

RETAIL/OFFICE SPACE FOR LEASE
Downtown Mount Kisco (Westchester County)
111 E Main Street, Mount Kisco, NY 10549



SPACE OPTIONS

- 1,894 SF
- 5,800 SF
- 7,694 SF

SIGNATURE BUILDING WITH MODERN BUILD-OUT

- Landmark Building
- Private Parking
- Majestic Site
- Loft-Style Space
- Fantastic Signage
- Handicapped Elevator
- Traffic: 17K+/day
- Walk to Metro-North
- 50 Ft of Frontage
- Exceptional Windows
- Zoning: CB-2
- Newly Built in 2003
- Strong Demographics
- Near All Downtown Amenities



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

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.

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Retail / Food Use / Office in Downtown CB-2
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Signature building with 50' feet of frontage in a prime downtown location in the Village of Mount Kisco's Shopping and Entertainment District.

Located on Route 117 (a/k/a Main Street), a high traffic roadway with approximately 17,100 +/- vehicles daily on Northern Westchester's premier retail corridor.

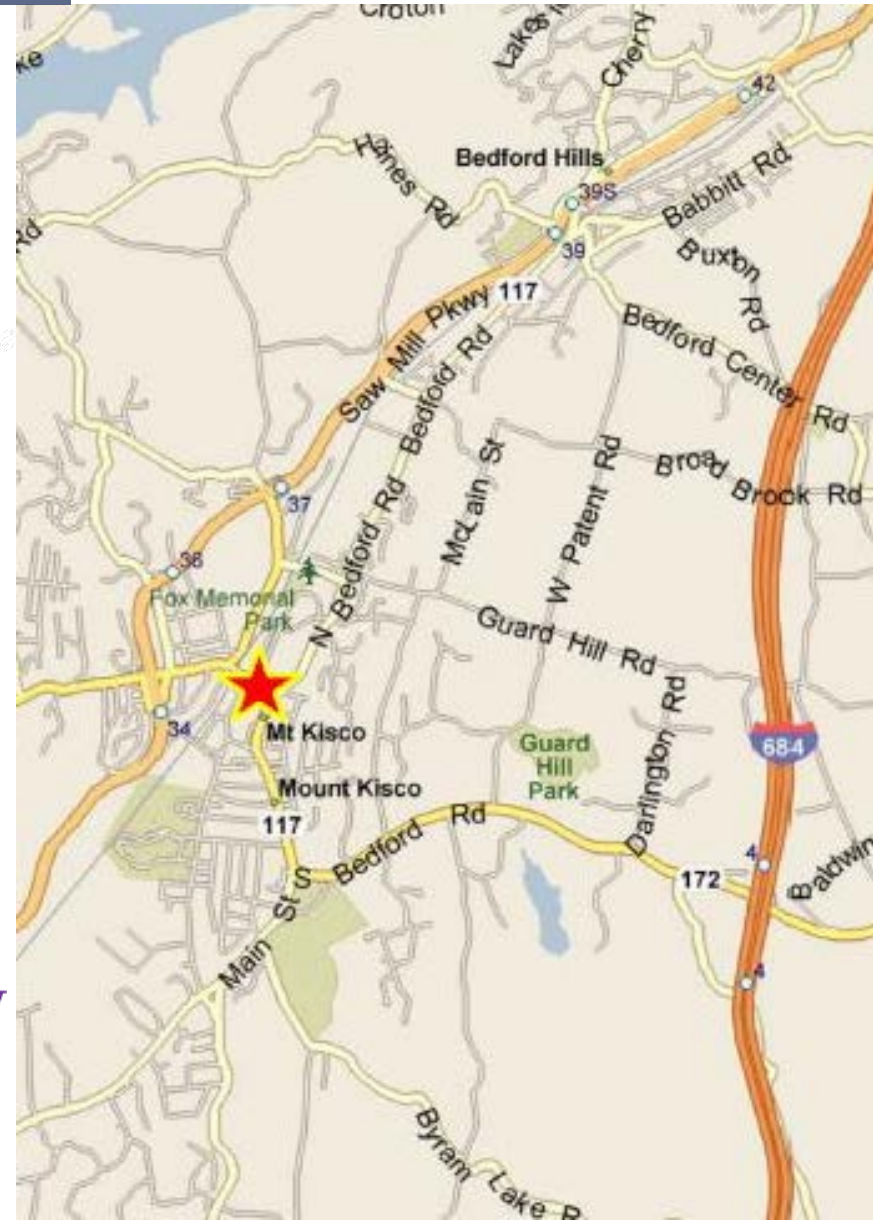
Exclusive on-site dedicated parking lot for (13) vehicles for the exclusive use of the buildings retail customers and (8) additional parking spaces for employees. Additional parking in municipal lot across the street.

Exceptionally strong area demographics benefit the tenants at this newly built (2003) property.

3rd floor loft space creates exceptional ambiance for office, possible restaurant or retail use. Building includes handicap passenger elevator.

Building is walking distance to all downtown amenities including Metro-North Train and bus stops.

Major Neighboring Retailers Include:



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PROPERTY INFORMATION

Zoning:	CB-2
Location:	East Main Street near North Bedford Road
Utilities:	Pro-rata water; direct meter electric
Stories:	Three (3); stair and elevator access
Near:	Bedford Hills, Chappaqua, Bedford, Katonah
Public Transport:	Walk to Metro-North; walk to bus stops

DEMOGRAPHICS

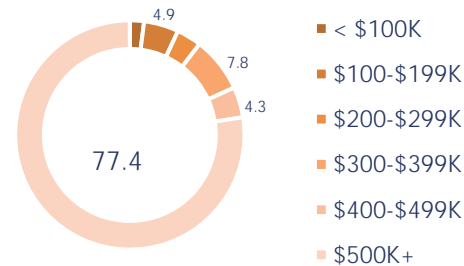
By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$126,527	\$196,664	\$225,293
Median HH Income	\$87,149	\$124,644	\$155,221
Population	11,744	31,989	74,053
Total Households	4,367	10,915	25,279
Retail Potential	\$245M	\$921M	\$2.4B
Disposable Income	\$85,929	\$119,887	\$134,874

SPACE INFORMATION

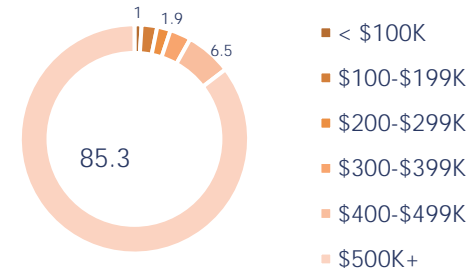
- Beautiful and unique loft-style option
- Exquisite floor to ceiling windows
- Fantastic downtown location
- Private parking for 13; plus 8 tenant spaces
- Uses - Retail, Food, Office, Medical, Fitness
- Near Party City; Former Modell's and Theater
- Proximate to Saw Mill River Parkway & I-684

2020 HOME VALUE

(10-Min Radius)



(15-Min Radius)



BUILDING DETAILS

- **Ground level.....1,894 SF available**
 - Partial floor; co-tenant: Rise Above Flotation
- **2nd & 3rd levels.....5,800 SF**
 - 2nd (3,500 SF) + 3rd (2,300 SF); not divisible
- **Ground + 2nd & 3rd levels.....7,694 SF Total**

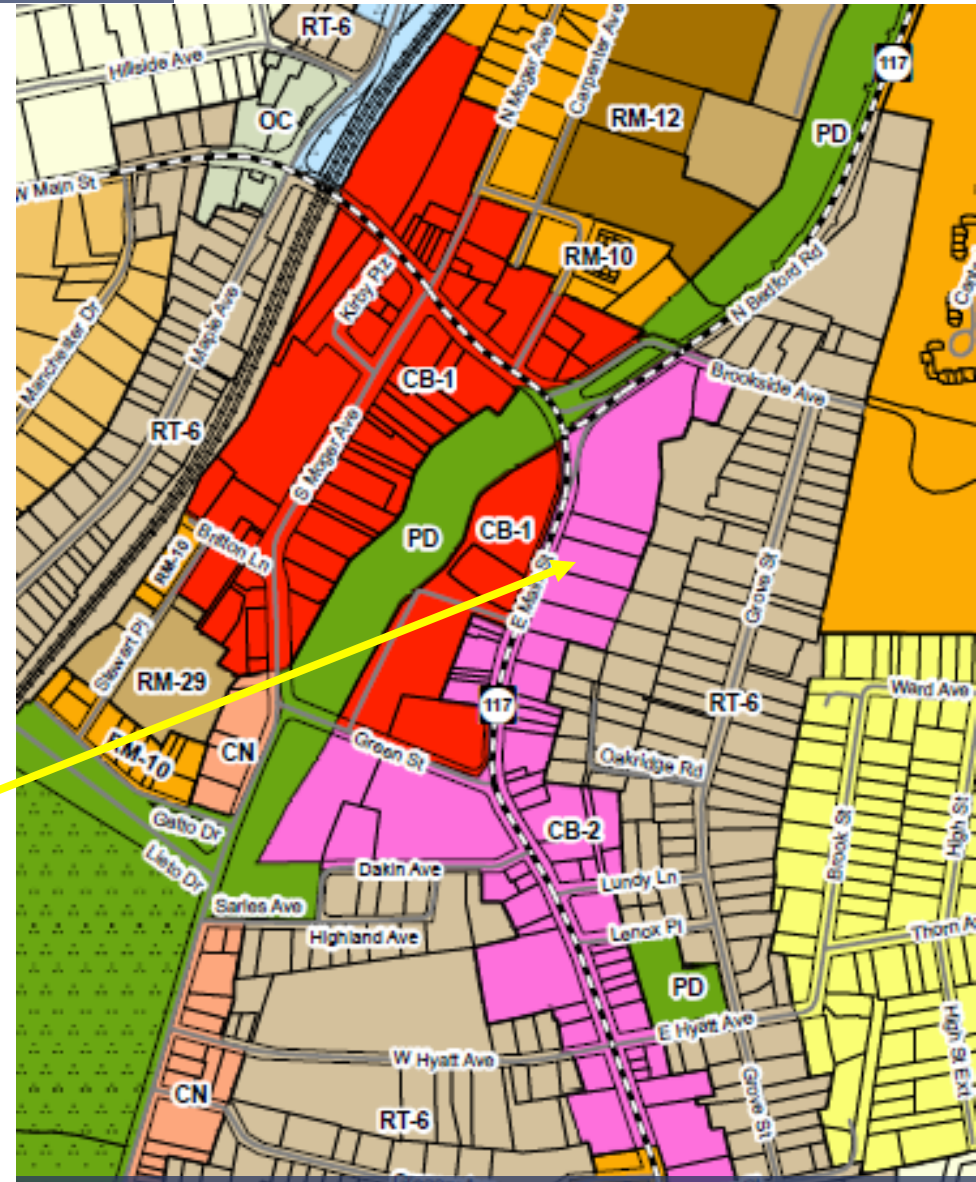
RENTAL INFORMATION

- Ground Level..... 1,894 SF – NNN Lease
- 2nd & 3rd Levels..... 5,800 SF – NNN Lease
- Combo: 1,894 & 5,800 SF.... 7,694 SF –
 - Inquire for base rental rate.
 - Each option: +\$9 PSF CAM/TAX

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MOUNT KISCO ZONING MAP

- CB-1 Central Business District - 1
- CB-2 Central Business District - 2
- GR General Retail District
- CN Neighborhood Commercial District
- CL Limited Commercial District
- GC General Commercial District
- SC Service Commercial District



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FLOOR PLANS

First Floor

EAST MAIN STREET



PARKING LOT

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FLOOR PLANS

Second Floor

EAST MAIN STREET



PARKING LOT

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FLOOR PLANS

Third Floor

EAST MAIN STREET



PARKING LOT

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INTERIOR PHOTOS

Ground Level
1,894 SF



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INTERIOR PHOTOS

2ND & 3RD FLS
3,500 & 2,300 SF



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EXTERIOR PHOTOS

Private Parking Lot
Pictured to Right



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PARKING AERIAL



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VISIBILITY/ SIGNAGE



Facing north on East Main Street toward Bedford Hills & North Bedford Road (Route 117)

Facing south on East Main Street toward Northern Westchester Hospital



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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.



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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.

Add'l Retail/Medical ±1 Mile South

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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.



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MOUNT KISCO/BEDFORD HILLS RETAIL CORRIDOR

National Tenancy



KOHL'S



STAPLES



Stop & Shop



petco

CVS



**SHERWIN
WILLIAMS**



Great Clips

ShopRite

FIVE GUYS
BURGERS and FRIES

Massage Envy
SPA



| 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

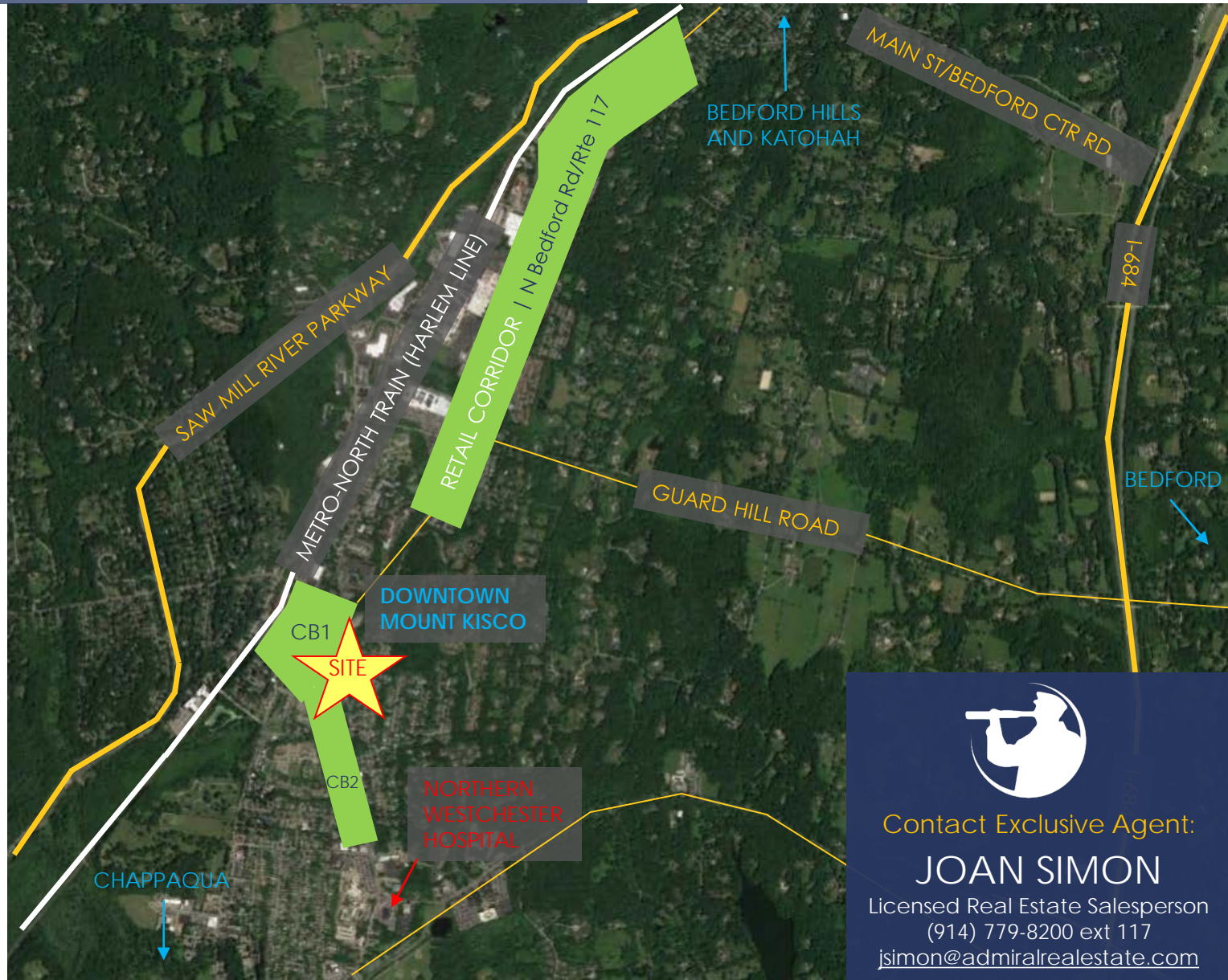
\$685K

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REGIONAL RETAIL AERIAL

Mount Kisco/
Bedford Hills
Market
(Rte 117)



Contact Exclusive Agent:

JOAN SIMON

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