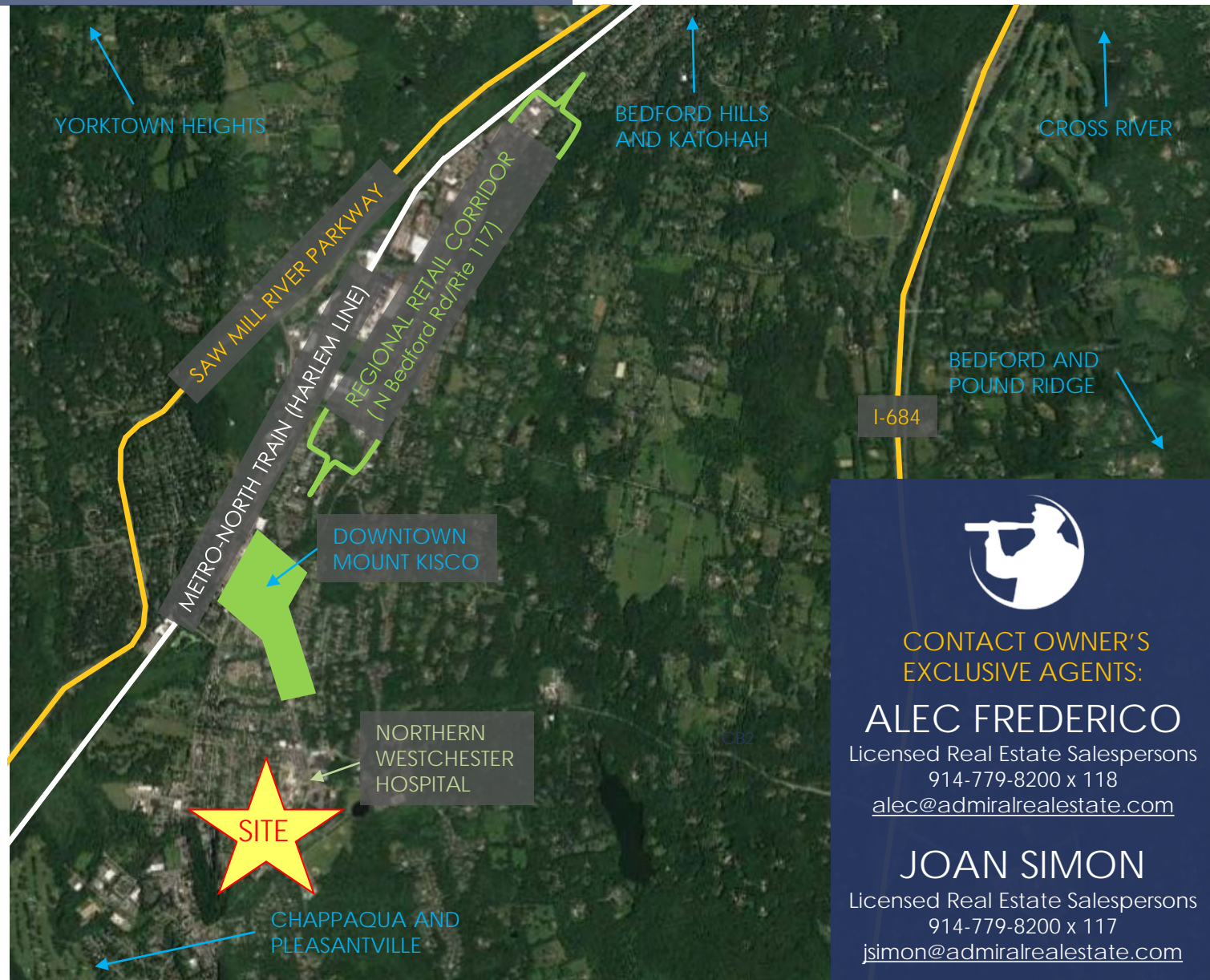
## PROPOSED SITE PLAN



41 Armonk Road | MOUNT KISCO, NY  
Freestanding Retail Building; Food Use Permitted  
Opportunity for Outdoor Seating and Fantastic Parking



AERIAL



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

**ALEC FREDERICO**

Licensed Real Estate Salespersons  
914-779-8200 x 118  
[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

**JOAN SIMON**

Licensed Real Estate Salespersons  
914-779-8200 x 117  
[jsimon@admiralrealestate.com](mailto:jsimon@admiralrealestate.com)