

ANCHOR SPACE AVAILABLE FOR LEASE
Triangle Shopping Center | Westchester County
10 Triangle Center, Yorktown Heights, NY 10598



T.J. MAXX SITE
AVAILABLE FOR
LEASE IN 230K SF
REGIONAL CENTER

- 26,046 SF Available – Divisible
- Large Frontage Opportunity
- Multiple Uses Permitted
- Major Capital Improvements Planned for Shopping Center Including Façade Upgrades, Parking Lot Improvements and New Sidewalks
- Abundant Free Parking
- Located at Juncture of Routes 118, 35 & 202
- Traffic Count: 16,469 Per Day
- Contact Exclusive Brokers for Full Rental Rate and Details



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118
JOAN SIMON: 914-779-8200 x117

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jsimon@admiralrealestate.com

BROKERS
PROTECTED

TRIANGLE SHOPPING CENTER

Yorktown Heights, NY (Westchester County)
Up to 26,046 SF (Divisible) | Various Uses Allowed



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

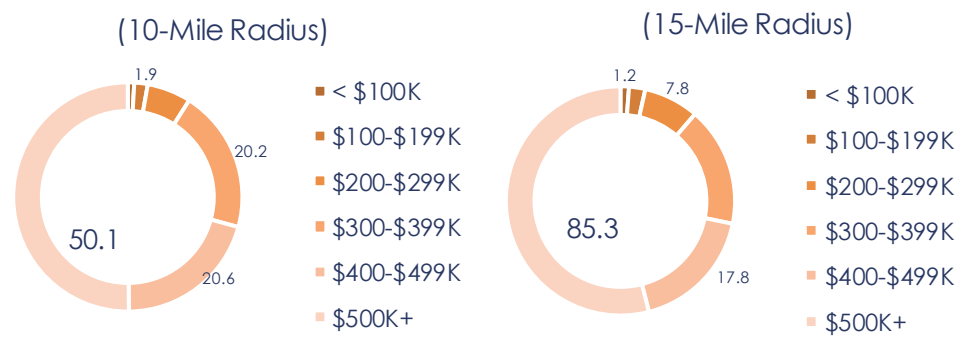
DEMOGRAPHICS

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

- 26,046 SF available for lease (divisible)
- Currently Occupied by T.J. Maxx
- Highly visible anchor location
- Fully sprinklered and 14 fire extinguishers
- Two (2) ADA restrooms
- 163 ft measured depth of space
- 10 ft 4 in ceiling height
- Multiple uses permitted

2021 HOME VALUE



TRAFFIC COUNT DETAILS

DIST	STREET	CROSS STREET	YEAR	COUNT
0.01	Saw Mill River	Maple Hill St (0.04 miles N)	2018	14,629
0.14	Saw River River Rd	Brookside Ave (0.09 miles S)	2015	14,774
0.21	Crompond Rd	Gilbert St (0.06 miles SE)	2014	17,341
0.38	Hanover St	Maple Ct (0.03 miles NW)	2014	6,674
0.39	Hanover Street	Hilltop Hanover Farm (0.17	2018	5,979
0.48	Underhill Avenue	(0.0 miles)	2018	5,498
0.62	Underhill Ave	Saw Mill River Rd (0.06 miles	2016	5,564

DIST	STREET	CROSS STREET	YEAR	COUNT
0.68	Saw Mill River Rd	Evergreen St (0.03 miles E)	2018	16,004
0.75	Crompond Road	Baldwin Rd (0.07 miles E)	2015	18,678
0.77	Saw Mill River Rd	Quaker Church Rd (0.09 miles	2014	14,774
0.93	Saw Mill River Rd	Quaker Church Rd (0.1 miles	2014	14,774
1.10	Amawalk Rd	Liberty Way (0.01 miles W)	2018	15,892
1.27	Amawalk Rd	Deer PkDr (0.09 miles E)	2018	12,279
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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TRIANGLE SHOPPING CENTER RETAILER MAP



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PROPOSED RENDERING



**26,046 SF
AVAILABLE**
(Divisible)

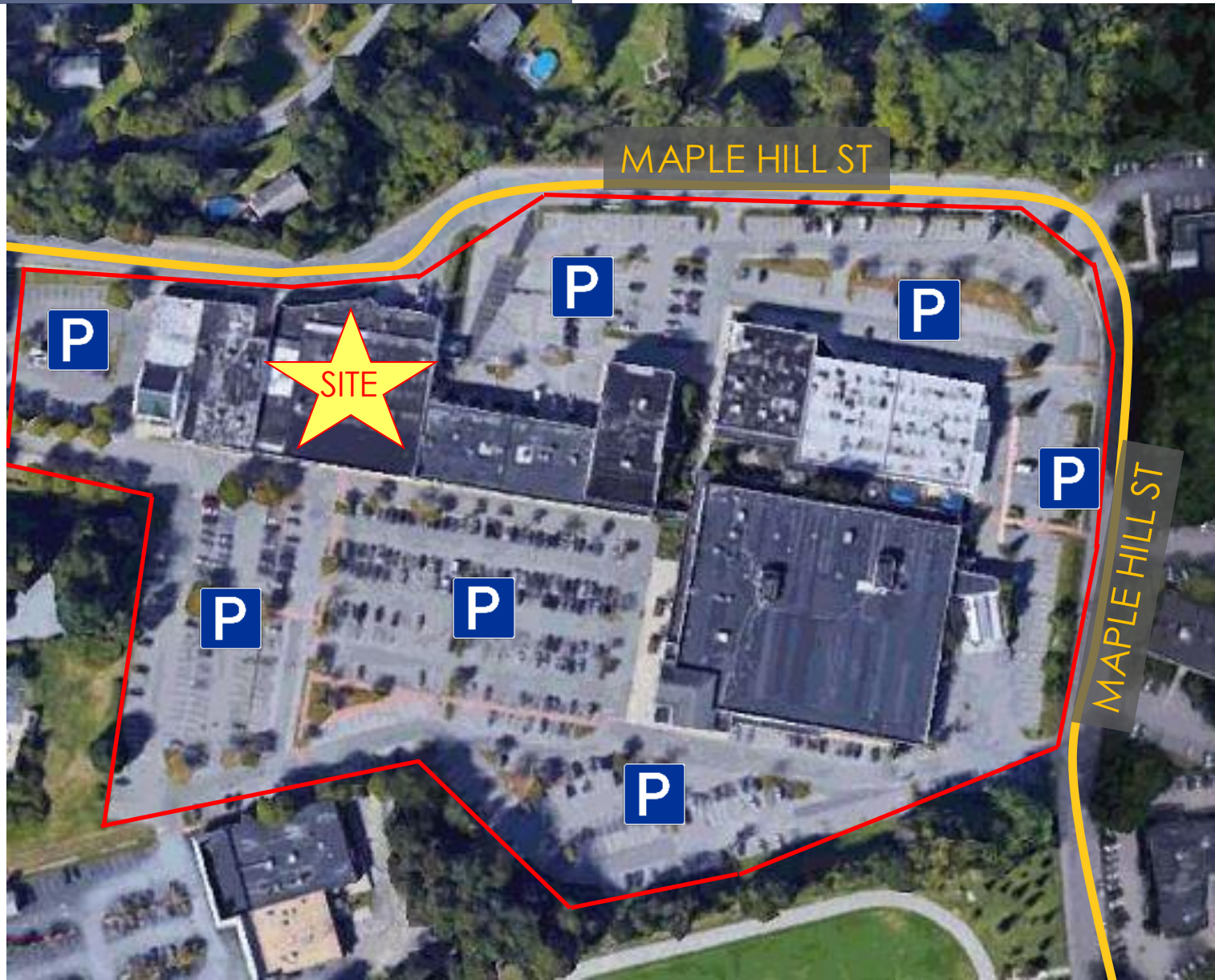


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PARKING
AERIAL



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ADDITIONAL EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS

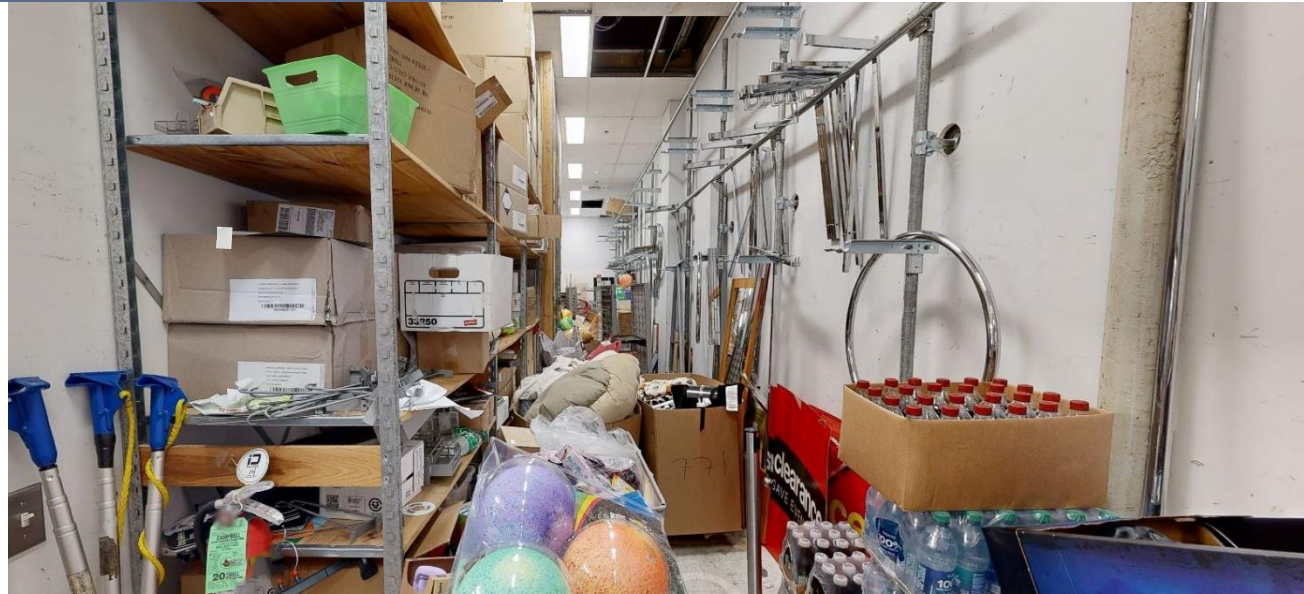


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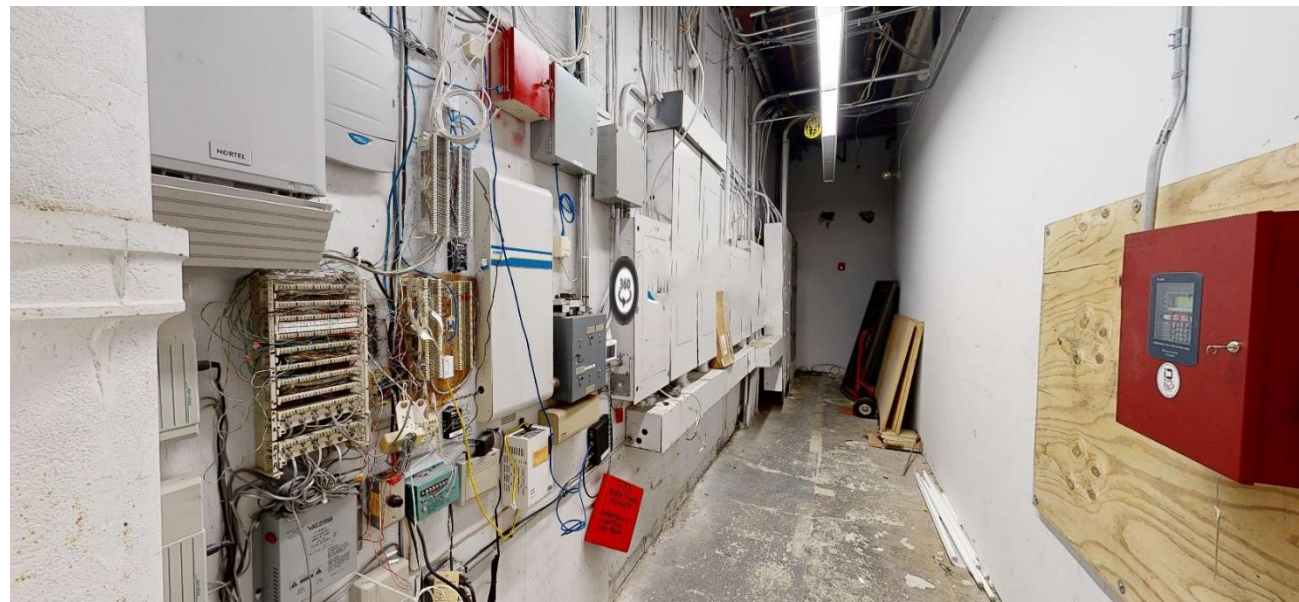


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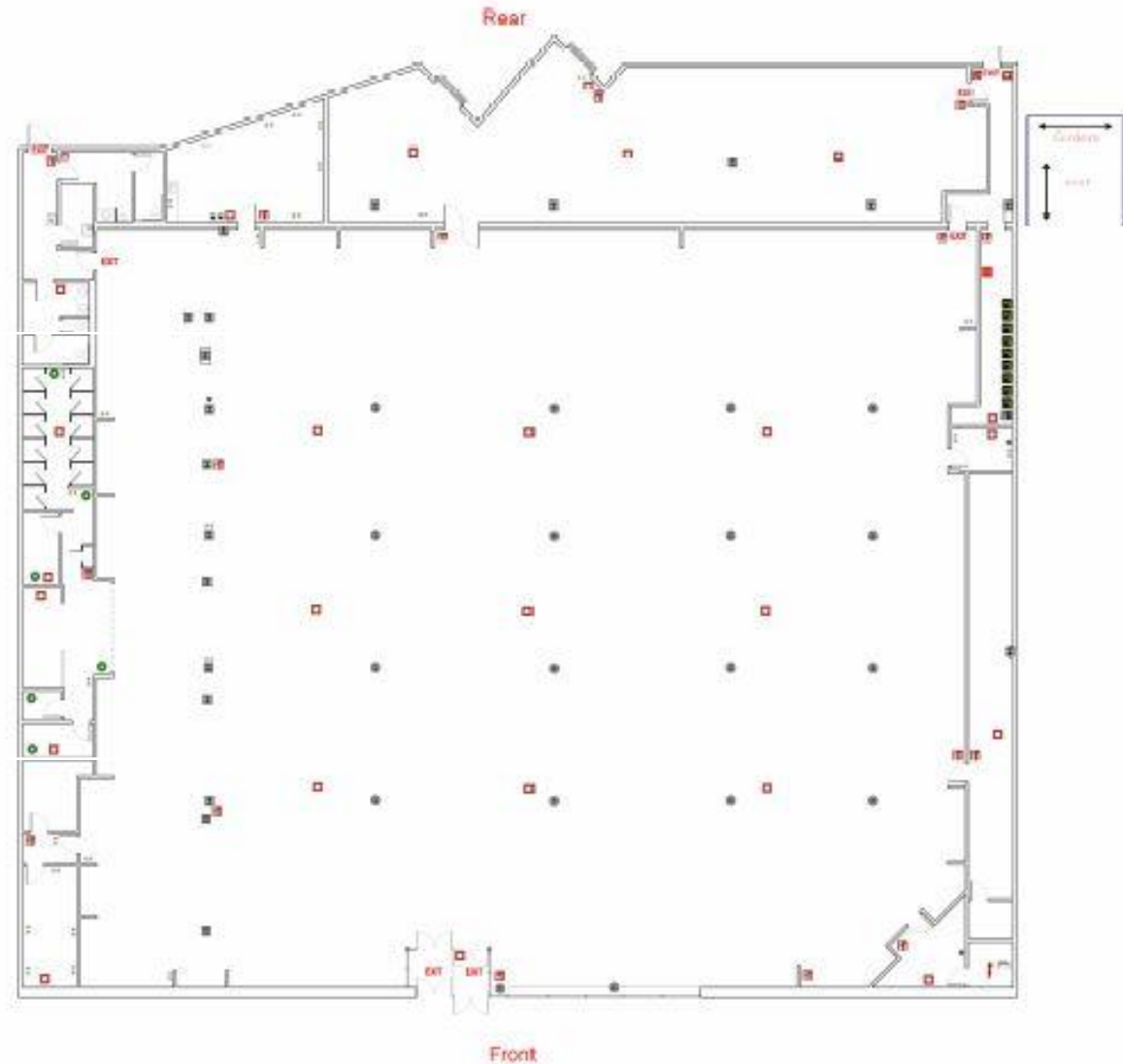
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ADMIRAL
REAL ESTATE SERVICES



SITE PLAN

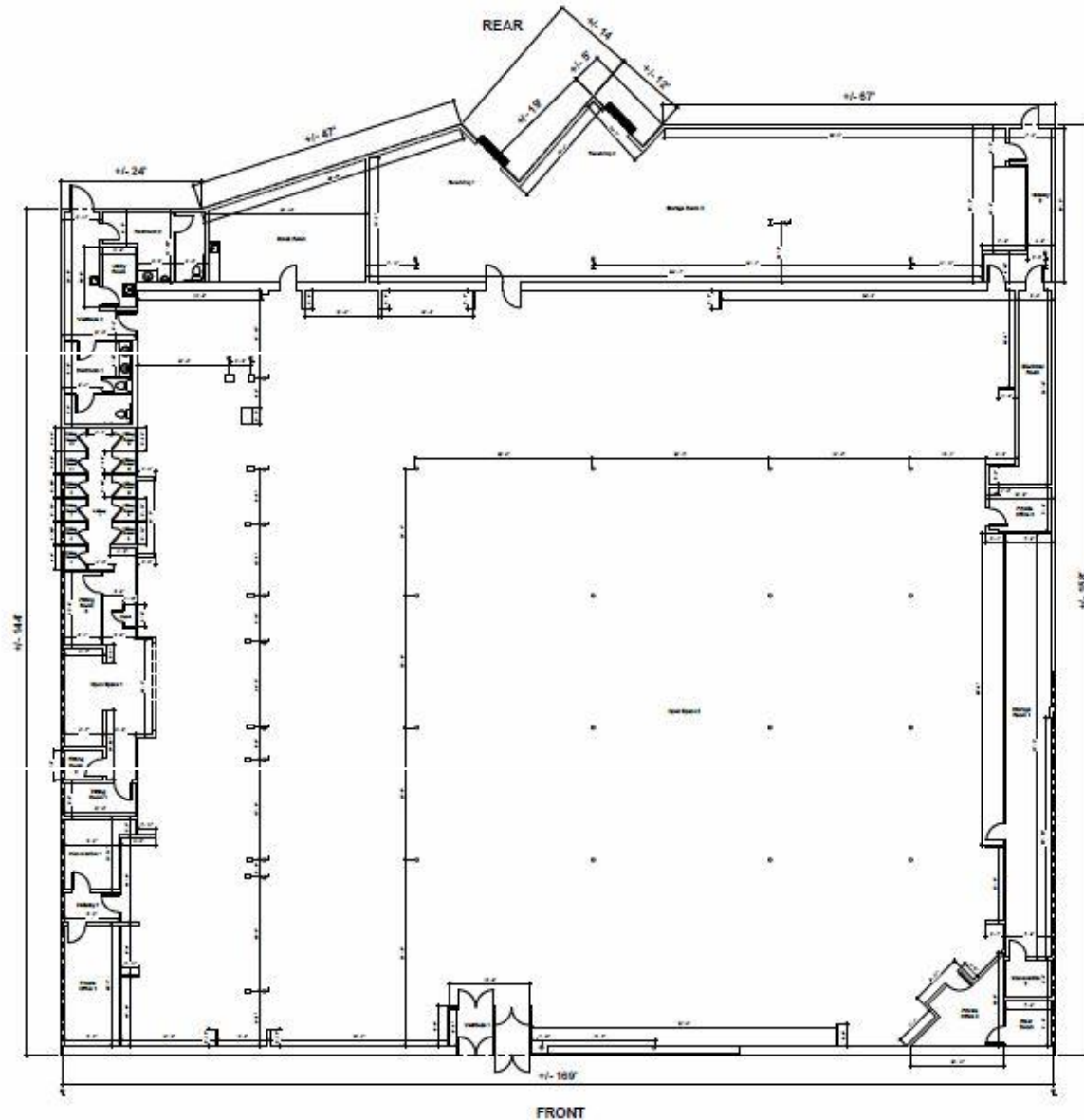


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YORKTOWN HEIGHTS, NY | The Market

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.



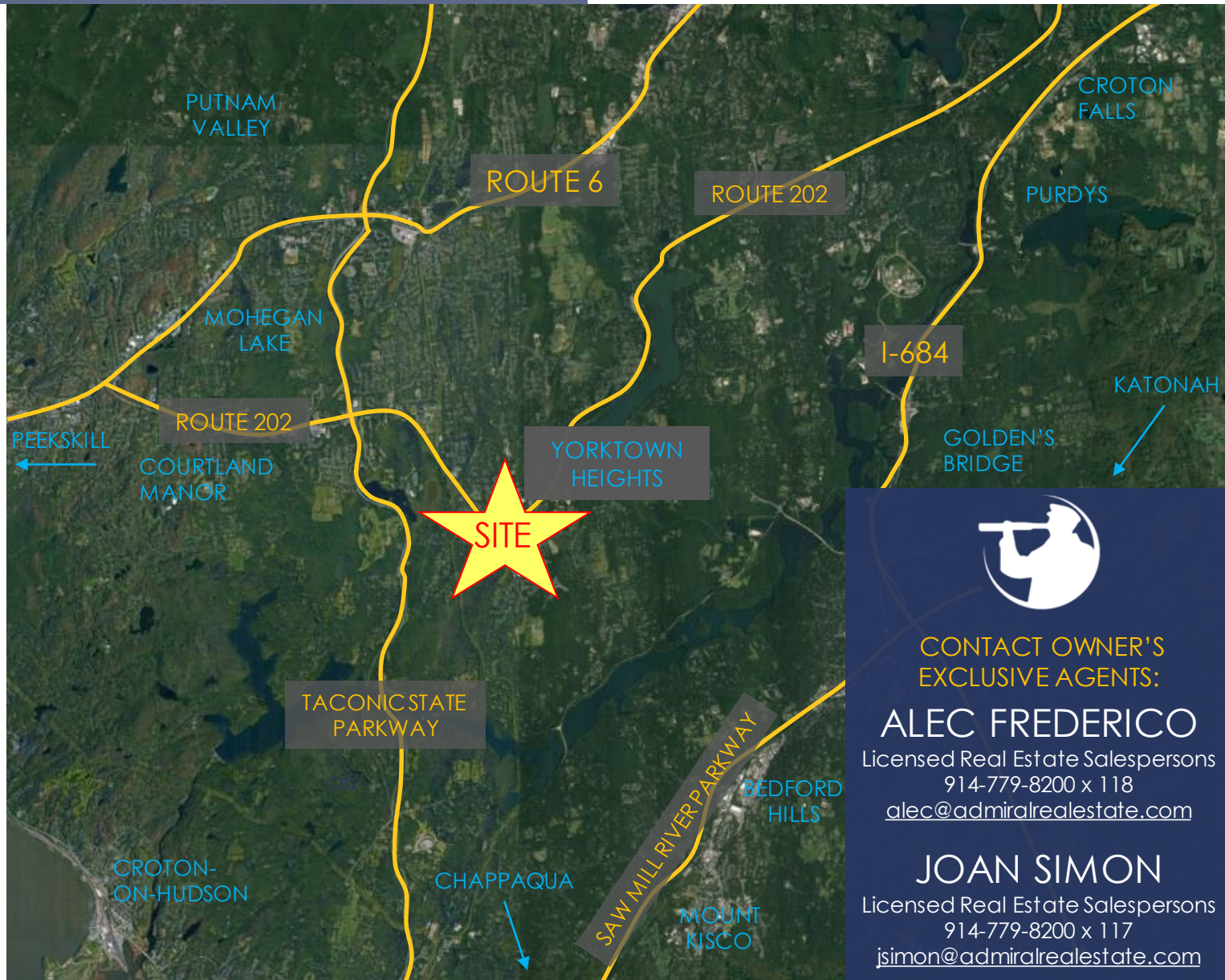
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REGIONAL RETAIL AERIAL

Northern
Westchester



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