

# 3,000 SF RESTAURANT SITE FOR LEASE

Previous Boston Market For Nearly 30 Years  
Most Equipment Included | Seating Up to 30 | QSR Preferred



**130 N. Bedford Road, Mount Kisco, NY 10549**

**PRICE REDUCED**  
CONTACT BROKER FOR  
NEW RENTAL RATE



Click **HERE** for Virtual Tour!

**TRAFFIC COUNT**  
Over 17,000 Vehicles Per Day

130 N. Bedford Road | MOUNT KISCO, NY  
 Restaurant Site with Equipment in Place & Parking  
 3,000 SF | Located on Major Commercial Strip



## PROPERTY INFORMATION

Zoning:	CL – Limited Commercial District
Location:	North Bedford Road and Barker Street
Parking:	Private Shared On-Site Parking Lot
Near:	Bedford Hills, Chappaqua, Armonk, Katonah
Utilities:	Direct Meter; Gas Heat Furnace
Use:	QSR Preferred

## SPACE HIGHLIGHTS

- Built-Out Restaurant Ready for New Branding & Move-In
- Fantastic Parking in Shared Private Lot
- Most Equipment Included & In-Place
- Highly Reputable Location in Region's Main Shopping Strip
- Seating Up to 30; Tile Floors & Private Restrooms
- Multiple Signage Opportunities
- Near I-684 and Saw Mill River Parkway

## NEARBY RETAILERS

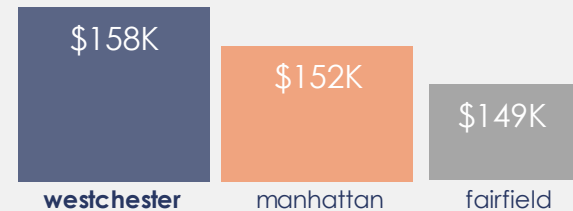
- |               |                 |                 |
|---------------|-----------------|-----------------|
| • Target      | • Petco         | • Mattress Firm |
| • Kohl's      | • Five Guys     | • Dogtopia      |
| • Starbucks   | • Mavis Auto    | • Land Rover    |
| • HomeGoods   | • BMW           | • Grand Prix    |
| • Tesla       | • Lexus         | • Wells Fargo   |
| • Burger King | • Saw Mill Club | • Chipotle      |
| • Staples     | • FedEx         | • Skyzone       |

## NEW YORK'S WESTCHESTER COUNTY

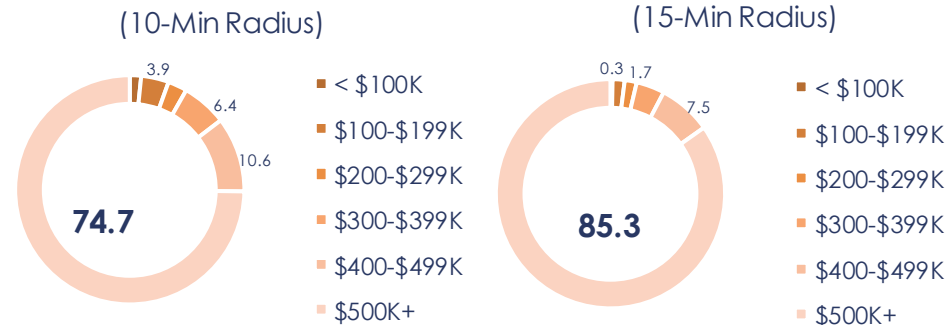
### STRONG SPENDING POWER

\$22.1 billion in Westchester  
 RETAIL DEMAND

### HIGH AVERAGE HOUSEHOLD INCOME



## 2021 HOME VALUE (1-mile from site)

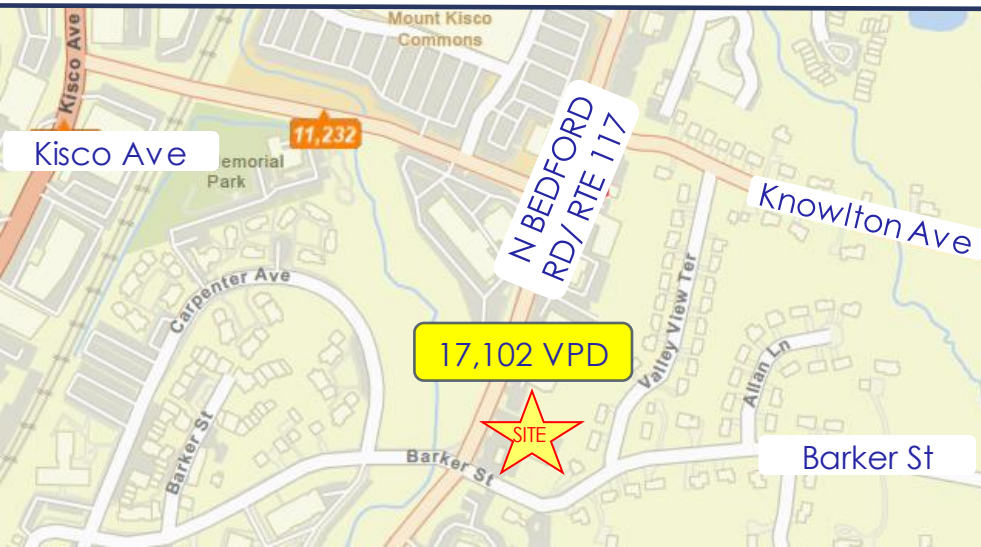
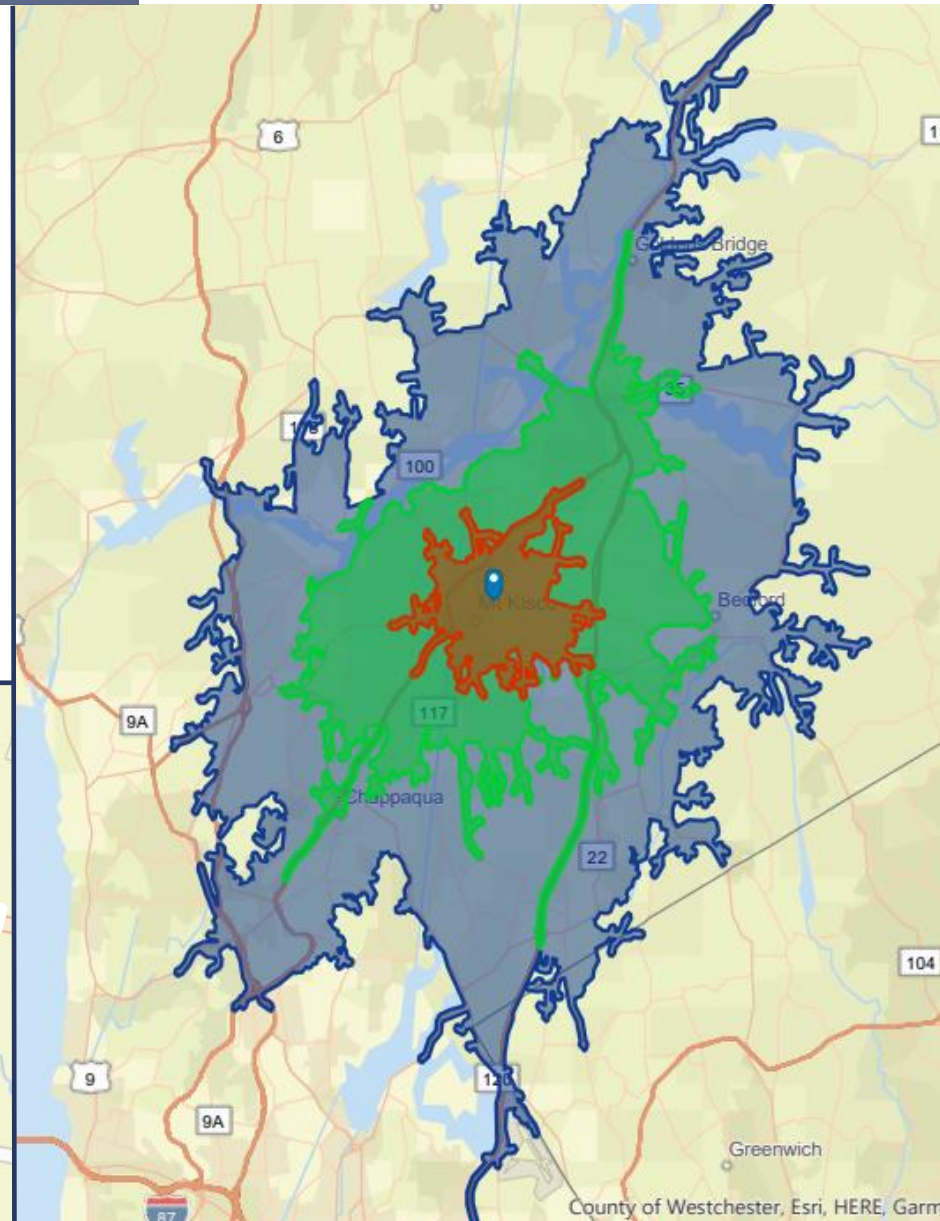




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## DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$153,711	\$212,411	\$259,682
Median HH Income	\$99,694	\$131,894	\$177,722
Population	11,339	30,427	\$74,526
Total Households	4,318	10,458	25,011
Median Age	40	41	43
Disposable Income	\$103,566	\$132,701	\$157,475
Avg Net Worth	\$1.6M	\$3M	\$1.1M
Net Worth > \$2M	15.7%	26.3%	35.0%

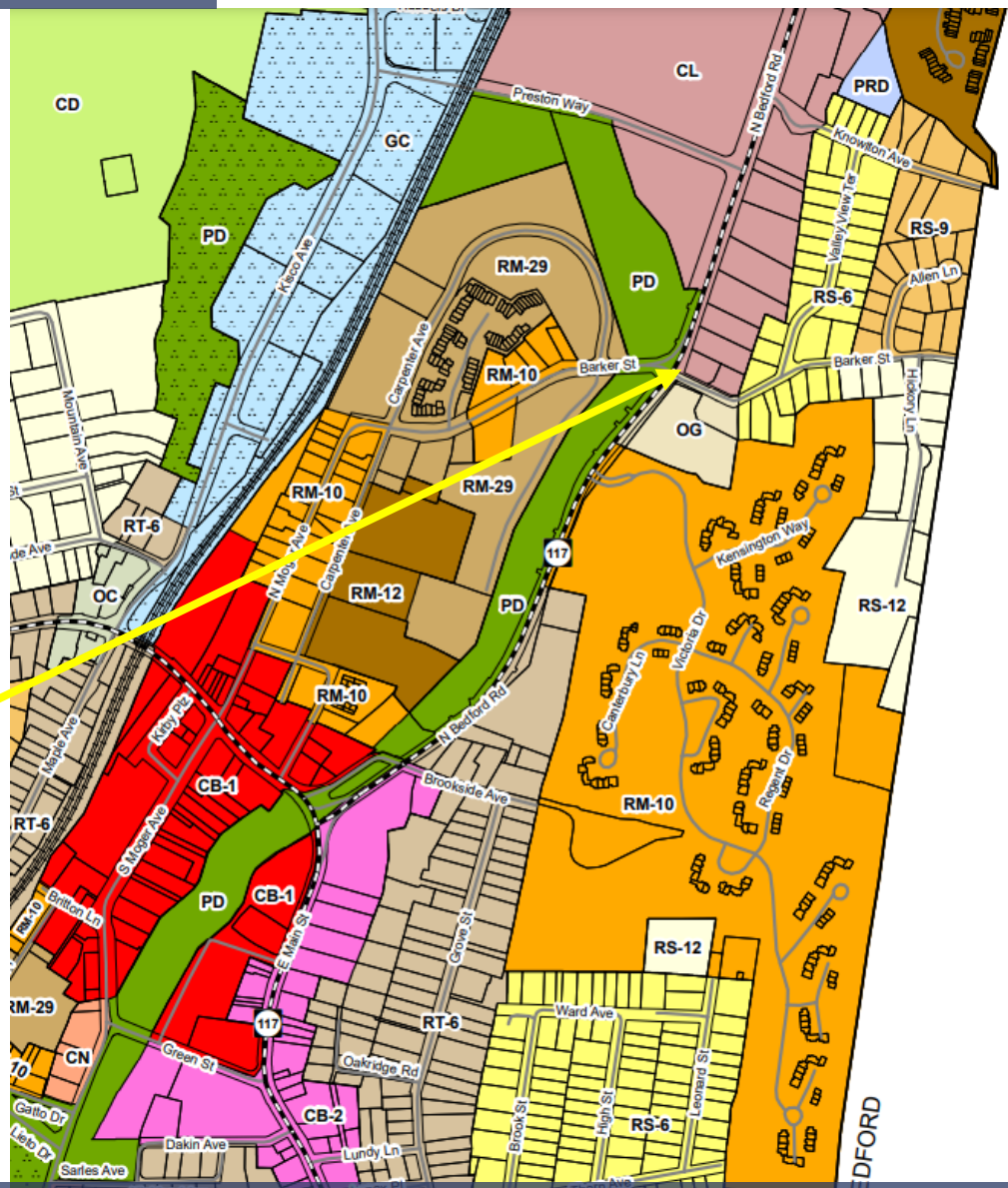




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# MOUNT KISCO ZONING MAP

- 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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### RETAIL AERIAL





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## INTERIOR PHOTOS | 1



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## INTERIOR PHOTOS | 2





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## INTERIOR PHOTOS | 3





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## INTERIOR PHOTOS | 4





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## ADDITIONAL EXTERIOR PHOTOS





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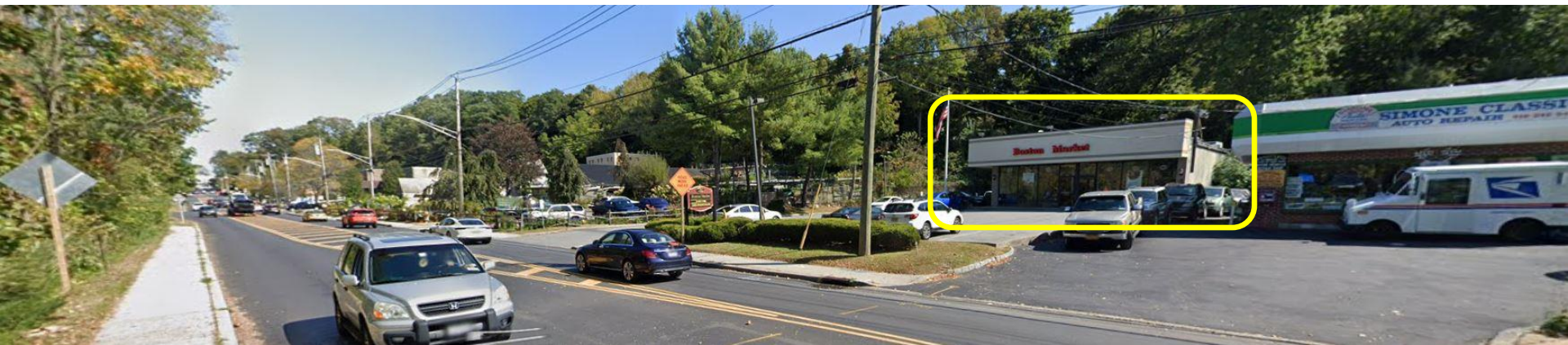
## VISIBILITY

TRAFFIC COUNT  
OVER 17,000 VEHICLES PER DAY

*On North Bedford Road Facing South*



*On North Bedford Road Facing North*



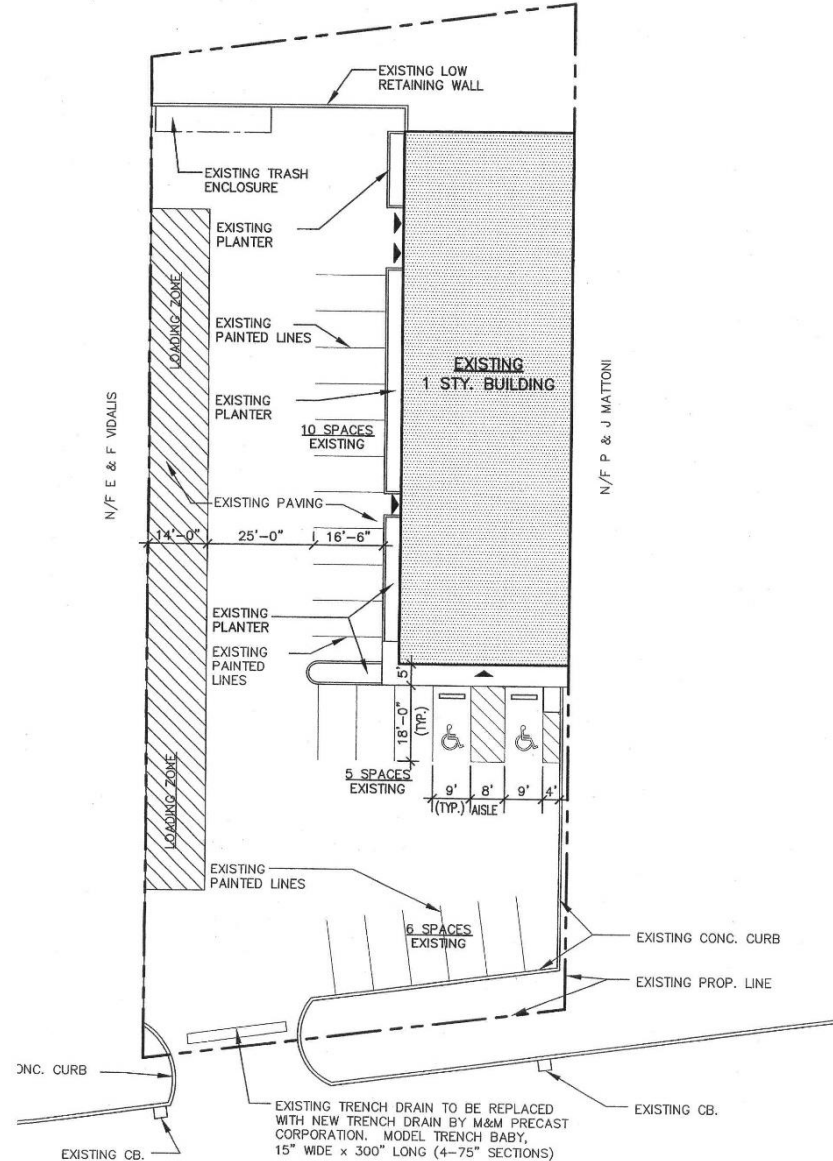


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ADMIRAL  
REAL ESTATE SERVICES



## SITE PLAN





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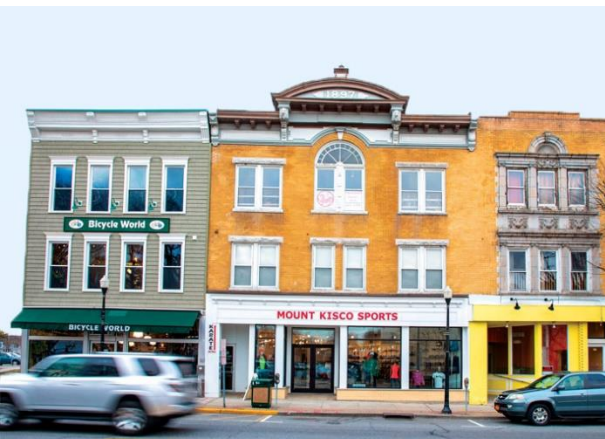
## MOUNT KISCO, NY | The Market

### 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, Athleta, Starbucks, The Mount Kisco Theatre, Orangetheory, Frannie's Goodie Shop, Exit 4 Food Hall, Village Social, and F45 Training, 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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## 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, Restore, 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 East, New York Grand Prix Racing, SkyZone Trampoline Park, Sparklicious and Dogtopia of Mount Kisco.





RETAIL  
AERIAL





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## REGIONAL AERIAL



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

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