

MOUNT KISCO, NY | 222 E. MAIN ST
Prime Downtown Location on Retail Strip
(Westchester County)



FOR LEASE

3,240 SF
CALL FOR FULL
RENTAL RATE

PARTIALLY EQUIPPED RESTAURANT SITE WITH RARE PRIVATE PARKING LOT

- Large private parking lot behind building
- Office & storage space available
- (6) total bathrooms

90
PERSON
OCCUPANCY



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
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BROKERS
PROTECTED

222 E. Main Street | MOUNT KISCO, NY
 Fully Equipped Restaurant w/ 90 Person Occupancy
 Private Parking Lot and Separate Office/Storage



PROPERTY INFORMATION

Zoning:	Central Business -2 (CB-2)
Occupancy:	(90) persons
Parking:	Private lot and street parking
Near:	Bedford Hills, Chappaqua, Bedford, Katonah and Northern Westchester Hospital
Public Trans:	Walk to Metro-North; Bus stop near Lenox St

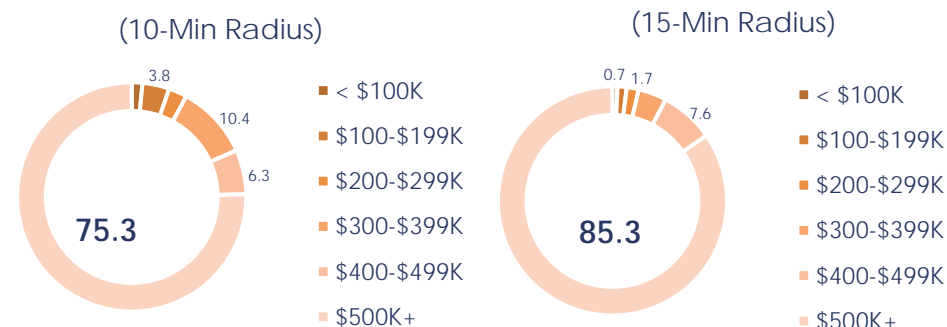
DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$94,522	\$206,544	\$241,372
Median HH Income	\$134,310	\$113,568	\$172,708
Population	11,124	29,901	68,408
Total Households	4,095	10,199	23,260
Retail Potential	\$226M	\$855M	\$2.3B
Disposable Income	\$91,991	\$126,435	\$144,545

SPACE INFORMATION

- Rare private parking lot behind building
- (6) bathrooms; (2) handicapped
- 2nd floor office & storage space included
- Traffic count: Nearly 16,000 vehicles/day
- Nearby Retailers: Orangetheory, HomeGoods, Athleta, Trustco Bank, Your CBD Store, Walgreens, The Pastry Corner, Edible Arrangements and more

2021 HOME VALUE



TRAFFIC COUNT DETAILS

DIST	STREET	CROSS STREET	YEAR	COUNT
0.05	Main Street	Blackeby PI (0.05 miles SW)	2018	13,801
0.09	Main St	Gregory Ave (0.03 miles S)	2014	15,869
0.48	East Main Street	N Moger Ave (0.02 miles NW)	2018	16,009
0.48	Saw Mill River	W Main St (0.31999999 miles N)	2014	33,170
0.51	E Main St	Main St (0.05 miles N)	2016	14,796
0.59	W Main St	S Croton Ave (0.02 miles W)	2014	16,313
0.85	Lexington Avenue	Kiscona Rd (0.03 miles S)	2018	10,549

DIST	STREET	CROSS STREET	YEAR	COUNT
0.85	Main Street	PKAve (0.02 miles NE)	2018	14,699
0.86	Saw Mill River	W Main St (0.72000003 miles)	2013	33,289
0.89	Saw Mill River	Croton Ave (0.1 miles NE)	2011	35,926
0.90	N Bedford Rd	Preston Way (0.02 miles S)	2015	17,102
0.94	Saw Mill River	Kisco Ave (0.2 miles SW)	2018	35,241
0.96	Kisco Avenue	Holiday Inn Dr (0.02 miles S)	2018	12,638
1.03	S Bedford Rd	W Patent Rd (0.06 miles W)	2014	17,113

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ENTRANCE
VISIBILITY



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INTERIOR PHOTOS



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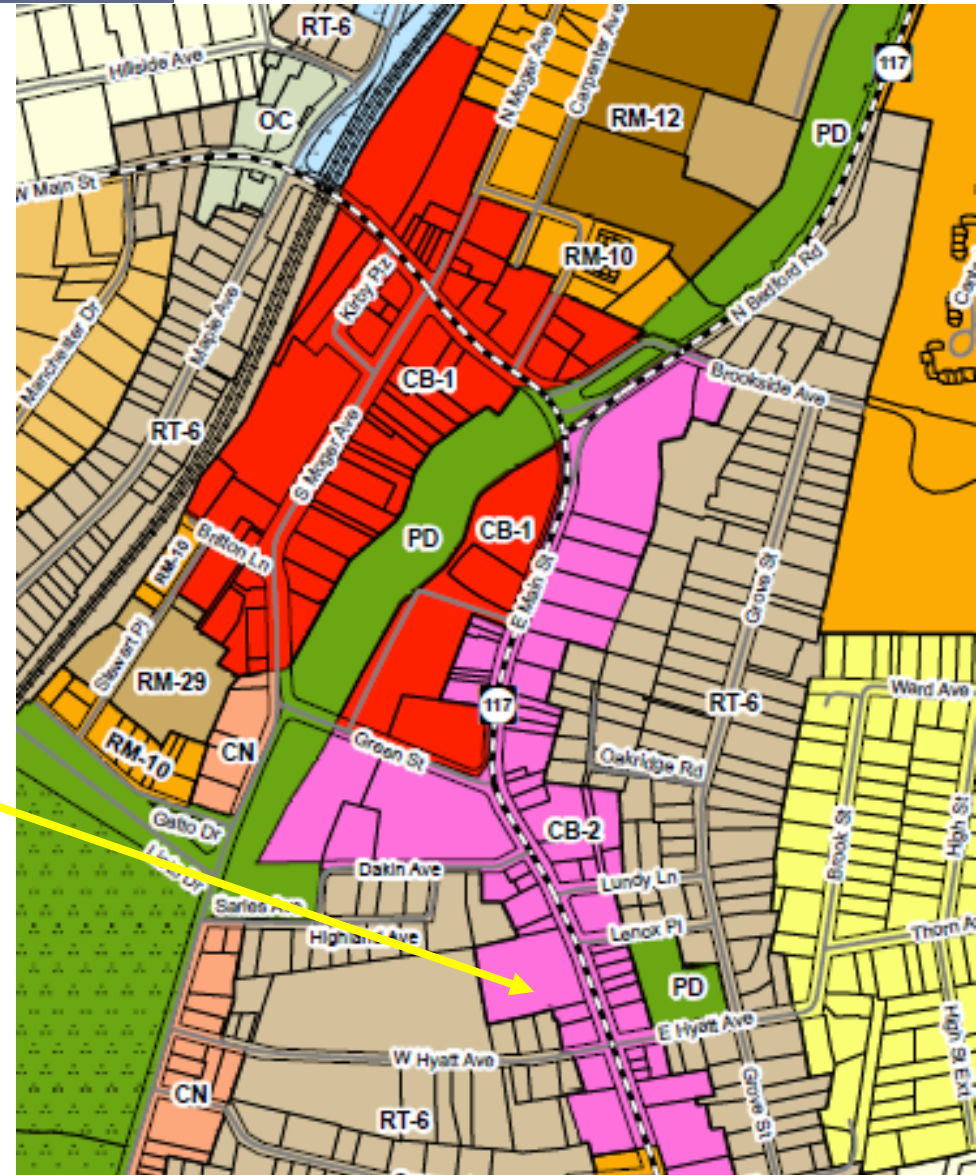
KITCHEN PHOTOS



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MOUNT KISCO ZONING MAP

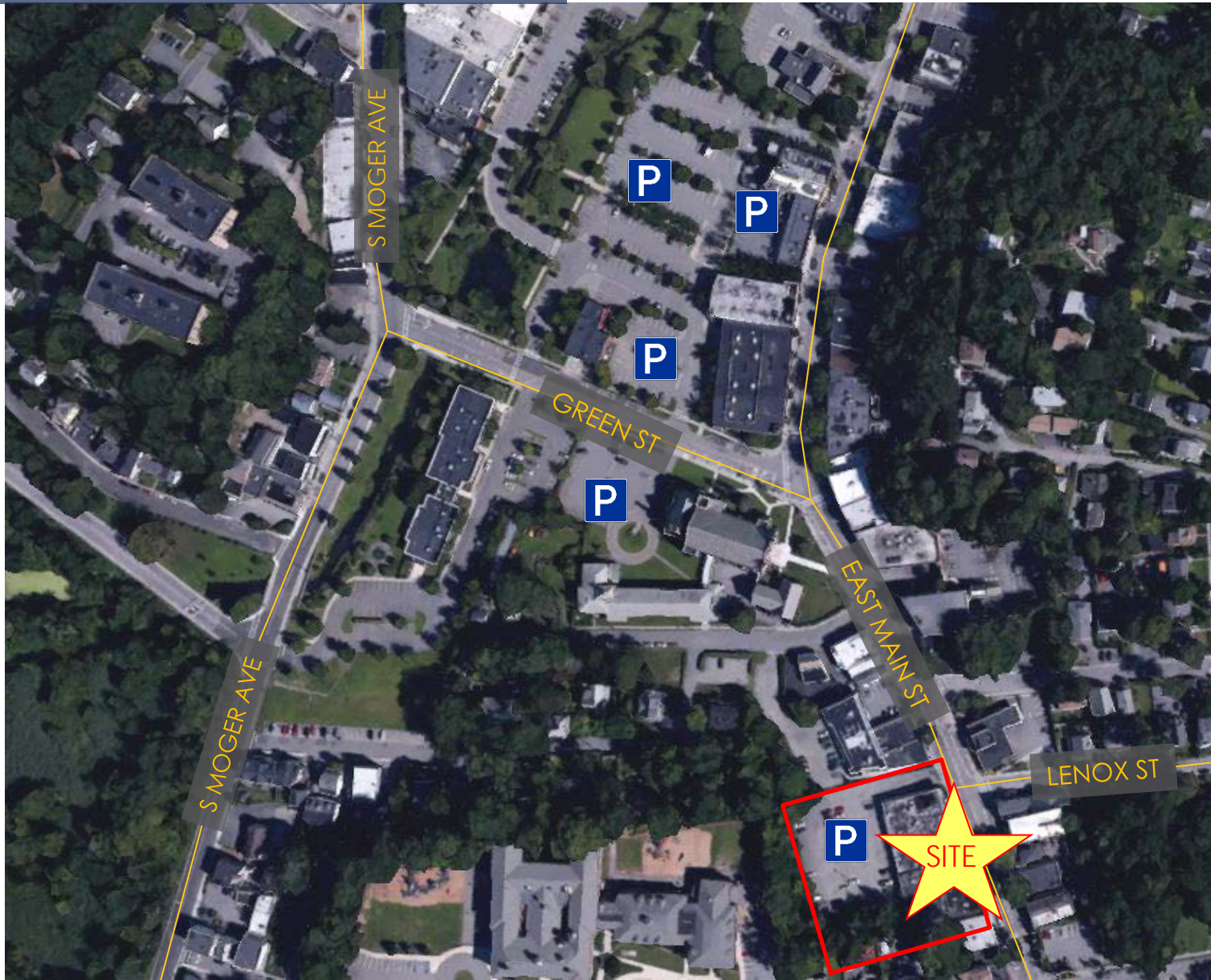
-  CB-1 Central Business District - 1
-  CB-2 Central Business District - 2
-  GR General Retail District
-  CN Neighborhood Commercial District
-  CL Limited Commercial District
-  GC General Commercial District
-  SC Service Commercial District



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PARKING AERIAL



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VISIBILITY/
SIGNAGE



Facing South on East Main Street
toward Northern Westchester Hospital

Facing North on East Main Street toward Bedford Hills



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PARKING LOT ACCESSIBILITY

Walkway & Driveway from East Main Street
and to Rear Parking Lot & Entrance



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PARKING & ENTRANCE

Rear Parking Lot &
Private Rear Entrance



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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, Walgreens, Chicos, Athleta, 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.

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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, Chipotle, 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, and Sparklicious.



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MOUNT KISCO/BEDFORD HILLS RETAIL CORRIDOR

National Tenancy



KOHL'S



STAPLES



Stop & Shop



PETCO

CVS



SHERWIN
WILLIAMS



ShopRite



Great Clips

FIVE GUYS
BURGERS and FRIES

Massage Envy
SPA



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 15-MINUTE DRIVE OF SUBJECT SITE IS OVER \$241,000.

August 2022 Median
Home Sales Price

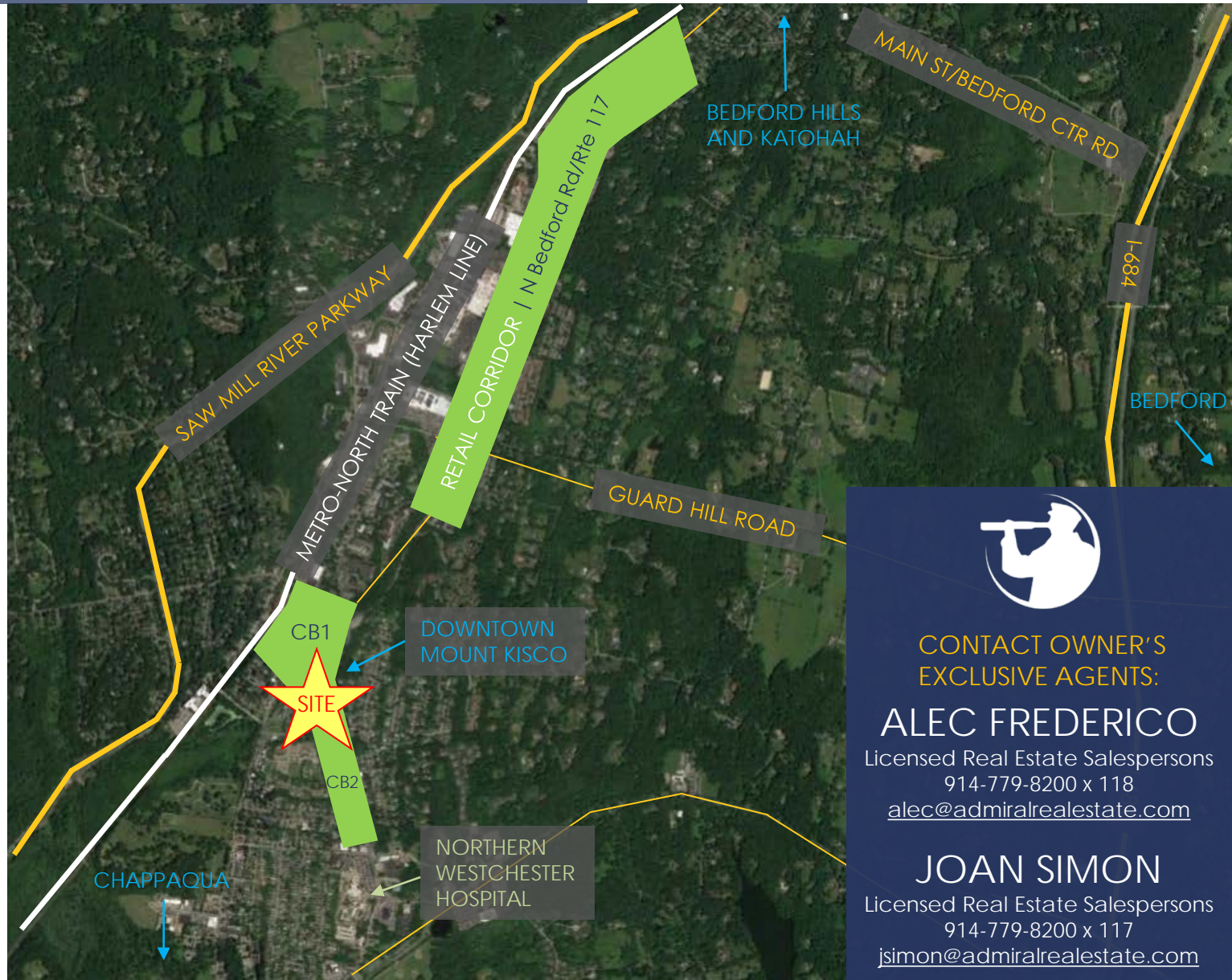
\$1.4M

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REGIONAL RETAIL AERIAL

Mount Kisco/
Bedford Hills
Market
(Rte 117)



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