

153 E Main Street | MOUNT KISCO, NY
Ultra Prime Retail Space | Multiple Use Building
1,848 SF | Ample Municipal Parking



HIGHLY VISIBLE DOWNTOWN RETAIL SITE

Exceptionally Walkable CB-2 Area



1,848 Sq. Ft.
CONTACT FOR
RENTAL RATE

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PROPERTY INFORMATION

- Multiple Uses; Ideal for General Retail, Fitness & More
- Highly Trafficked and Pedestrian Area
- Walking Distance to Mount Kisco Metro-North
- Ample Parking Directly Across Street
- Zoning: CB-2 (Central Business - 2)

SPACE INFORMATION

- 1,848 SF Move-In Ready Space
- 12 Ft High Ceilings and Hardwood Floors
- Abundance of Natural Light
- Private Office and Bathroom Included
- Direct Meter; 150 AMP; Mitsubishi Multi Zone Hyper Heat Pump; Condensing Units on the Roof
- (2) 4-Ton Units

KEY FACTS (5-Miles of Site)

POPULATION MEDIAN AGE

54,387 43

AVG INCOME DISP. INCOME

\$250,291 \$152,435

JAN 2024 MEDIAN
 HOME SALES
 PRICE

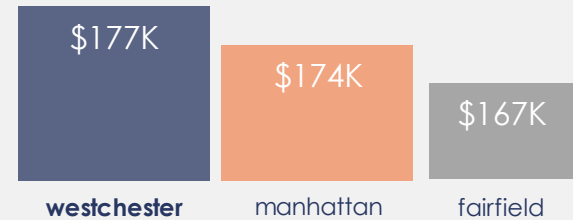
\$1.1M

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%



CONTACT OWNER'S
 EXCLUSIVE AGENTS:

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

alec@admiralrealestate.com
 jsimon@admiralrealestate.com

BROKERS
 PROTECTED

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ADMIRAL
REAL ESTATE SERVICES



ADDITIONAL PHOTOGRAPHS | 1



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ADDITIONAL PHOTOGRAPHS | 2



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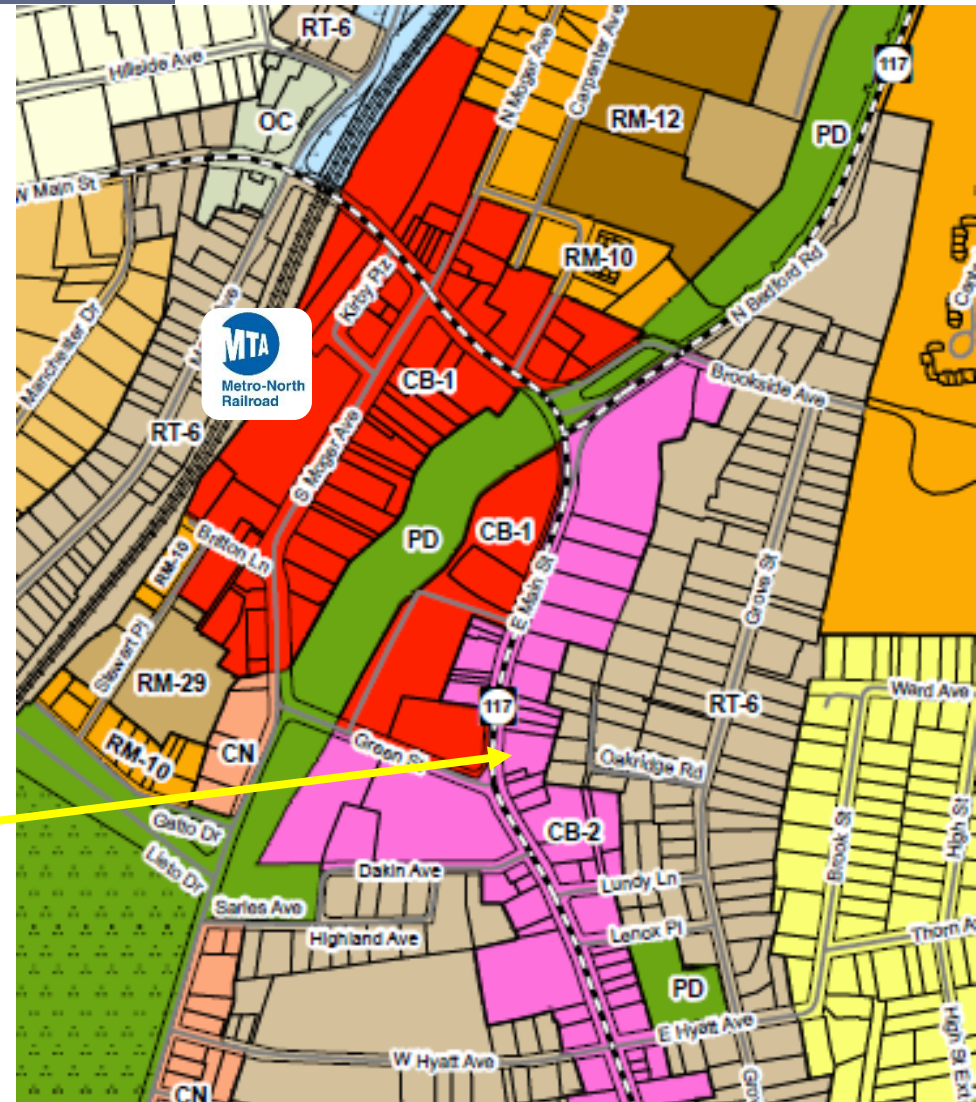
ADDITIONAL PHOTOGRAPHS | 3



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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



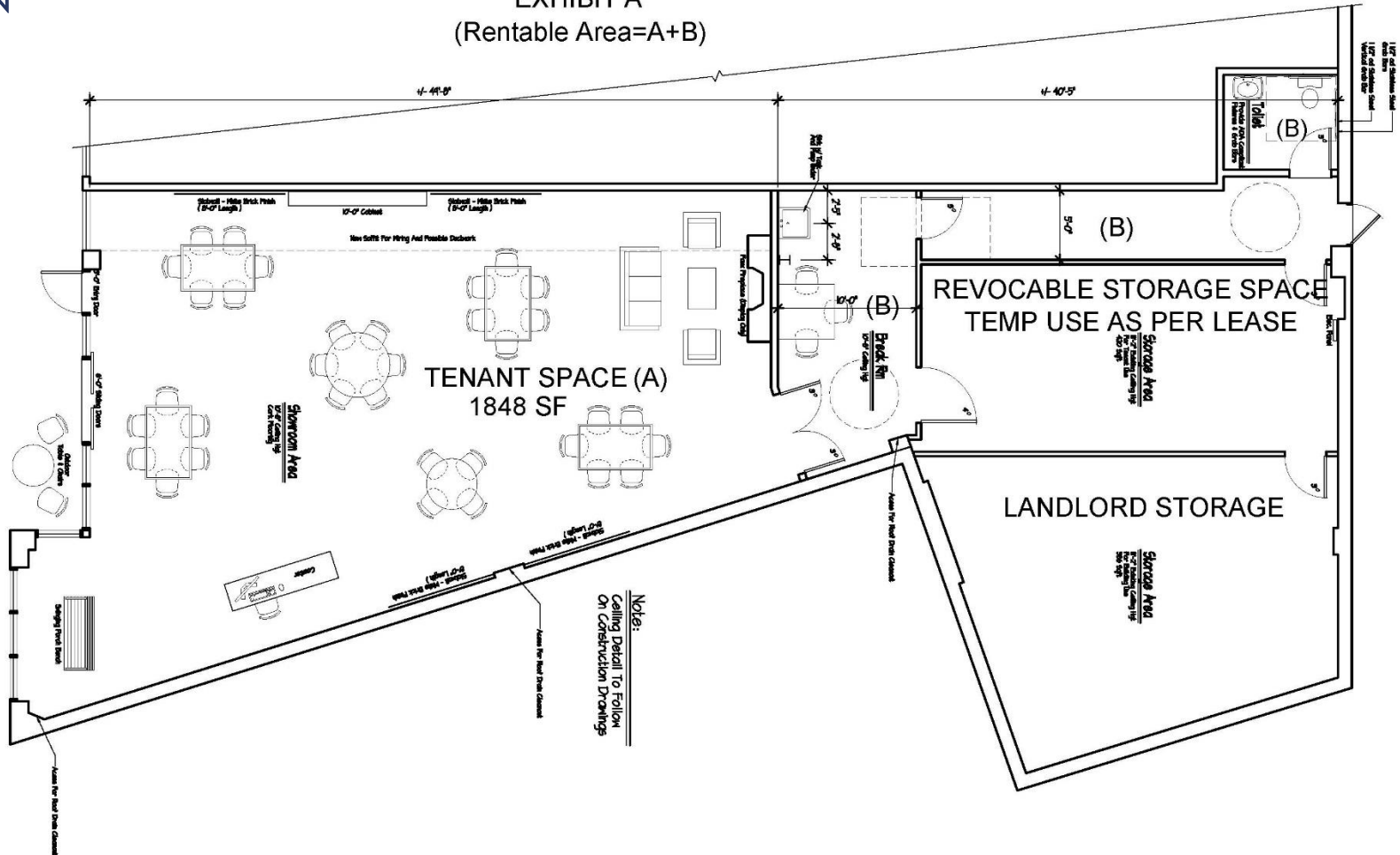
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SITE PLAN

EXHIBIT A
 (Rentable Area=A+B)

EAST MAIN STREET



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PARKING AERIAL



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VISIBILITY | 1



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VISIBILITY | 2



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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.

Logos on the map include:

- HomeGoods
- CHASE, UBREAKIFIX, T-Mobile, ATHLETA, CHOP'T, citibank, Walgreens, Starbucks, chico's, pure barre, TOMMIE HILF, GAP, Bank of America, CODE NINJAS
- BICYCLE WORLD, MOUNT KISCO SPORTS, verizon
- KeyBank, CLUB PILATES
- AT&T, Frannie's, MOUNT KISCO Theatre, Party City
- 153 E Main St (highlighted area): Juliet, D'Errico JEWELRY, EXIT 4 Food Hall, Arthur Murray, ONE STOP WIRELESS, Relaxation Spa
- Lexington Ave area: Add'l Retail/Medical ±1 Mile South, T.J. maxx, UPS, CVS pharmacy, Northern Westchester Hospital Northwell Health, Silver Spoon Catering, Letteris GYRO II, Orangetheory FITNESS, TRUSTCO BANK, O'CONNOR'S, MT KISCO, Provisionally Divine, DINER
- Green St area: The Pottery Factory, FTSIE Reflexology & Spa, TD Bank, edible, SOCIAL, M&T Bank

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
ACCESSIBILITY AND CENTRAL LOCATION,
THE MOUNT KISCO / BEDFORD HILLS AREA
IS A MAJOR SHOPPING DESTINATION
WITHIN NORTHERN WESTCHESTER.

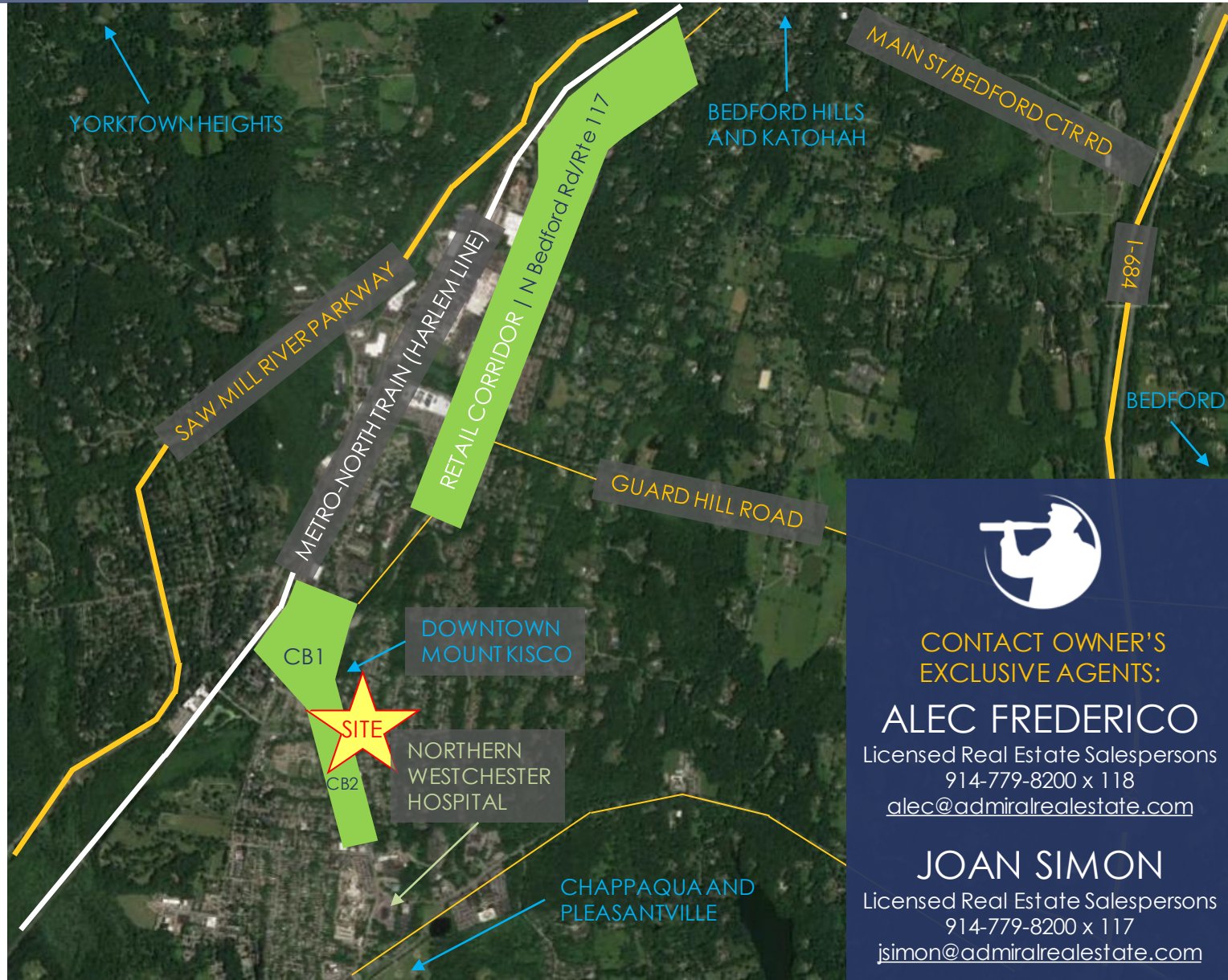
THE AVERAGE HOUSEHOLD INCOME
WITHIN A 15-MINUTE DRIVE OF SUBJECT
SITE IS OVER \$241,000.

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REGIONAL RETAIL AERIAL

Mount Kisco/
Bedford Hills
Market
(Rte 117)



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