

FORMER WEIGHT WATCHERS SITE IN BUSY REGIONAL SHOPPING CENTER

Triangle Shopping Center | Westchester County



TRIANGLE SHOPPING CENTER

- 230,000 SF Regional Center
- National Tenancy Including T.J. Maxx & ACME
- Located at Juncture of Busy Rts 118, 35 & 202
- Ample Free Parking Fully Around Center
- Capital improvements planned to façade, parking & sidewalks
- High Traffic Count: +/-16,500
- Zoning: C-1



SPACE DETAILS

3,000 SF former Weight Watchers Studio including (2) large multi-purpose rooms, (3) restrooms, (1) office and (1) mechanical room as well as (2) entrance doors. Space features 8' drop ceilings. Located in North retail area with access to front via stairwell.

Call Exclusive Broker for Rental Rate



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

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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

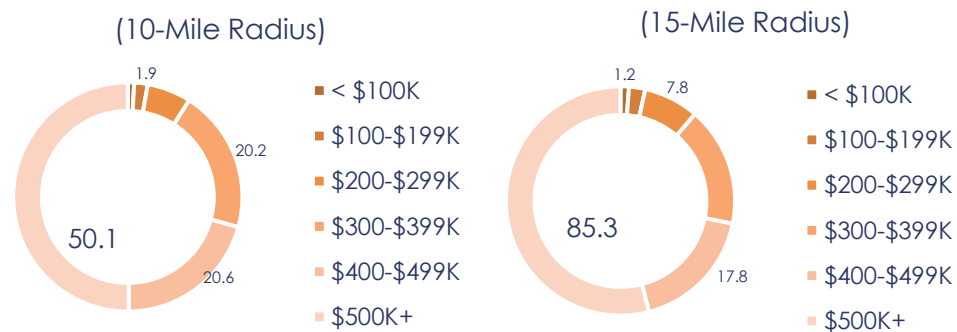
DEMOGRAPHICS

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

- **North retail space; Access to front of center via stairwell**
- (2) large rooms, (3) restrooms, (1) office and (1) mechanical room; (2) entrance doors
- 8' drop ceilings
- Excellent national tenancy including T.J. Maxx
- Ample free parking around center
- Capital improvements planned to façade, parking & sidewalks

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.

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ADDITIONAL EXTERIOR PHOTOGRAPHS



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INTERIOR PHOTOGRAPHS | Large Room A



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INTERIOR PHOTOGRAPHS | Large Room B



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INTERIOR PHOTOGRAPHS | Bathrooms



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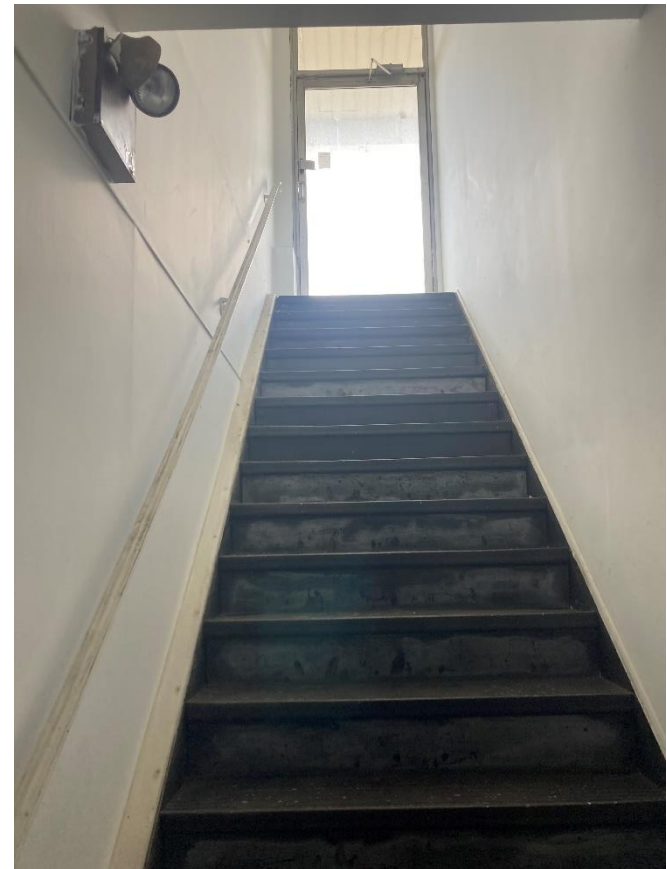
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INTERIOR PHOTOGRAPHS | Office & Stairwell To Front of Center



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DESIGNATED ENTRANCE TO FRONT OF CENTER



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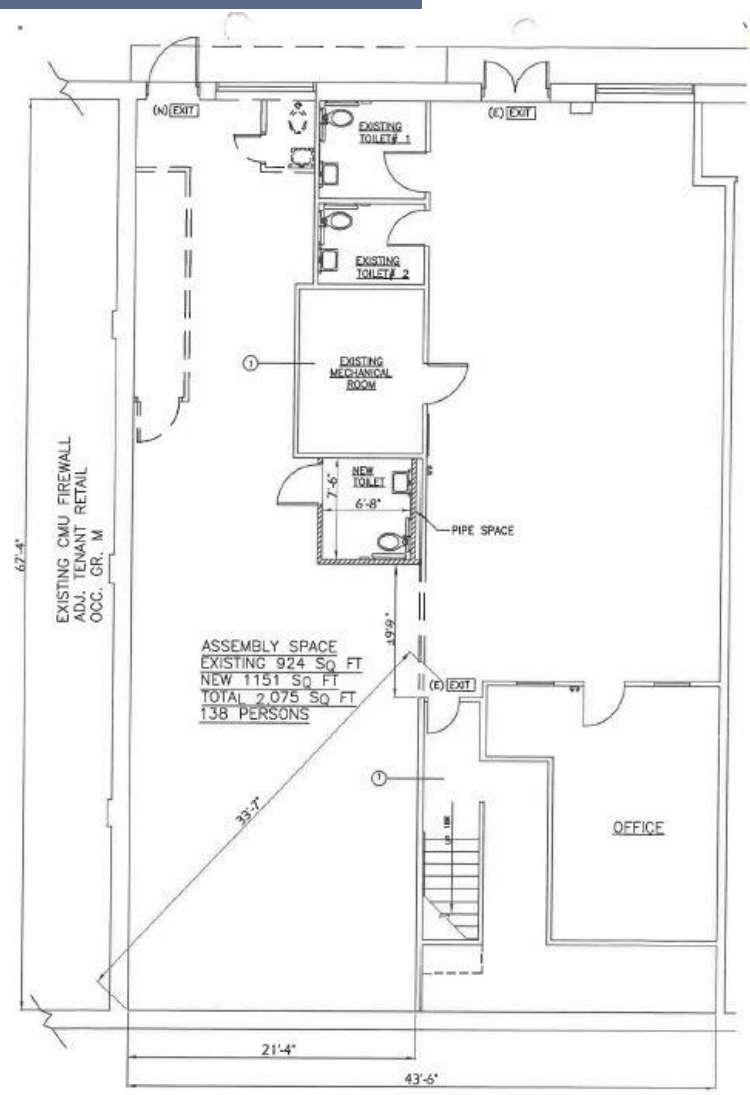
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FLOOR PLAN



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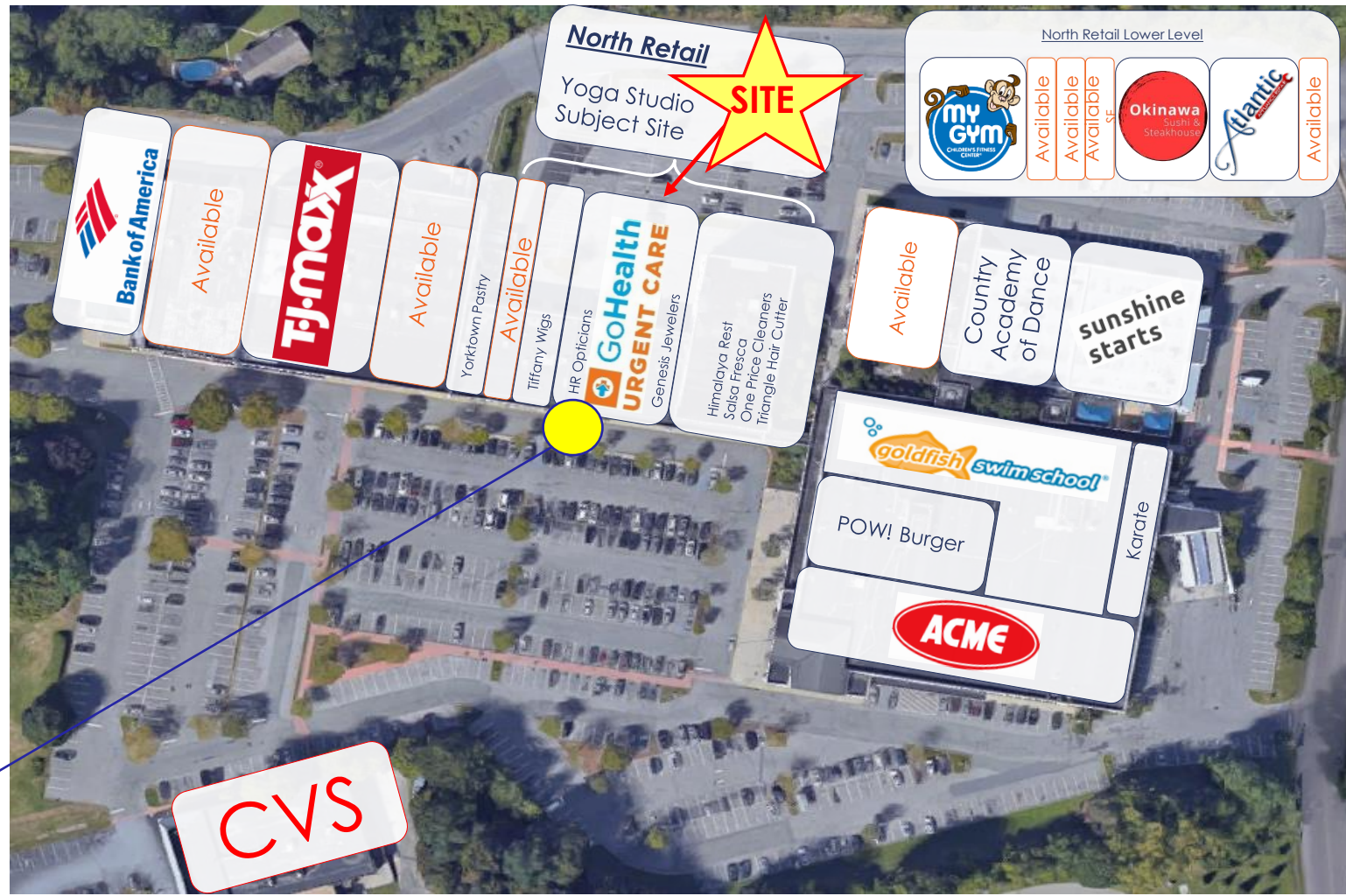
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RETAILER MAP

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

Entrance to front of center from subject space



North Retail
Yoga Studio
Subject Site

North Retail Lower Level

	Available	Available	Available			Available
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	Available		Available	Yorktown Pastry	Available	Tiffany Wigs	HR Opticians		Genesis Jewelers	Himalaya Rest Salsa Fresca One Price Cleaners Triangle Hair Cutter
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Available	Country Academy of Dance	sunshine starts
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	POW! Burger	Karate	
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CVS



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TRIANGLE SHOPPING CENTER | 1



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TRIANGLE SHOPPING CENTER | 2



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TRIANGLE SHOPPING CENTER | 3

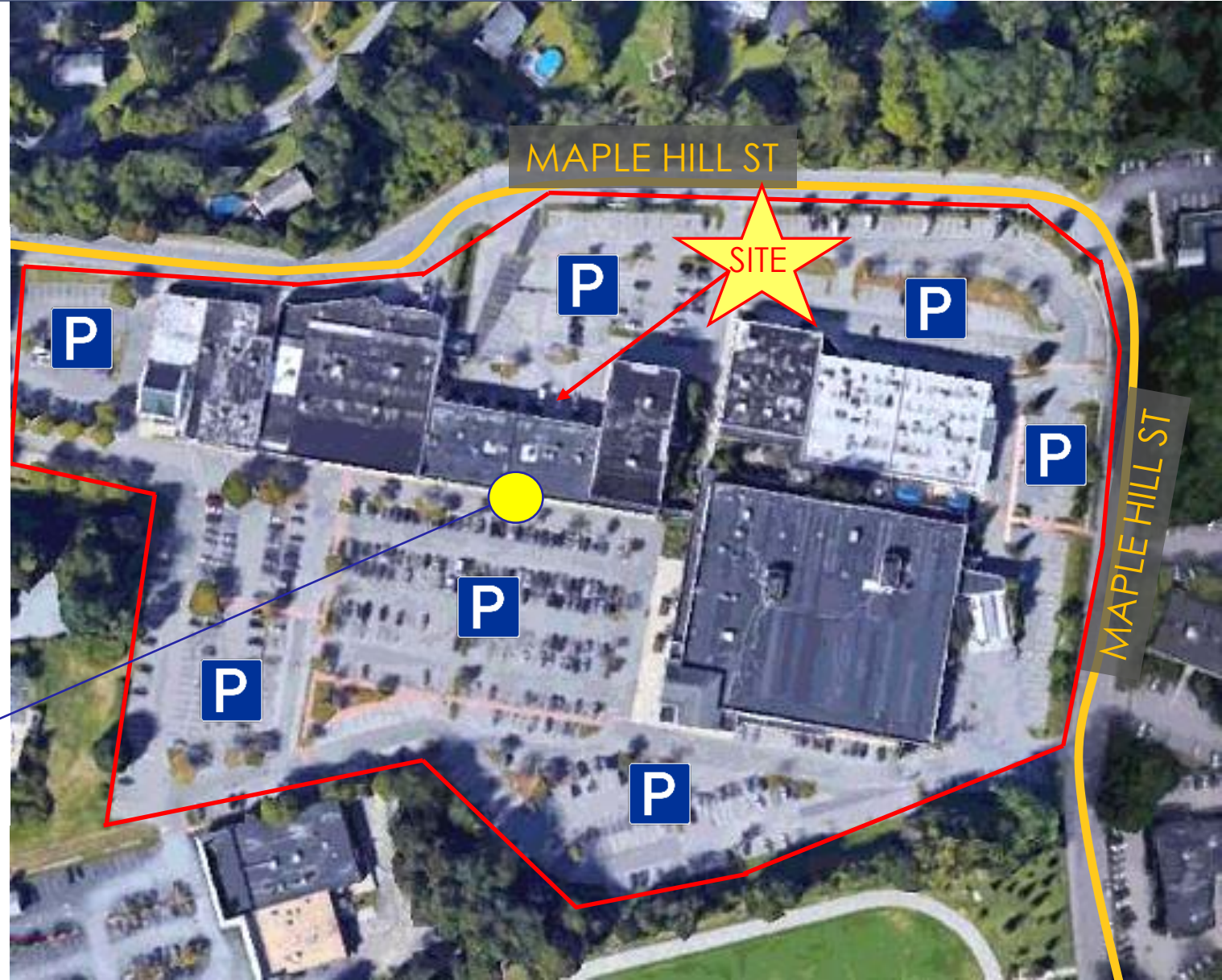


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PARKING
AERIAL
Triangle SC



Entrance to
front of center
from subject
space

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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.



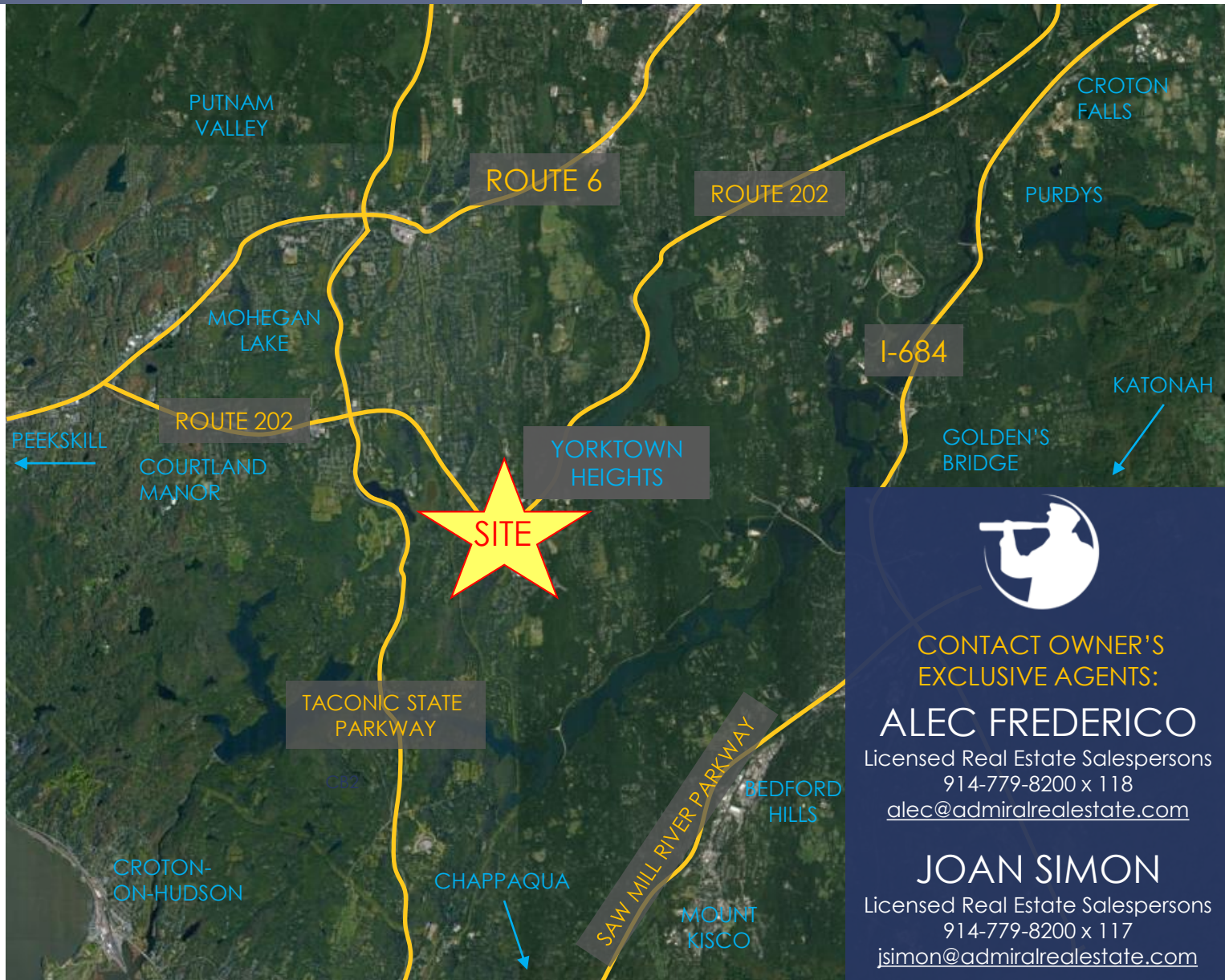
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REGIONAL RETAIL AERIAL

Northern
Westchester



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