

MULTI-USE SPACE FOR LEASE

3,561 SF Stand-Alone Building with Parking Lot
59 Kensico Drive, Mount Kisco, NY 10549



CALL FOR RENTAL DETAILS

- Multi-Use Building
- Beautiful Stand-Alone Site
- Ample Parking in Private Lot for 35 Vehicles and 2 Handicapped Spots
- Ceiling Heights – 9.5 Ft
- ADA Bathrooms
- Quiet Yet Proximate Location Directly off Saw Mill River Parkway and Near N Bedford Rd (Rte 117)
- Close to Armonk, Bedford & and Downtown Mount Kisco
- Available: September 2022

 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

59 Kensico Drive | MOUNT KISCO, NY

Multi-Use Freestanding Building

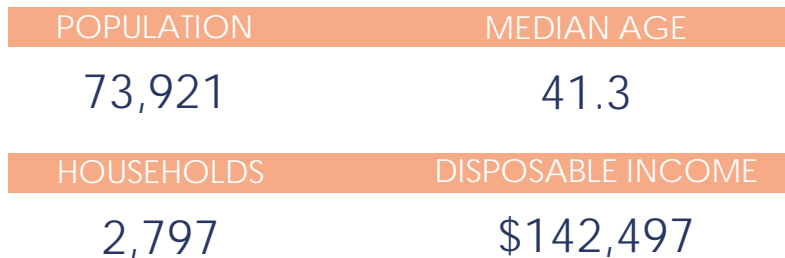
Private On-Site Parking Lot



BUILDING DETAILS

Zoning:	GC – General Commercial
Location:	Kensico Drive Near Holiday Inn Drive
Parking:	Private Parking Lot
Near:	Bedford Hills, Chappaqua, Bedford & Katonah
Highway Access:	Saw Mill River Parkway
Heat/Electric:	\$4.25 Per Sq. Ft.

KEY FACTS (15-Min Drive Time)



DEMOGRAPHICS

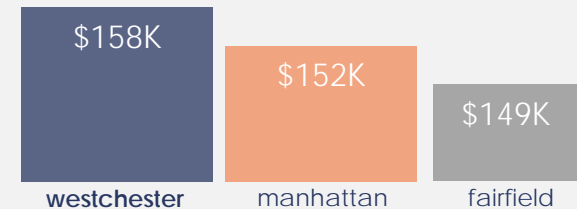
By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$139,269	\$209,737	\$235,979
Median HH Income	\$97,408	\$138,084	\$168,625
Population	7,179	32,623	73,921
Total Households	2,797	11,131	25,029
Retail Potential	\$176M	\$958M	\$2.4B
Disposable Income	\$93,746	\$128,267	\$142,497
Medical Expenses	\$8,158	\$12,438	\$14,189

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

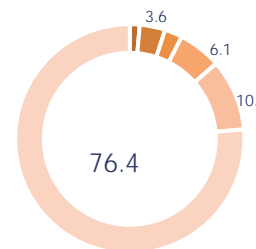
\$22.1 billion in Westchester RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



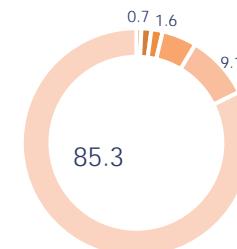
2021 HOME VALUE

(10-Min Drive Time)



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

(15-Min Drive Time)



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

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ADDITIONAL EXTERIOR PHOTOS



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ZONING

§ 110-25. GC General Commercial District. [Added 4-21-2003 by L.L. No. 2-2003']

- A. Purpose and intent. The GC District is intended to provide for a mixture of commercial and light industrial uses. Operations must confine all nuisance characteristics, such as noise and odors, on site and include suitable screening for abutting properties.
- B. Permitted uses. No building or premises shall be used, and no building shall be erected, altered or added to, unless otherwise provided in this chapter, except for the following:
- (1) Principal uses.
 - (a) Administrative, business and professional offices.
 - (b) Radio or television stations or studios.
 - (c) Printing and publishing.
 - (d) Indoor vehicle storage, service and repair garages, subject to the requirements set forth in Article V of this chapter.
 - (e) Building supply and lumber yards, but excluding secondhand lumber and junkyards, not to exceed 40,000 square feet of gross floor area. Outdoor storage shall comply with the applicable provisions of Article V of this chapter.
 - (f) The sale and rental of motor vehicles in accordance with the provisions for such as set forth in Article V of this chapter.
 - (g) Retail sales of bulk household items related to home improvement and maintenance, not to exceed 40,000 square feet of gross floor area, such as furniture, major appliances, carpeting, rugs, flooring, fireplace equipment, beds and bedding, pianos and organs, garage doors and similar bulk household items.
 - (h) Service establishments, with scheduled and/or restricted customer access, such as major appliance service, carpet and flooring service, garage door service, interior decorating service, cabinetmaking, and similar service uses.
 - (i) Personal service establishments.
 - (j) Hotels and motels.
 - (k) Counter drop-off dry cleaners and laundries, not to exceed 2,500 square feet of gross floor area.
 - (l) Laundromats or wash-and-folds, not to exceed 4,000 square feet of gross

1. Editor's Note: This local law replaced former § 110-25, MG General Manufacturing District.

§ 110-25

floor area.

- (m) Physical training studios, in either classes or individual instruction format, including studios for dance, karate, fitness, and organized athletic activities for children. **[Added 10-7-2003 by L.L. No. 9-2003]**

(2) Special permit uses.

- (a) Health and athletic membership clubs conducting leisure-time and recreation activities for use by members, customers or clients, on a periodic or seasonal basis, subject to the provisions of § 110-30J and 110-46 of this chapter, as well as the following:

[1] Submission at the time of application of a detailed exterior and interior layout plan and a schedule of activities and maximum capacities;

[2] Demonstration by the applicant that potential traffic generation shall be within the reasonable capacity of the existing or planned road or street providing access and that traffic circulation, exit and entrance drives are laid out to minimize traffic hazards and nuisances; and

[3] Demonstration by the applicant that the health and athletic membership club will be appropriate in the proposed location and will have no material adverse effect on existing or prospective conforming development and the proposed site is adequate in size for the use.

- (b) Billiard parlors, subject to the requirements set forth in Article V of this chapter and of Chapter 45 of this Code.

- (c) Educational and training facilities.

- (d) Research, design and development facilities, subject to the requirements set forth in § 110-30N.

- (e) Public utility facilities, excluding utility garages and storage yards, which are needed to serve properties within the Village, subject to a determination by the Village Board of Trustees that no other reasonable location in a less restricted district can be utilized for the purposes contemplated and subject, further, to such conditions as the Planning Board may deem to be appropriate for the protection of adjoining uses and for the character of the district. All parking and service areas connected with such use shall be screened from the view of all adjoining and neighboring residential properties. The site plan shall be subject to approval by the Planning Board, in accordance with the provisions of § 110-45 of this chapter.

- (f) Tier 3 solar energy systems, subject to the provisions of Articles V and IX of this chapter. **[Added 11-19-2018 by L.L. No. 6-2018]**

§ 110-25



ZONING

§ 110-25

§ 110-25

- (3) Accessory uses.
 - (a) Parking, loading and storage of vehicles regularly used in conjunction with the use made of the principal structure on the lot in accordance with the provisions of Article IV of this chapter.
 - (b) Tier 1 solar energy systems. [Added 11-19-2018 by L.L. No. 6-2018¹]
 - (c) Other customary accessory uses incidental to the principal use.
- C. Development regulations. Each site in the GC District shall be subject to the following development regulations:
 - (1) Minimum net lot area: 40,000 square feet.
 - (2) Maximum building coverage: 50%.
 - (3) Maximum development coverage: 75%.
 - (4) Minimum lot width: 100 feet.
 - (5) Minimum lot depth: 100 feet.
 - (6) Minimum building setback:

Location	Lot Line Abutting Nonresidential District	Lot Line Abutting Residential District
Front	10 feet	20 feet
Rear	None required if buildings abut, but 10 feet if provided	50 feet
Side	15 feet	50 feet

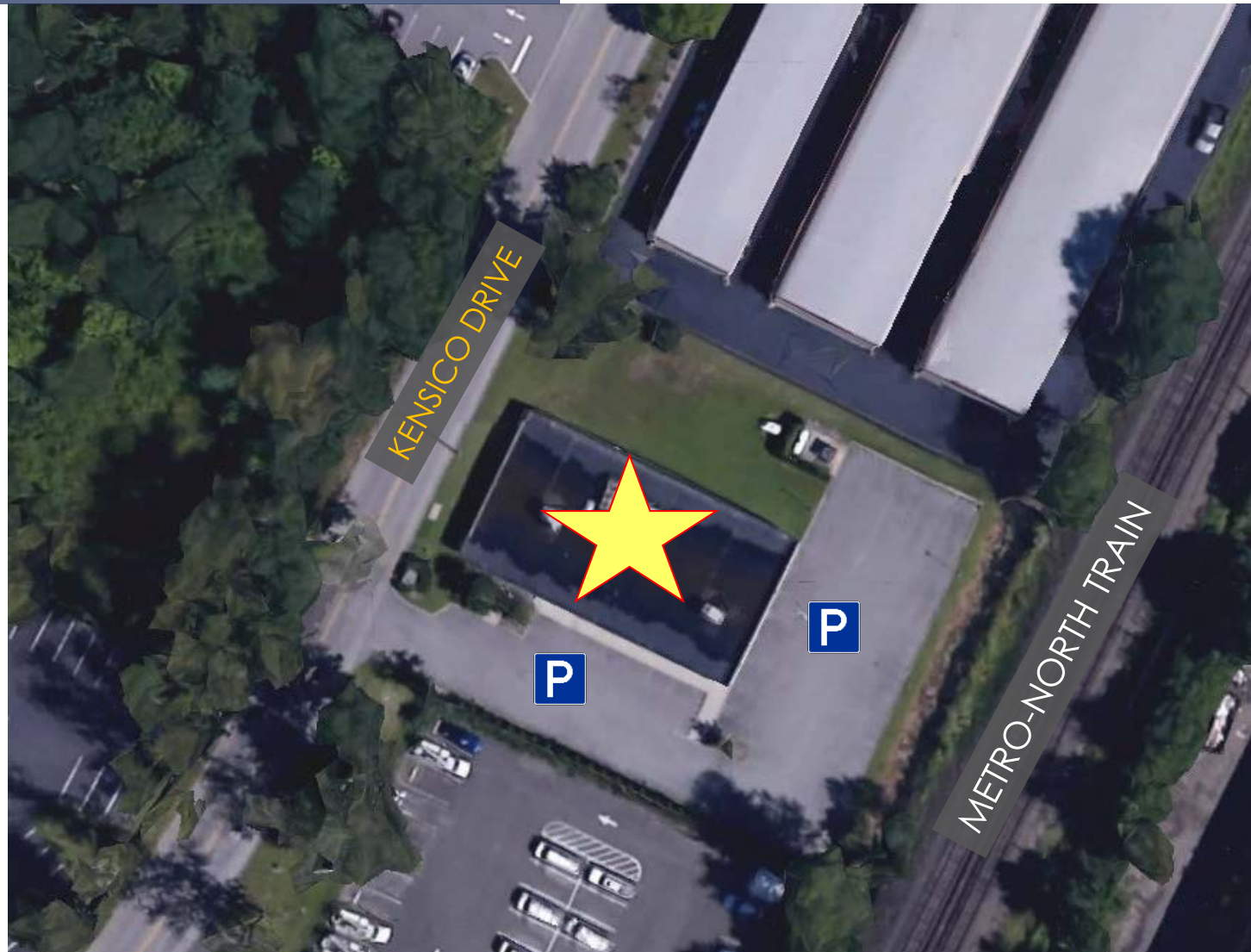
- (7) Buffer:
 - (a) Front: 10 feet.
 - (b) Rear: none required if buildings abut, but 10 feet if provided.
 - (c) Side: 10 feet.
- (8) Maximum height of principal structure: three stories or 40 feet, whichever is less.
- (9) Maximum building length: 160 feet.

2. Editor's Note: This local law also redesignated former Subsection B(3)(b) as Subsection B(3)(c).



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Private On-Site Parking Lot

AERIAL
CLOSE-UP



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AERIAL
LOCAL



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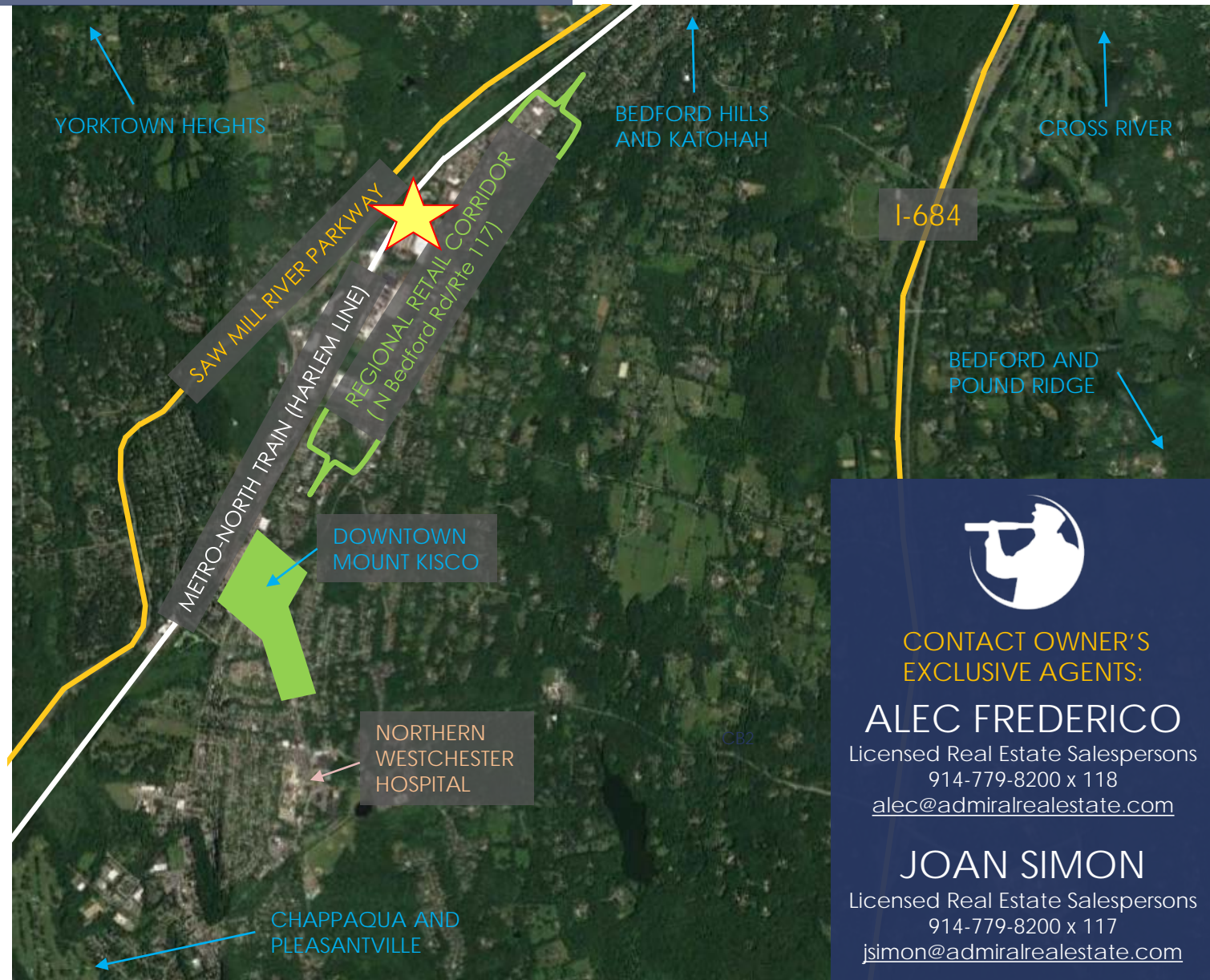
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ADMIRAL
REAL ESTATE SERVICES



AERIAL



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Licensed Real Estate Salespersons

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JOAN SIMON

Licensed Real Estate Salespersons

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