FOR SALE: Current VCA Animal Hospital Located on Busy Lexington Avenue



474 Lexington Ave, Mount Kisco, NY 10549

10,315 SF Property 2,280 SF Leasable

Contact for Pricing Details



CONTACT OWNER'S ALEC FREDERICO: <u>914-779-8200</u> x118 <u>alec@admiralrealestate.com</u> BROKERS EXCLUSIVE AGENT: ALEC FREDERICO: <u>914-779-8200</u> x118 <u>alec@admiralrealestate.com</u> PROTECTED

ADMIRAL REAL ESTATE SERVICES CORP. | 62 Pondfield Rd Bronxville, NY 10708 | Jonathan H. Gordon, Corporate Broker | admiralrealestate.com

SITE DETAILS & DEMOGRAPHICS

SPACE DETAILS

- · Currently built-out as fully operational veterinary clinic
- CL-1 mixed-use residential and commercial district
- (1)-story commercial building; masonry construction
- Built 1951
- Electrical service: 400 AMP 3Phase
- (11) on-site private parking spaces
- High traffic count: Over 10,500 vehicles per day
- In proximity to Northern Westchester Hospital; Close to Metro North; minutes to I-684 & Saw Mill River Pkwy
- Nearby retailers include Dunkin' Donuts, Mount Kisco Smokehouse, Ben & Jerry's, Mardino's Italian Restaurant, Mount Kisco Seafood, ProSwing, Chapines Deli Gourmet, Greens Natural Foods, Mobil, Lexington Square Café, La Tulip Desserts, Hacienda la Paloma, TJ Maxx, The UPS Store, Pearl Dental, Mount Kisco Bagels, Bareburger, CVS & many more.

DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$150,516	\$215,241	\$240,086
Median HH Income	\$104,513	\$143,365	\$175,933
Population	7,578	26,076	70,286
Total Households	2,616	9,097	23,093
Avg Disp. Income	\$102,504	\$134,739	\$146,836
Avg Net Worth	\$1.8M	\$2.9M	\$3.6M
Net Worth > \$2M	16.2%	26.4%	30.0%
Avg Medical Exp	\$9,438	\$13,412	\$14,701

MOUNT KISCO, NY

474 Lexington Ave

NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND

KEY FACTS (15-Minute Drive-Time From Site)				
POPULATION	AVG INCOME			
70,715	\$246,887			
HOUSEHOLDS	DISPOSABLE INCOME			
23,839	\$134,219			

MARCH 2025 MOUNT KISCO MEDIAN HOME SALES PRICE

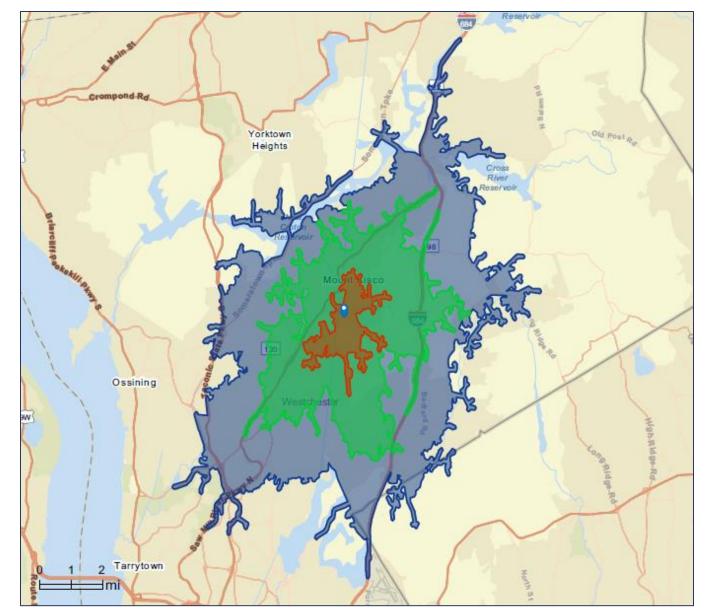


https://www.houlihanlawrence.com/community-mount-kisco

MOUNT KISCO, NY

474 Lexington Ave

DRIVE-TIME: 5-MINUTES 10-MINUTES 15-MINUTES





ADDITIONAL EXTERIOR PHOTO



ADDITIONAL EXTERIOR PHOTO



VISIBLITY





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 Barnes & Noble, 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.



MOUNT KISCO, NY | A Retail Hot Spot

MOUNT KISCO - THE "COMMERCIAL HUB"

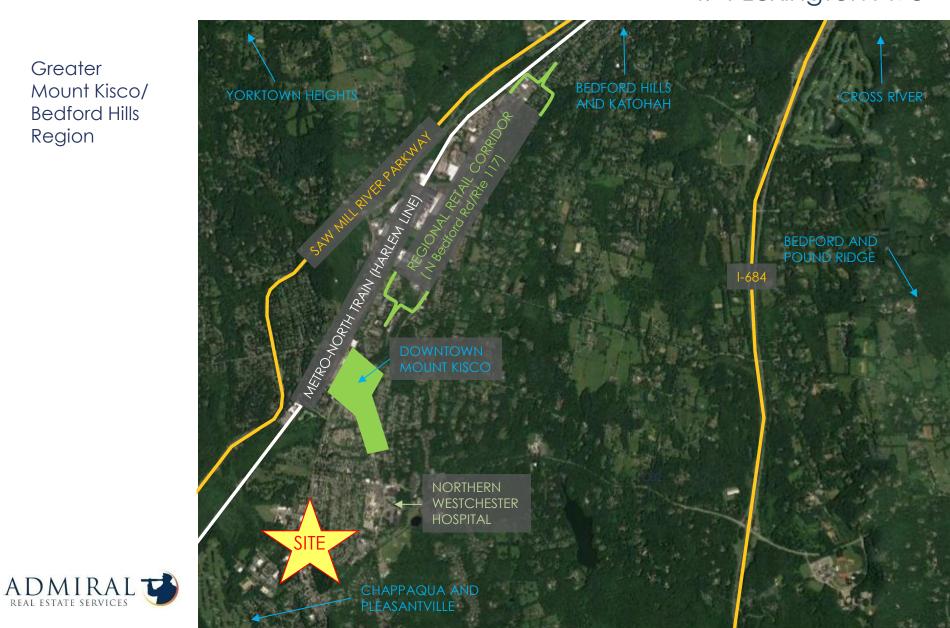
With its location situated in the center of northern Westchester County, Mount Kisco is often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown retail options, there is a plethora of big box stores and high-end automobile sales dealerships along the North Bedford 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 Wiliams, FedEx, CVS, Five Guys Burgers & Fries, BMW, 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.



MOUNT KISCO, NY 474 Lexington Ave

Greater Mount Kisco/ **Bedford Hills** Region



§ 110-19.1. CL-1 Mixed Use Residential and Commercial District.				
Latest version.				
A.				
Purpose and intent. The CL-1 District is intended to provide for a mix of commercial, Village service, and residential uses with low to moderate traffic generation characteristics.				
В.				
Permitted uses. No building or premises shall be used, and no building shall be erected, altered or added to, unless otherwise provided in this chapter, except for the following:				
(1)				
Principal uses.				
(a)				
Stores and shops for the conduct of retail business, not to exceed 6,000 square feet of gross floor area, on lots of 10,000 square feet or greater.				
(b)				
Personal service establishments on lots of 10,000 square feet or greater.				
(C)				
Restaurants, excluding drive-up facilities, other than cabarets, on lots of 20,000 square feet or greater.				
(d)				
Administrative, business and professional offices.				
(e)				
Banks.				
(f)				
Counter drop-off dry cleaners and laundries, not to exceed 2,500 square feet of gross floor area.				
(g)				
Laundromats or wash-and-folds, not to exceed 4,000 square feet of gross floor area.				
(h)				
Governmental uses.				
(i)				

Educational and training facilities.			
(j)			
Funeral homes.			
(K)			
Service establishments, such as small appliance and electronic stores, photocopy shops and mailing service establishments, on lots of 10,000 square feet or greater.			
(\mathbf{I})			
Printing and publishing.			
(m)			
Retail sale and accessory storage of building, builder and household materials, not to exceed 6,000 square feet of gross floor area, in accordance with the provisions of Article V of this chapter.			
(n)			
Physical training studios, in either classes or individual instruction format, including studios for dance, karate, fitness, and organized athletic activities for children.			
(o)			
Townhouses.			
(p)			
Contractors.			
(2)			
Special permit uses.			
(a)			
Places of religious worship, including parish houses, rectories and the like and also including religious schools.			
(b)			
Radio and television stations or studios, excluding exterior broadcasting antennas and satellite dishes.			
(C)			
Public utility facilities, excluding utility garages and storage yards, which are needed to serve properties within the Village, subject to a determination by the Village Board of Trustees that no			
other reasonable location in a less restricted district can be utilized for the purposes contemplated and subject, further, to such conditions as the Planning Board may deem to be appropriate for			

the protection of adjoining uses and for the character of the district. All parking and service areas connected with such use shall be screened from the view of all adjoining and neighboring residential properties. The site plan shall be subject to approval by the Planning Board, in accordance with the provisions of § 110-45 of this chapter.

Accessory uses.
a)
Off-street parking and loading in accordance with the provisions of Article IV of this chapter.
(b)
Other customary accessory uses incidental to the principal use.
C.
Development regulations. Each site in the CL-1 District shall be subject to the following development regulations
(1)
Minimum net lot area: 10,000 square feet.
2)
Maximum building coverage: 30%.
(3)
Maximum development coverage: 80%.
(4)
Vinimum lot width: 100 feet.
(5)
Vinimum building setback.
Lot Line Abutting Nonresidential Dis
Location (feet)

	Lot Line Abutting Nonresidential District	Lot Line Abutting Residential District	
Location	(feet)	(feet)	
Front	20	20	
Rear	10	30	
Side	10	30	

[1]

MOUNT KISCO, NY

```
(6)
Buffer.
(a)
Abutting a nonresidential lot:
[1]
Front: 20 feet.
[2]
Rear: five feet.
[3]
Side: five feet.
(b)
Abutting a residential lot:
[1]
Front: 20 feet.
[2]
Rear: 10 feet.
[3]
Side: 10 feet.
(7)
Maximum height of principal structure: 2 1/2 stories or 35 feet, whichever is less.
(8)
Townhouses shall be arranged and comply with the following development standards:
(a)
Minimum gross site area: 7,500 square feet.
(b)
This minimum 7,500-square-foot lot may be subdivided into smaller, fee simple, lots that must meet the following standards for townhouse buildings:
```

MOUNT KISCO, NY

474 Lexington Ave

BROKERS

PROTECTED

```
Minimum lot area per townhouse unit: 2,500 square feet.
[2]
Maximum building coverage: 35%.
[3]
Maximum development coverage: 65%.
[4]
Minimum lot depth: 100 feet.
[5]
Minimum lot width: 25 feet
[6]
Minimum building setback:
[a]
Front: 20 feet.
[b]
Rear: 25 feet.
[C]
Side: none.
[7]
Maximum building setback:
[a]
Front: 30 feet.
[8]
Maximum height of principal structure: three stories or 35 feet.
[9]
There shall not be more than six townhouse units in a row of buildings. To allow for adequate space for driveways onto the site and parking in the rear of townhouse buildings, each group of six
```

units shall be separated from any other separate lot, building, group of buildings, or a differently zoned lot by a minimum of 30 feet. Added 4-29-2019 by LL. No. 1-2019



CONTACT OWNER'S ALEC FREDERICO: <u>914-779-8200</u> x118 <u>alec@admiralrealestate.com</u>

ADMIRAL REAL ESTATE SERVICES CORP. | 62 Pondfield Rd Bronxville, NY 10708 | Jonathan H. Gordon, Corporate Broker | admiralrealestate.com