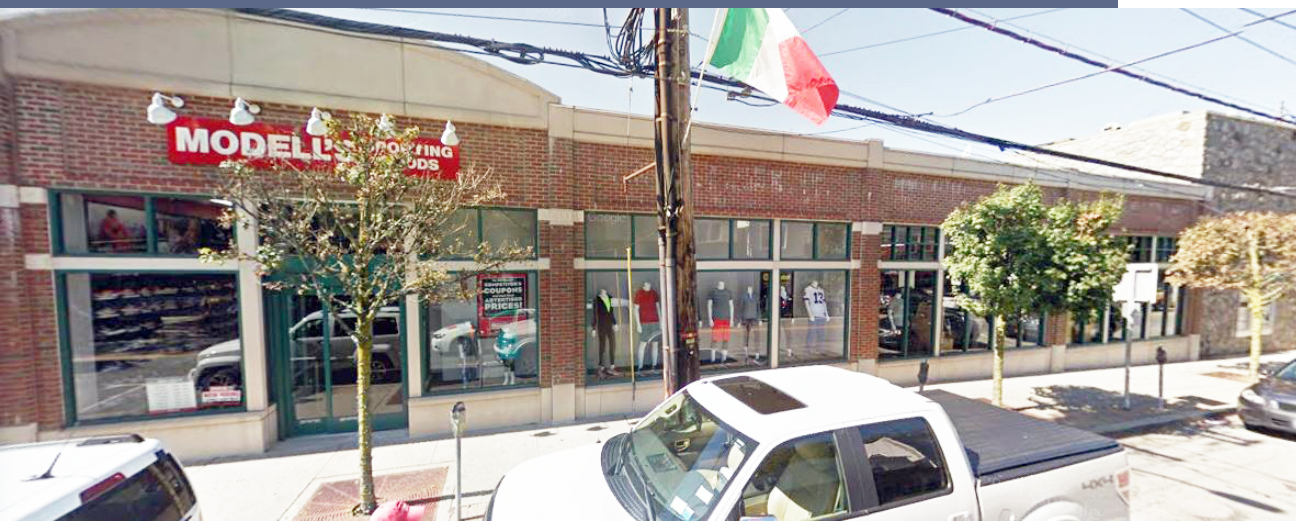


RARE 10,200+/- RSF SPACE AVAILABLE  
Downtown Mount Kisco (Westchester County)  
162 E Main Street, Mount Kisco, NY 10549



FOR LEASE

Call for Full  
Rental Details

## RETAIL SPACE IN CENTRAL BUSINESS DISTRICT

- 10,200+/- RSF
- Former Modell's Sporting Goods
- Phenomenal Parking Options Including Abundant Municipal Lot Adjacent to Building
- Walking Distance to Mount Kisco Metro-North Train Station
- Located at Signalized Intersection | E Main & Green St
- Adjacent to 11,000+ SF Party City
- Front and Back Entrances on E Main St & Off Green St
- Rare Signage Opportunity on 3 Sides of Building
- Building Features 298 Ft on Main Street
- Traffic Count: Nearly 17,000 Vehicles Per Day



CONTACT OWNER'S  
EXCLUSIVE AGENT:

JOAN SIMON: [914-779-8200](tel:914-779-8200) x117 [jsimon@admiralrealestate.com](mailto:jsimon@admiralrealestate.com)

BROKERS  
PROTECTED

162 E Main Street | MOUNT KISCO, NY  
 Ultra Prime Retail Building  
 10,200+/- RSF | Two Levels



## PROPERTY INFORMATION

<u>GLA/Acreage</u>	21,018 SF / 1.03 AC
<u>Location:</u>	East Main Street & Green Street
<u>Age/Renovation:</u>	1958 / Reno 2018
<u>Near:</u>	Bedford Hills, Chappaqua, Bedford, Katonah
<u>Public Transpo:</u>	Walk to Metro-North; Bus Stop at Building

## DEMOGRAPHICS

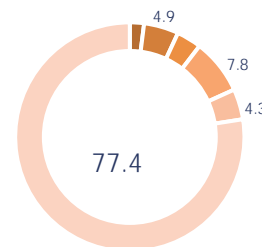
By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$126,527	\$196,664	\$225,293
Median HH Income	\$87,149	\$124,644	\$155,221
Population	11,744	31,989	74,053
Total Households	4,367	10,915	25,279
Retail Potential	\$245M	\$921M	\$2.4B
Disposable Income	\$85,929	\$119,887	\$134,874

## SPACE INFORMATION

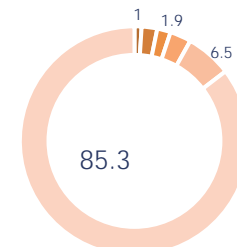
- Adjacent to Party City
- High Ceilings
- Zoning: CB-1
- Adjacent Lot: 50 Surface Parking Spaces
- Open Floor Plans
- Multiple Areas for Tenant Signage
- Available for Dry/Wet Use: Retail, Furniture, Pet Care, Electronics, Education, etc.

## 2020 HOME VALUE

(10-Min Radius)



(15-Min Radius)



- < \$100K
- \$100-\$199K
- \$200-\$299K
- \$300-\$399K
- \$400-\$499K
- \$500K+

## TRAFFIC COUNT DETAILS

<u>DIST</u>	<u>STREET</u>	<u>CROSS STREET</u>	<u>YEAR</u>	<u>COUNT</u>
0.15	Main St	Blackeby Pl (0.05 miles SW)	2008	17,110
0.20	Main St	Gregory Ave (0.03 miles S)	2014	15,869
0.27	E Main St	N Moger Ave (0.02 miles NW)	2014	15,720
0.42	Saw Mill River	W Main St (0.31999999 miles N)	2014	33,170
0.48	W Main St	S Croton Ave (0.02 miles W)	2014	16,313
0.57	N Bedford Rd	Victoria Dr (0.04 miles SW)	2015	17,102
0.61	W Main St	Grandview Dr (0.02 miles W)	2014	11,897

<u>DIST</u>	<u>STREET</u>	<u>CROSS STREET</u>	<u>YEAR</u>	<u>COUNT</u>
0.62	E Main St	Main St (0.05 miles N)	2016	14,796
0.67	Lexington Ave	Kisco Rd (0.03 miles S)	2015	10,741
0.78	Saw Mill River	Croton Ave (0.1 miles NE)	2011	35,926
0.82	N Bedford Rd	Preston Way (0.02 miles S)	2015	17,102
0.84	Saw Mill River	W Main St (0.72000003 miles)	2013	33,289
1.01	Kisco Ave	Holiday Inn Dr (0.02 miles S)	2014	12,706
1.09	S Bedford Rd	W Patent Rd (0.06 miles W)	2014	17,113

162 E Main Street | MOUNT KISCO, NY  
Ultra Prime Retail Building  
10,200+/- RSF | Two Levels

## EXTERIOR PHOTOS



Aerial facing east at rear  
entrance toward East  
Main Street



Back of building  
facing northwest toward  
East Main Street



Frontage facing  
northwest toward  
Metro-North

162 E Main Street | MOUNT KISCO, NY  
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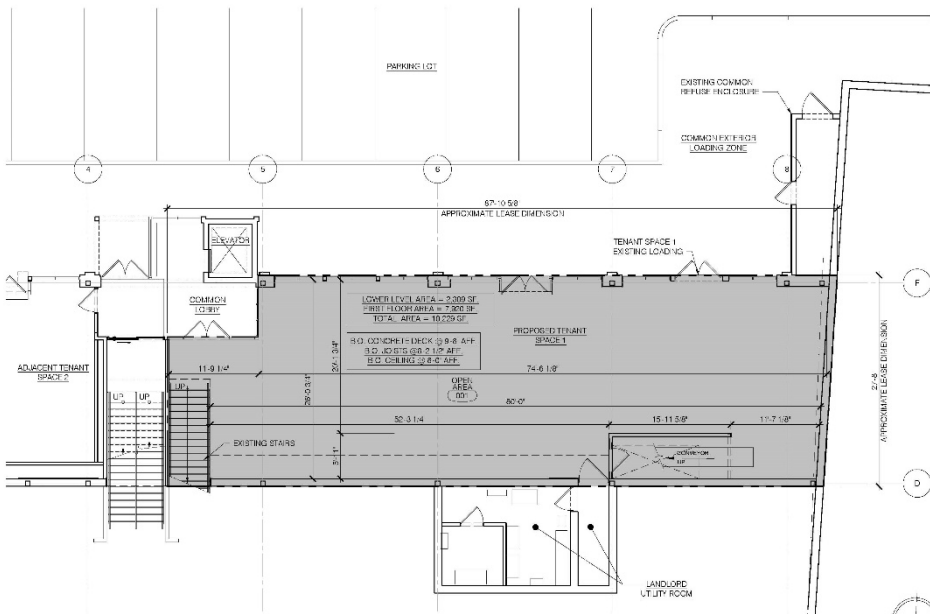


## INTERIOR PHOTOS

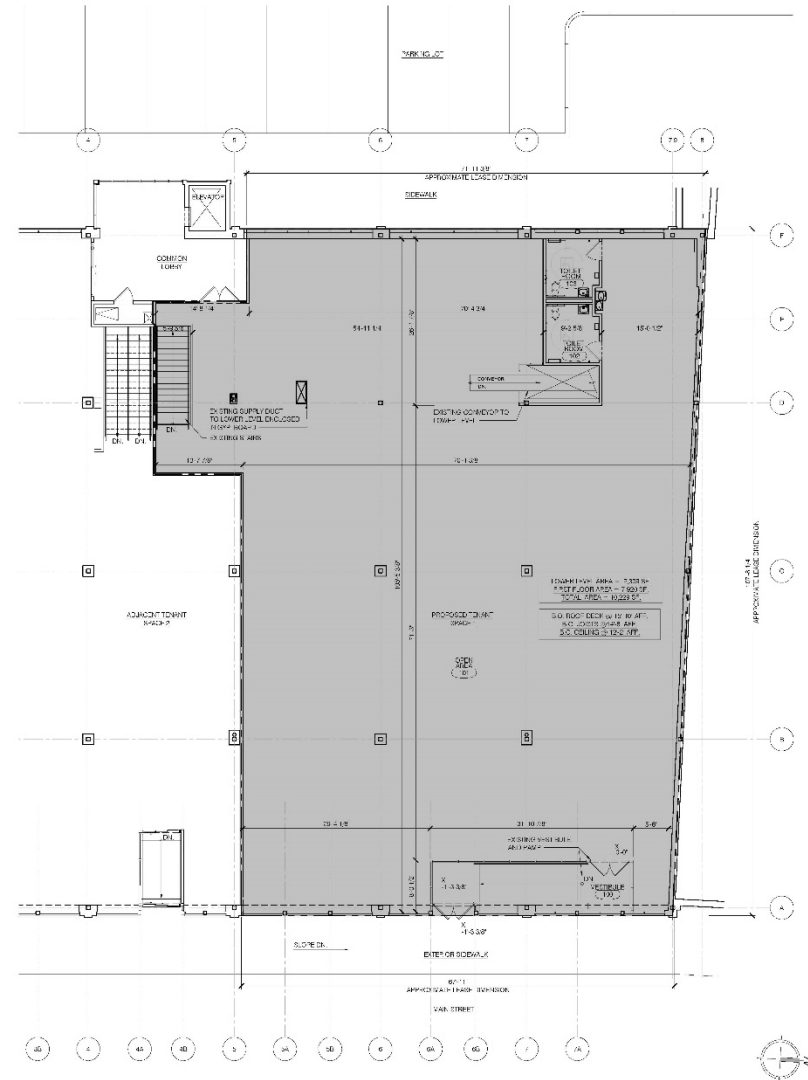


SITE PLANS

UPPER LEVEL PLAN



LOWER LEVEL PLAN



162 E Main Street | MOUNT KISCO, NY  
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## VISIBILITY/ SIGNAGE



At signalized intersection of East Main and Green Streets facing northwest toward Metro-North

Rear entrance facing south toward Green Street

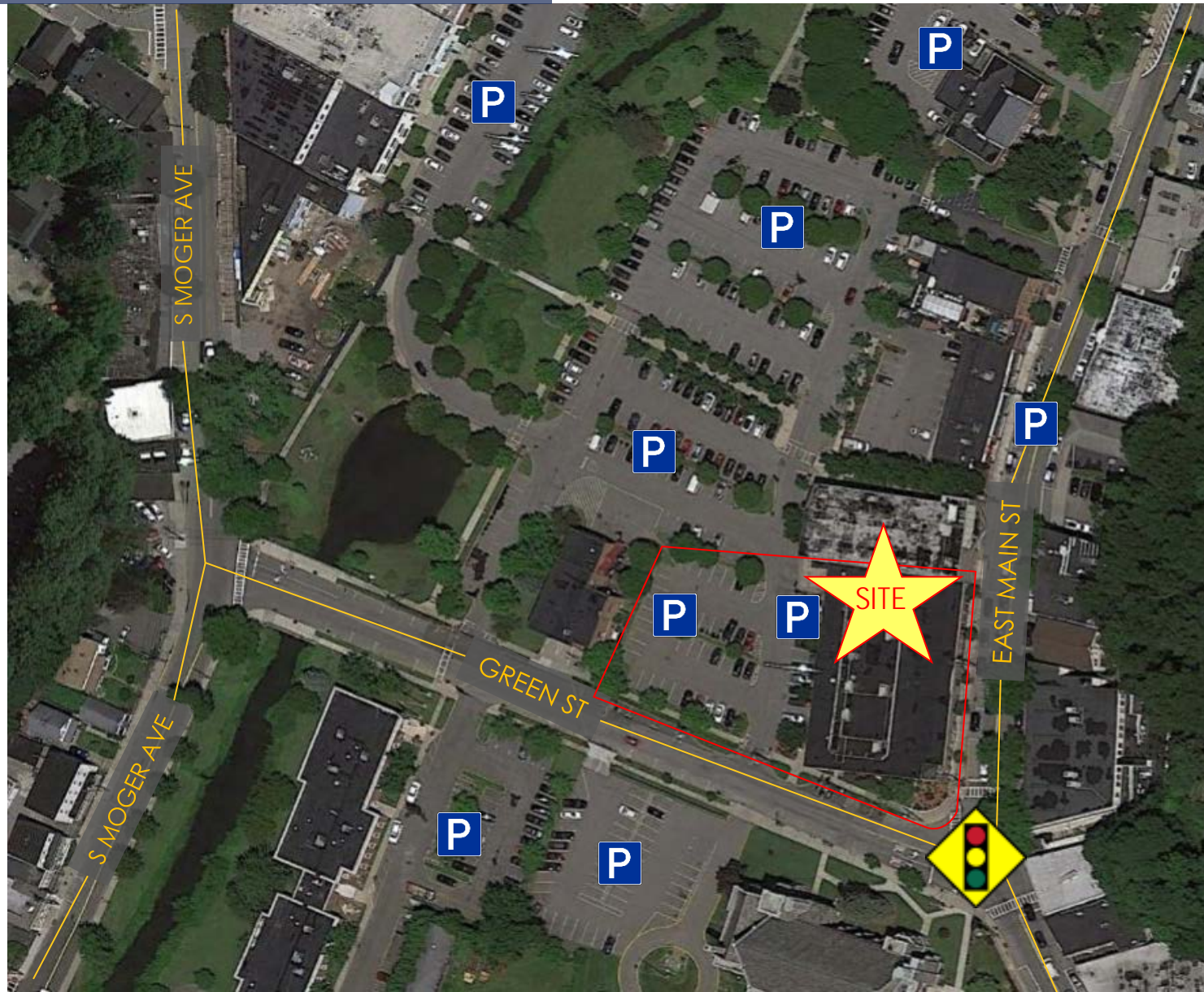


Front entrance facing southwest toward Green Street



162 E Main Street | MOUNT KISCO, NY  
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PARKING  
AERIAL



162 E Main Street | MOUNT KISCO, NY  
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## MOUNT KISCO, NY | The Market

### SMALL AREA, BIG VILLAGE

Only 43 miles north of Manhattan, Mount Kisco is one of Westchester's most vibrant communities. Located centrally in Westchester at the confluence of multiple highways, Mount Kisco is a retail destination which draws visitors from a wide area for its shopping, dining, entertainment and medical services. Often, people from surrounding towns and counties come to shop at the village's array of stores. It has been said that the population of the village doubles on key shopping days.

The village has a rich downtown tenancy including many national retailers and local favorites such as HomeGoods, Gap, Chop't, Chicos, Banana Republic, Starbucks, Orangetheory, Frannie's Goodie Shop, Little Drunken Chef, Exit 4 Food Hall, Village Social, and The Be Unique Boutique, among others.

Due to its exceptionally commutable and accessible location by car or train, and its diverse businesses in a walkable downtown, Mount Kisco provides an urban feel in a spacious suburban environment.





162 E Main Street | MOUNT KISCO, NY  
 Ultra Prime Retail Building  
 10,200+/- RSF | Two Levels



## CB1 & CB2 RETAILERS

Central  
 Business  
 Districts

The South Moger Ave and East Main St Central Business Districts are walking distance from the Metro-North station and contain numerous parking options.



Northern Westchester Hospital, part of Northwell Health, has received an abundance of awards and honors including one of U.S. News & World Report's BEST REGIONAL HOSPITALS.

162 E Main Street | MOUNT KISCO, NY  
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## MOUNT KISCO, NY | A Retail Hot Spot

### MOUNT KISCO - THE "COMMERCIAL HUB"

With its location situated in the center of northern Westchester County, Mount Kisco is often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown retail options, there is a plethora of big box stores and high-end automobile sales dealerships along the North Bedford Road/Rte 117 retail corridor, which lies across the popular Mount Kisco / Bedford Hills border. The entire retail strip spans a commercially dense four (4) miles.

This massive retail hub is only a half (0.5) mile from downtown Mount Kisco. Shoppers from near and far enjoy an array of retailers, restaurants and services such as Target, Stop & Shop, Kohl's, Staples, Petco, Sherwin Williams, FedEx, CVS, Five Guys Burgers & Fries, Lexus, Land Rover, and Tesla. This well-known thoroughfare also includes popular fitness and entertainment options for the entire family including the Saw Mill River Club, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Kidville.



162 E Main Street | MOUNT KISCO, NY  
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## MOUNT KISCO/BEDFORD HILLS RETAIL CORRIDOR

National Tenancy



**KOHL'S**



**STAPLES**



Stop & Shop®



**SHERWIN  
WILLIAMS®**

**CVS**



*Massage Envy*  
SPA®

**FIVE GUYS®**  
BURGERS and FRIES

**Great Clips®**



| TARGET |  
MOUNT KISCO COMMONS  
SHOPPING CENTER  
195 N Bedford Rd

DUE TO ITS EXCELLENT ACCESSIBILITY & CENTRAL LOCATION, THE MOUNT KISCO / BEDFORD HILLS AREA IS A MAJOR SHOPPING DESTINATION WITHIN NORTHERN WESTCHESTER.

THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS OF MOUNT KISCO IS OVER \$220,000.

June 2020 Median  
Home Sales Price

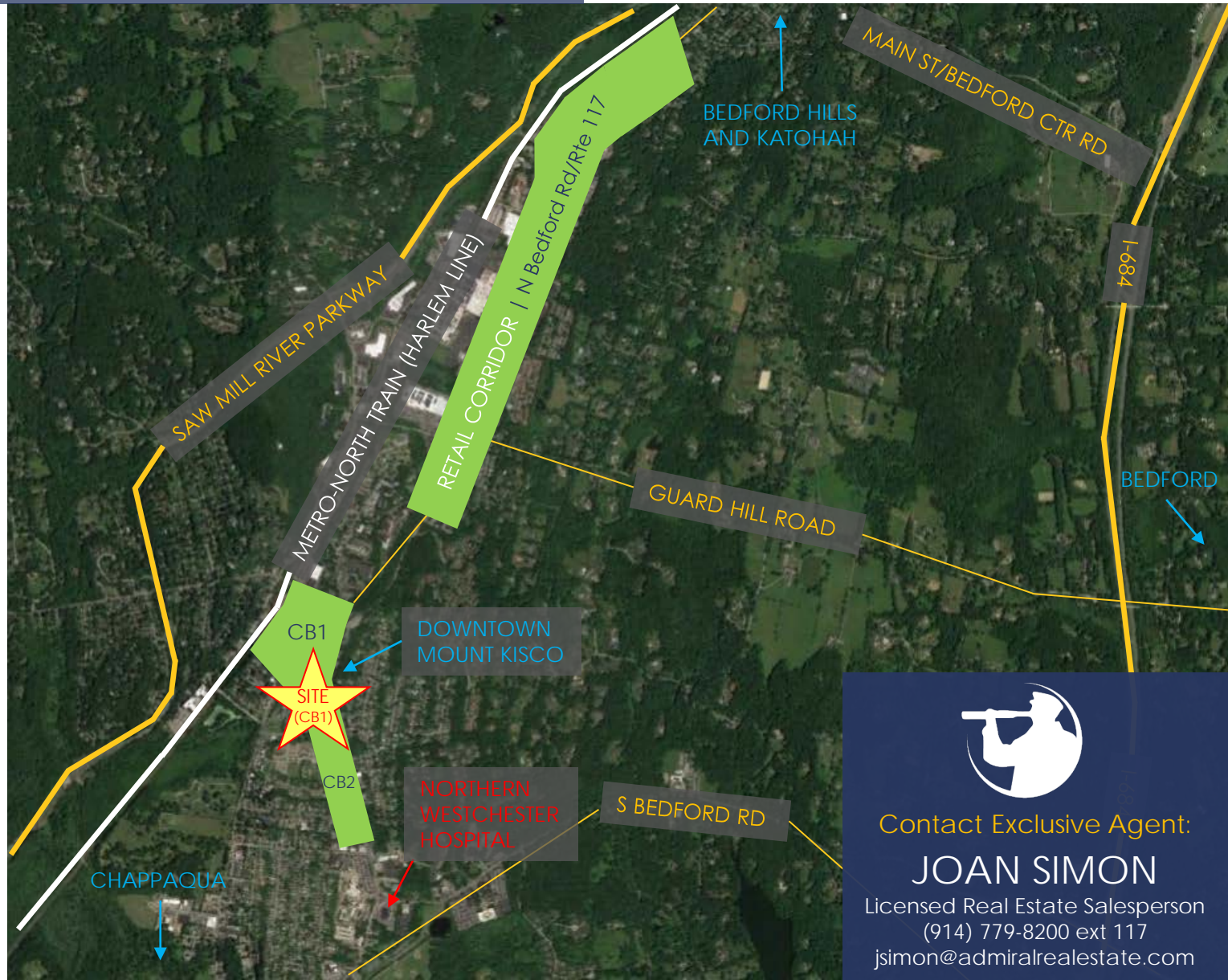
\$685K

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## REGIONAL RETAIL AERIAL

Mount Kisco/  
Bedford Hills  
Market  
(Rte 117)



Contact Exclusive Agent:

**JOAN SIMON**

Licensed Real Estate Salesperson  
(914) 779-8200 ext 117  
jsimon@admiralrealestate.com