

**DOWNTOWN OFFICE FOR LEASE**  
Mount Kisco Proper (Westchester County)  
13 E Main Street, Mount Kisco, NY 10549



**BEAUTIFUL MOVE-IN READY 2<sup>ND</sup> FLOOR PROFESSIONAL SPACE!**

- 2,155 Sq. Ft.
- Multiple Uses Permitted: Ideal for Office, Medical, Spa, Yoga, Etc.
- Excellent Location in Mount Kisco
- Parking and Metro-North Options
- Large Windows and Hardwood Floors
- Great Natural Light and High Ceilings
- Private ADA Bathroom



CONTACT OWNER'S  
EXCLUSIVE AGENT:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118 [alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

BROKERS  
PROTECTED

13 E Main Street | MOUNT KISCO, NY  
 Turn-Key Open Concept Second Floor Office  
 2,155 SF | Ample Parking Available



## PROPERTY INFORMATION

Location: East Main Street near S. Moger Ave  
Near: Bedford Hills, Chappaqua, Bedford, Katonah  
Public Transpo: Walk to Metro-North; Bus Stop at S. Moger Ave

## SPACE DETAILS

- 2,155 Sq. Ft.
- Professional Office or Studio
- Multiple Uses Permitted
- Hardwood Floors and Great Natural Light
- Near Saw Mill River Parkway, Route 117 & I-684
- 24/7 Access with After Hours HVAC Available
- High Ceilings – 9’6
- Private ADA Bathroom

## KEY FACTS (5-Miles of Site)

POPULATION MEDIAN AGE

54,387 43

AVG INCOME DISP. INCOME

\$250,291 \$152,435

DEC 2023 MEDIAN  
 HOME SALES  
 PRICE

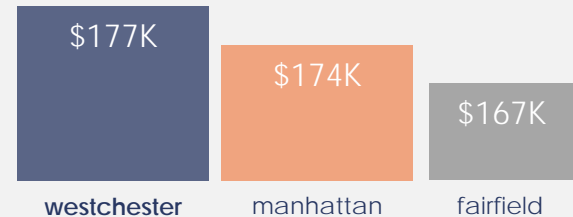
\$985K

[https://www.houlihanlawrence.com/communities/mount\\_kisco/](https://www.houlihanlawrence.com/communities/mount_kisco/)

## WESTCHESTER COUNTY'S STRONG SPENDING POWER

\$22.1 Billion in RETAIL DEMAND

### HIGH AVERAGE HOUSEHOLD INCOME



## DEMOGRAPHICS

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$154,418	\$209,187	\$250,291
Median HH Income	\$100,862	\$125,998	\$166,291
Population	10,417	23,508	54,387
Total Households	4,070	8,415	18,550
Disposable Income	\$103,952	\$131,054	\$152,435
Medical Expenses	\$9,252	\$12,683	\$15,374
Avg Net Worth	\$1.7M	\$2.8M	\$3.8M
Net Worth > \$2M	16.1%	25.4%	33.7%



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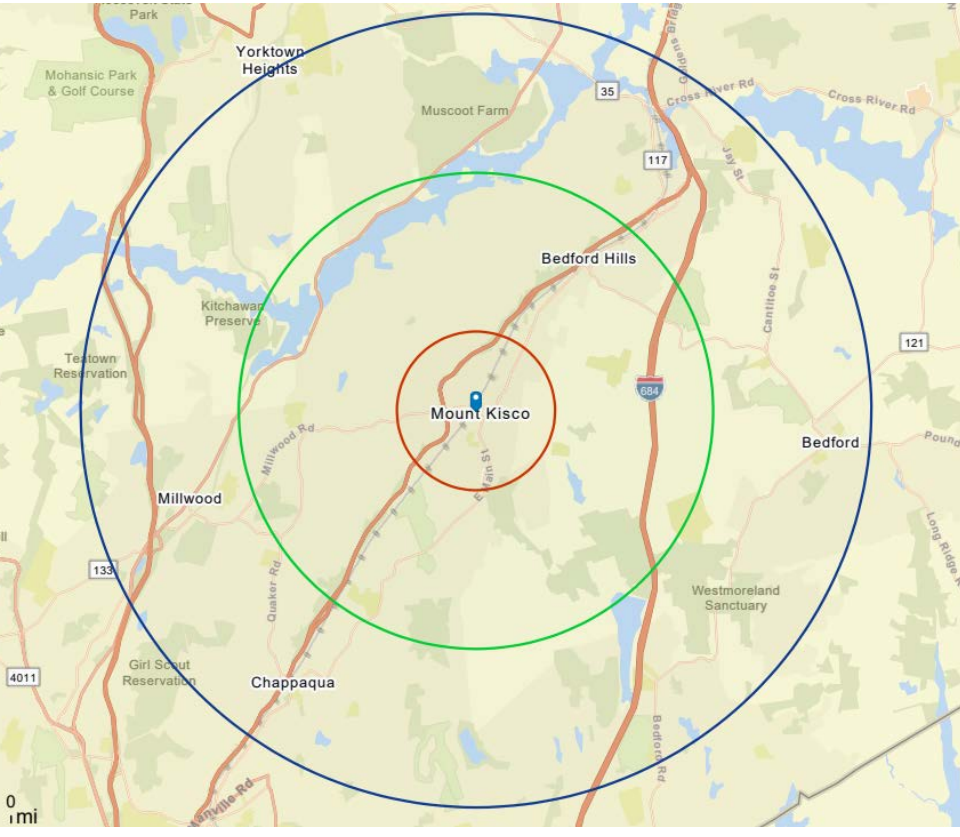
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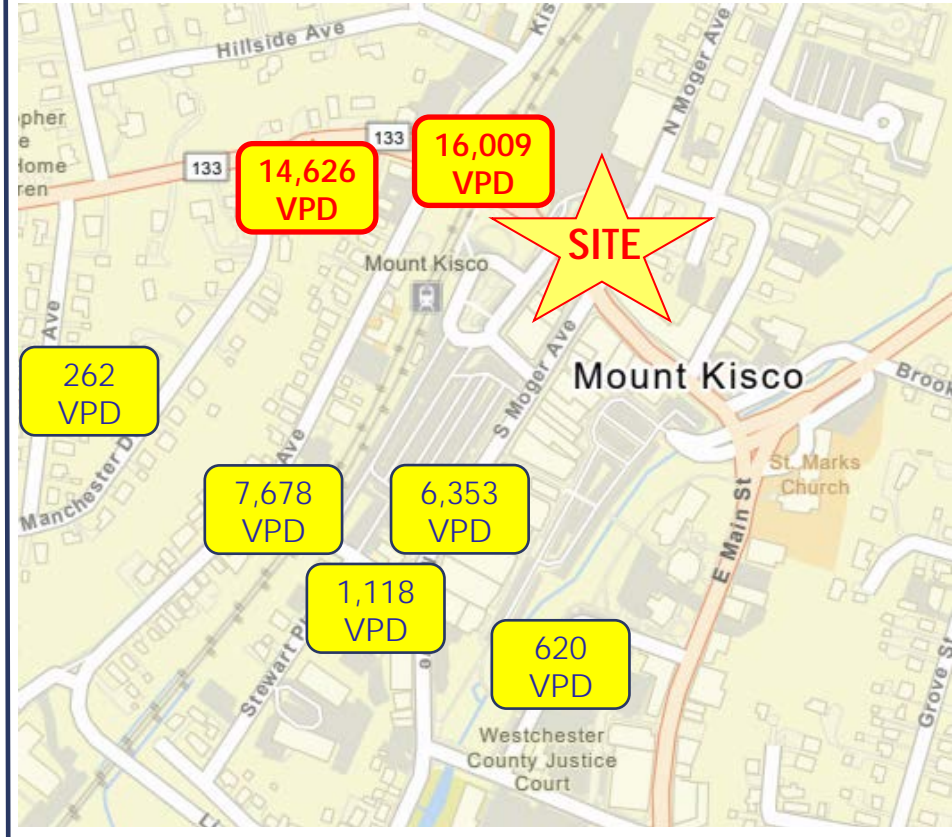
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## SITE MAP

DRIVE TIME: **5-MIN** **10-MIN** **15-MIN**



## TRAFFIC COUNT



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## INTERIOR PHOTOS | 1



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## INTERIOR PHOTOS | 2



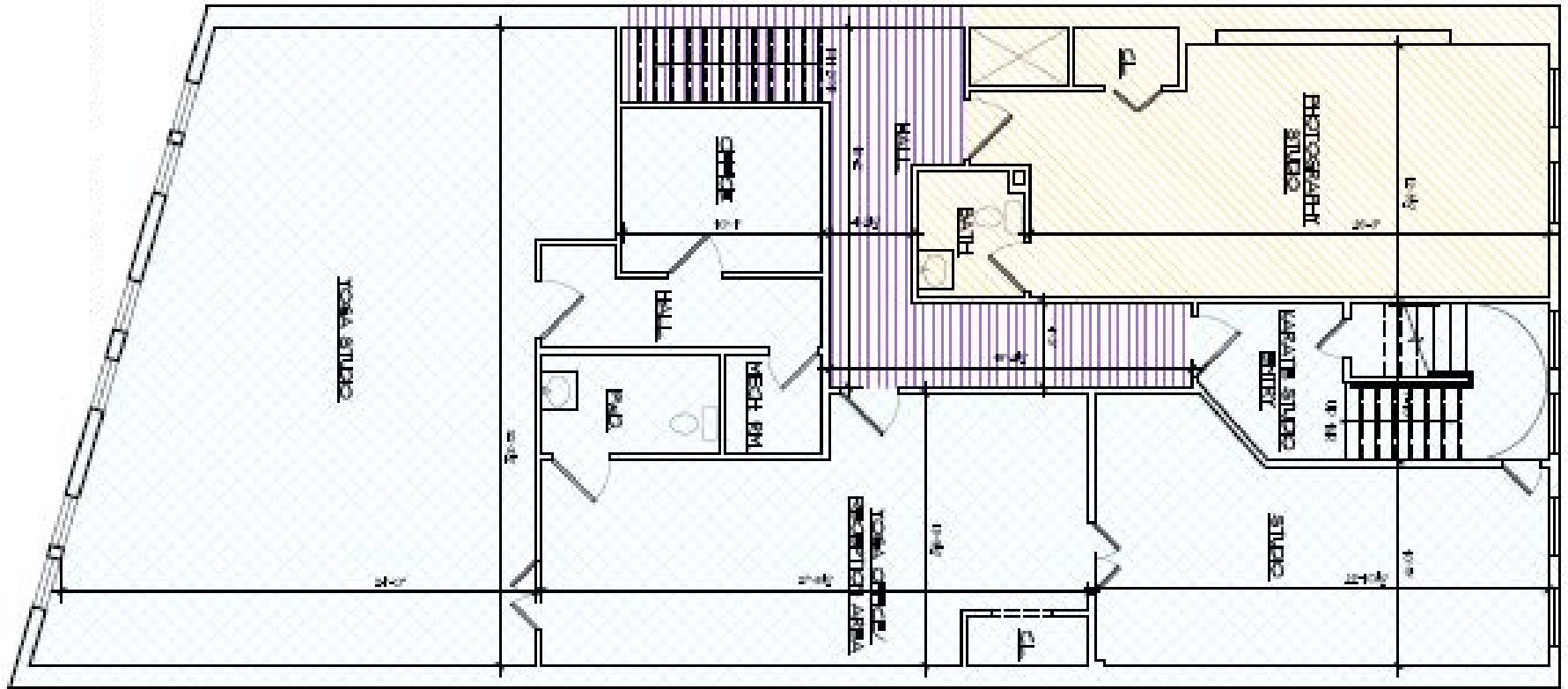
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## FLOOR PLAN




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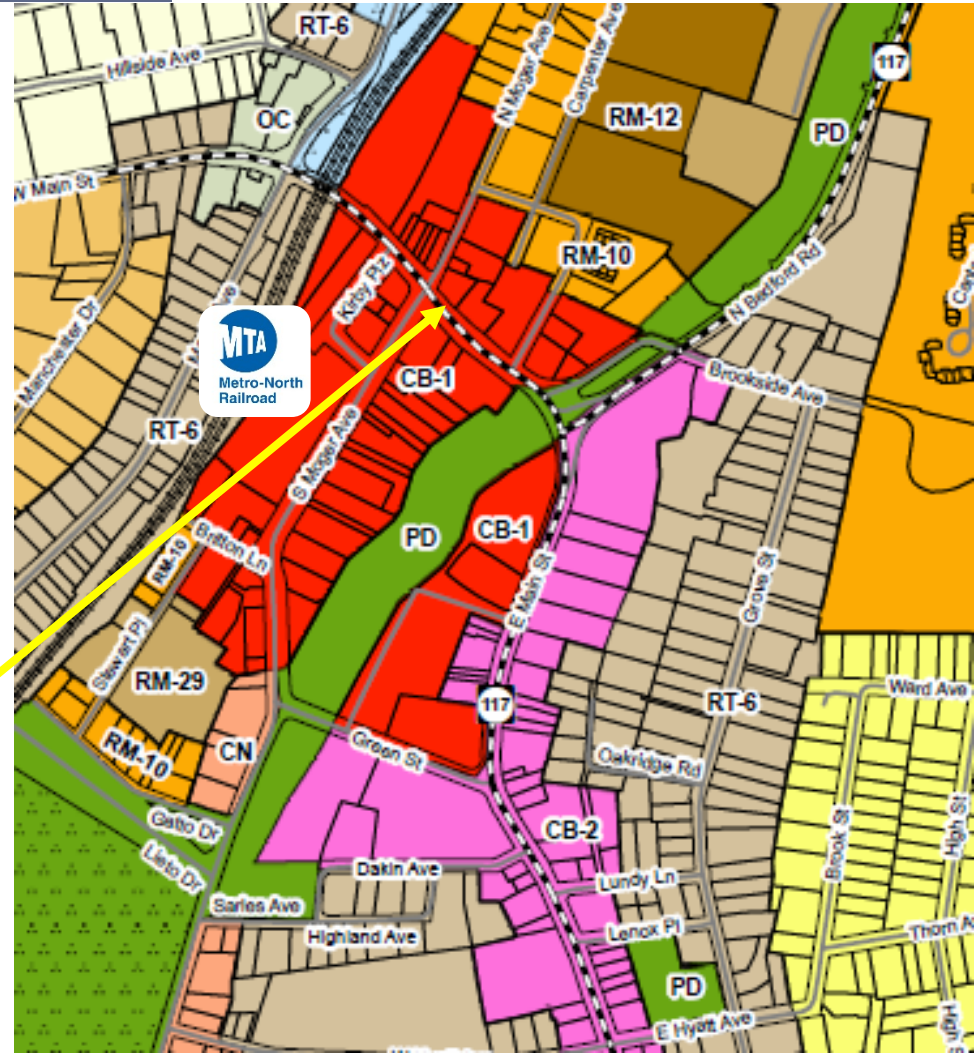
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## MOUNT KISCO ZONING MAP

	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



District Zoning Map Prepared by Kellard Sessions Consulting | Jan 8, 2018



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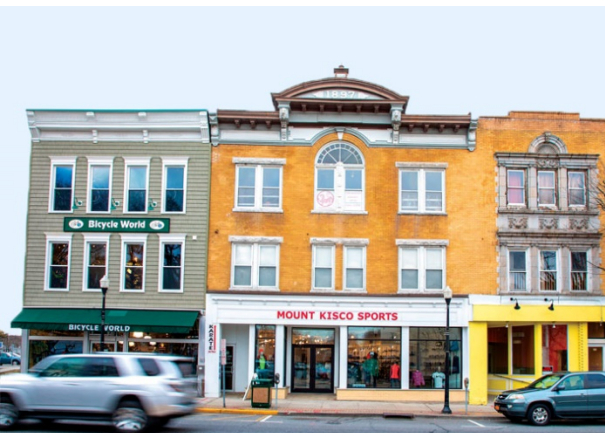
## MOUNT KISCO, NY | The Market

### 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 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, 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, Rockin' Jump Trampoline, Sparklicious, and Kidville.



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## MOUNT KISCO/BEDFORD HILLS RETAIL CORRIDOR

National Tenancy



| TARGET |  
MOUNT KISCO COMMONS  
SHOPPING CENTER  
195 N Bedford Rd



DUE TO ITS EXCELLENT ACCESSIBILITY AND 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.

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## REGIONAL RETAIL AERIAL

Mount Kisco/  
Bedford Hills  
Market  
(Rte 117)



Contact Exclusive Agent:

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Licensed Real Estate Salesperson

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