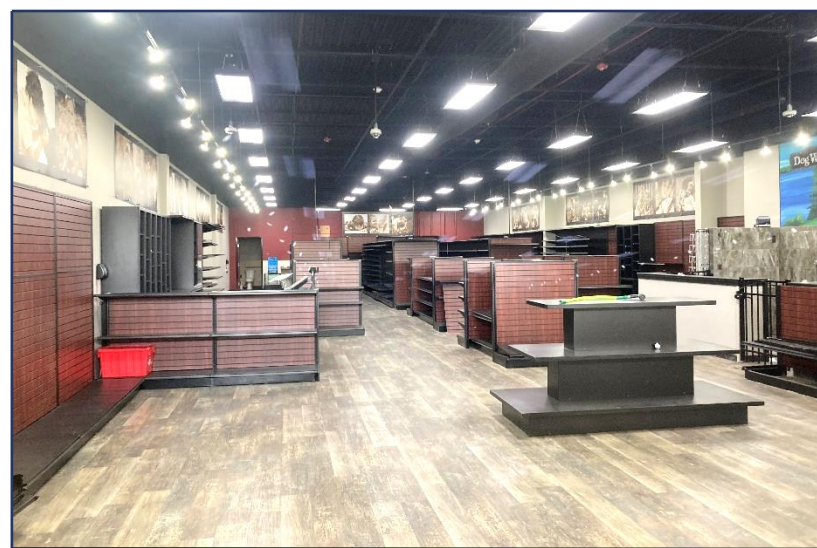


4,000 SF FULLY BUILT-OUT PETVALU SITE
Additional 5,100 SF Available; 9,100 SF Total
Triangle Shopping Center | Westchester County



FOR LEASE: FORMER PETVALU WITH FF & E

- **FF & E:** Furniture, fixtures, and equipment INTACT! Includes shelving & bathing areas!
- Loading dock, Plus 16 ft ceilings & 30 ft frontage
- Regional 230,000 SF shopping center with national tenancy
- Subject space adjoining T.J. Maxx
- Combine w/ adjacent 5,100 SF space; 9,100 SF total
- Capital improvements planned; Façade, parking & sidewalks
- Juncture of busy Routes 118, 35 & 202; High traffic: +/-16,500
- Zoning: C-1 | Ample free parking | ACME anchored center



FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598



INTERIOR PHOTOGRAPHS | 1



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JOAN SIMON: [914-779-8200](tel:914-779-8200) x117

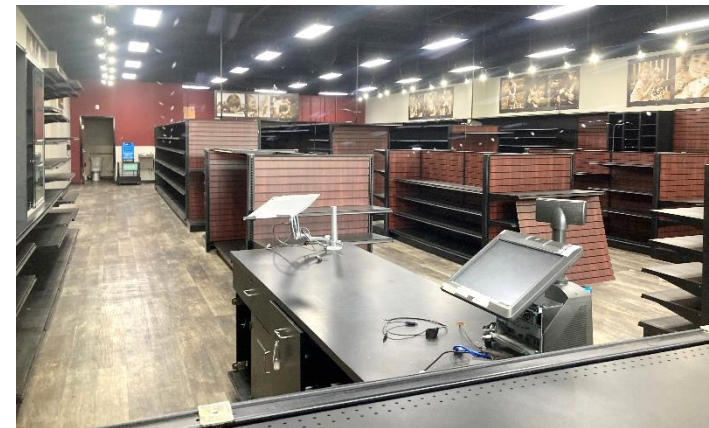
alec@admiralrealestate.com
jsimon@admiralrealestate.com

BROKERS
PROTECTED

FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598



INTERIOR PHOTOGRAPHS | 2



 CONTACT OWNER'S EXCLUSIVE AGENTS: ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JOAN SIMON: [914-779-8200](tel:914-779-8200) x117

alec@admiralrealestate.com
jsimon@admiralrealestate.com

BROKERS
PROTECTED

FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598

LOADING DOCK PHOTOGRAPHS



FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598

PROPOSED RENDERING | 1



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JOAN SIMON: [914-779-8200](tel:914-779-8200) x117

alec@admiralrealestate.com
jsimon@admiralrealestate.com

BROKERS
PROTECTED

FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598

PROPOSED RENDERING | 2



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JOAN SIMON: [914-779-8200](tel:914-779-8200) x117

alec@admiralrealestate.com
jsimon@admiralrealestate.com

BROKERS
PROTECTED

FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598



ADDITIONAL EXTERIOR PHOTOGRAPHS



FULLY BUILT-OUT, HIGHLY VISIBLE SITE

Furniture & Fixtures Intact; +Shelving & Bathing Area
 8 Triangle Center, Yorktown Heights, NY 10598



RETAILER MAP

- ACME Markets
- T.J. Maxx
- Go Health Urgent Care
- Goldfish Swim
- Weight Watchers
- Sunshine Starts
- Country Academy of Dance
- POW! Burger
- Bank of America
- Okinawa Hibachi Sushi
- Karate Studio
- Atlantic Appliance
- And many others!



CONTACT OWNER'S EXCLUSIVE AGENTS:

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

alec@admiralrealestate.com
 jsimon@admiralrealestate.com

BROKERS PROTECTED

FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598



TRIANGLE SHOPPING CENTER | 1



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JOAN SIMON: [914-779-8200](tel:914-779-8200) x117

alec@admiralrealestate.com
jsimon@admiralrealestate.com

BROKERS
PROTECTED

FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598



TRIANGLE SHOPPING CENTER | 2



 CONTACT OWNER'S EXCLUSIVE AGENTS: ALEC FREDERICO: 914-779-8200 x118
JOAN SIMON: 914-779-8200 x117

alec@admiralrealestate.com
jsimon@admiralrealestate.com

BROKERS PROTECTED

FULLY BUILT-OUT, HIGHLY VISIBLE SITE

Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598



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

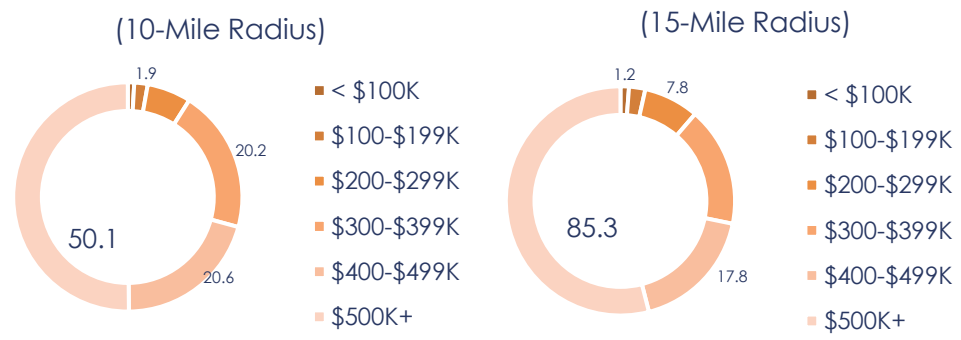
DEMOGRAPHICS

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

SPACE INFORMATION

- 4,000 SF available for lease
- Additional 5,100 SF available; 9,100 SF total
- Highly visible location with major co-tenants
- Exceptional parking options
- Fantastic signage opportunities
- Fully built-out space with shelving, bathing area, and all furniture and fixtures.

2021 HOME VALUE



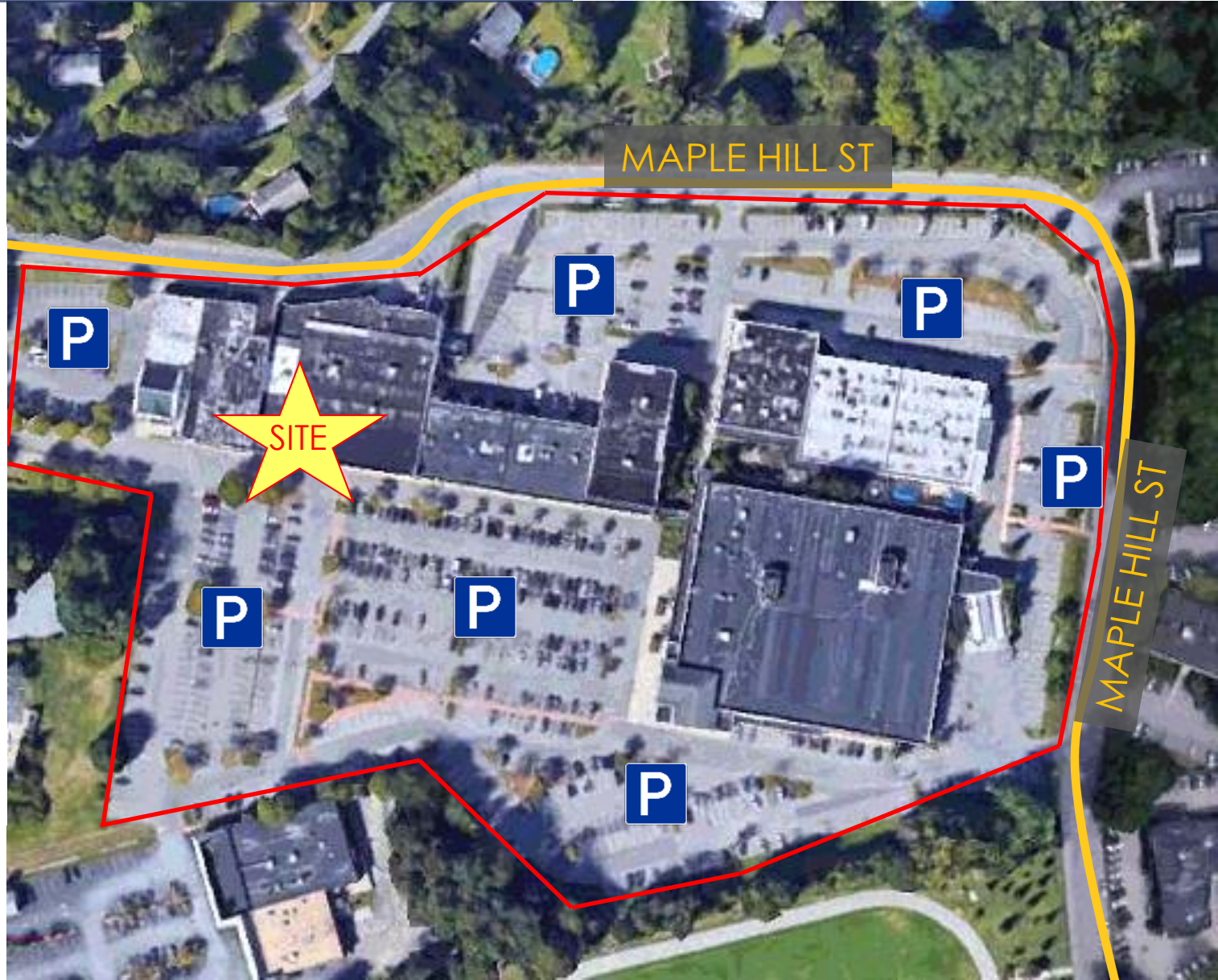
TRAFFIC COUNT DETAILS

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598

PARKING
AERIAL



FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598



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.

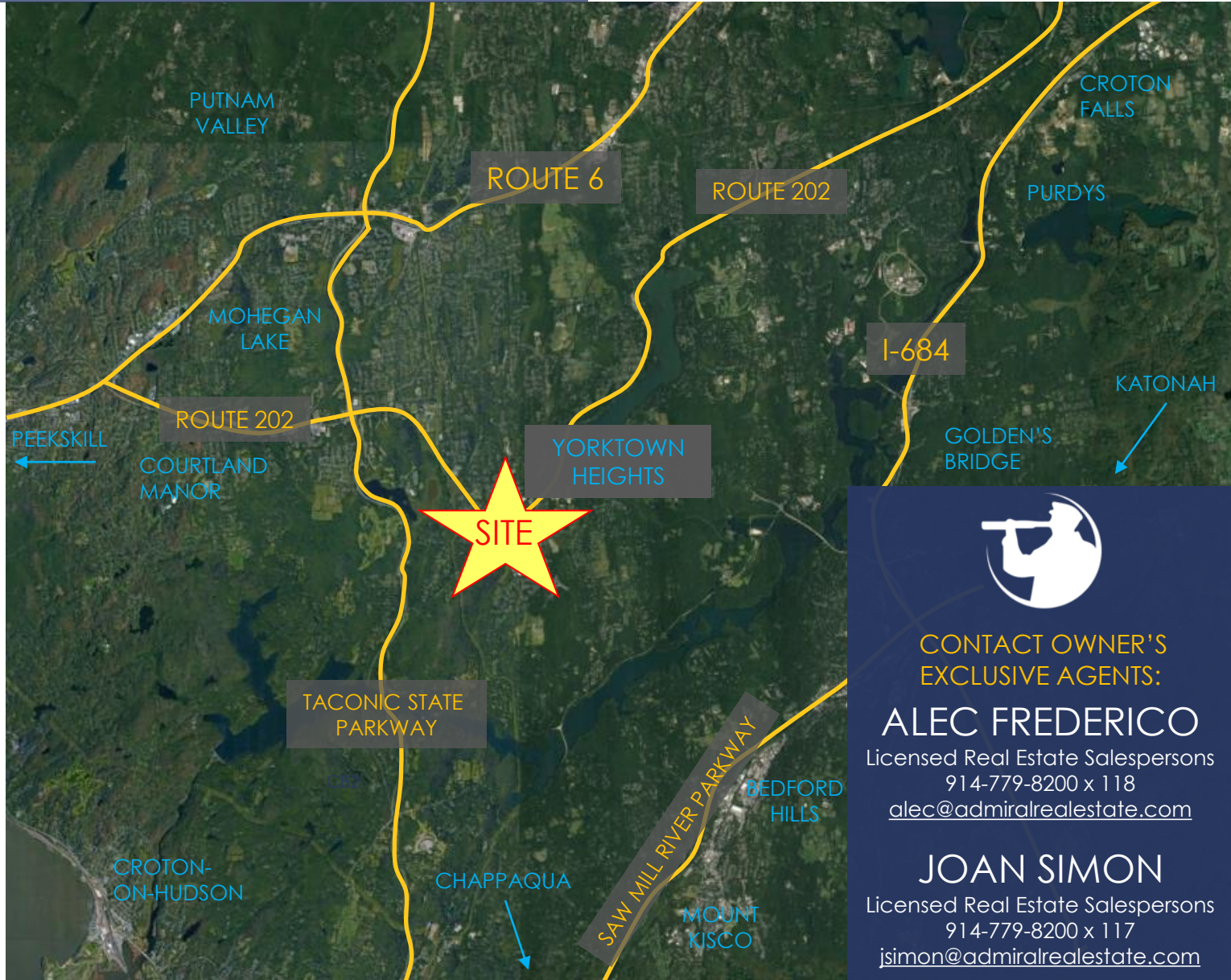


FULLY BUILT-OUT, HIGHLY VISIBLE SITE
Furniture & Fixtures Intact; +Shelving & Bathing Area
8 Triangle Center, Yorktown Heights, NY 10598



**REGIONAL
RETAIL
AERIAL**

Northern
Westchester



**CONTACT OWNER'S
EXCLUSIVE AGENTS:**

ALEC FREDERICO

Licensed Real Estate Salespersons
914-779-8200 x 118
alec@admiralrealestate.com

JOAN SIMON

Licensed Real Estate Salespersons
914-779-8200 x 117
jsimon@admiralrealestate.com