

PEDIATRIC DENTISTRY & ORTHODONTICS PORTFOLIO

111 EAST MAIN STREET
MT. KISCO, NY

22 NORTH DIVISION STREET
PEEKSKILL, NY



HIGH-QUALITY MEDICAL OFFICES FOR SALE WITH LONG-TERM TENANTS

1 | EXECUTIVE SUMMARY

TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY
- II. 111 EAST MAIN STREET
- III. 22 NORTH DIVISION STREET

THE OPPORTUNITY

As Exclusive Agent, RMF is pleased to present The Pediatric Dentistry & Orthodontics Portfolio. Made up of (2) properties with long term guaranteed leases to a thriving pediatric dentistry and orthodontics practice, wholly owned by Planet Smile Partners, a private equity group and leading dental service provider in the Northeast. The properties are located in Mt. Kisco, 111 E Main Street and Peekskill, 22 N Division Street. They feature state of the art dental equipment and patient amenities that enhance the dental business creating significant repeat business to the practice, thereby enhancing the value of the properties. Both properties have seen significant buildout for the tenants as well as significant investment in the building's infrastructure.

111 E MAIN STREET, MOUNT KISCO

The property is a (3) story signature medical office building (MOB) with 100' of frontage in a prime downtown location, in the Village of Mount Kisco's Shopping and Entertainment District. Located on Route 117 (a/k/a Main Street), a high traffic roadway with 18,000 + vehicles daily on Northern Westchester premier retail corridor. Planet Smile Partners is the only tenant on the second and third floor(s) and occupies the majority of space on the first floor, totaling 7,775 SF of the building. Rise Above Flotation occupies 1,275 SF of the first floor, with a dedicated entrance off the side parking lot. The property benefits from exclusive on-site parking for 15 vehicles for the exclusive use of tenants and their clients as well as metered street parking. The property is further enhanced by a modern elevator, large floor to ceiling windows and new HVAC system, new roof, and new bathrooms throughout the building. The parking lot has recently been completely resurfaced. There is a large lobby with reception on the second floor with (6) treatment rooms and (10) dental chairs. There are (4) individual treatment rooms and (2) large open bay treatment rooms, with (3) chairs each, providing ample capacity for patient care. There is a laboratory and a modern x-ray facility on the second floor. The third floor has multiple private offices, full bathroom, a conference room, and kitchen/cafeteria.

22 N DIVISION STREET, PEEKSKILL

The property is a two-story medical office building (MOB) located in the heart of downtown Peekskill, half a block off Main Street in the Shopping and Dining Arts District of Peekskill. Planet Smile Partners is the single tenant in the building. The first floor features a spacious open reception area and (3) treatment rooms. The second floor includes an additional reception area, waiting area, laboratory space, (4) more treatment rooms, with modern x-ray facility, storage, and office suites. Located just 35 miles north of New York City, the location benefits from the density of population in the downtown Arts District of Peekskill. There is a large municipal parking lot directly behind the building.

Financials will be distributed upon completion of NDA/Confidentiality Agreement

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

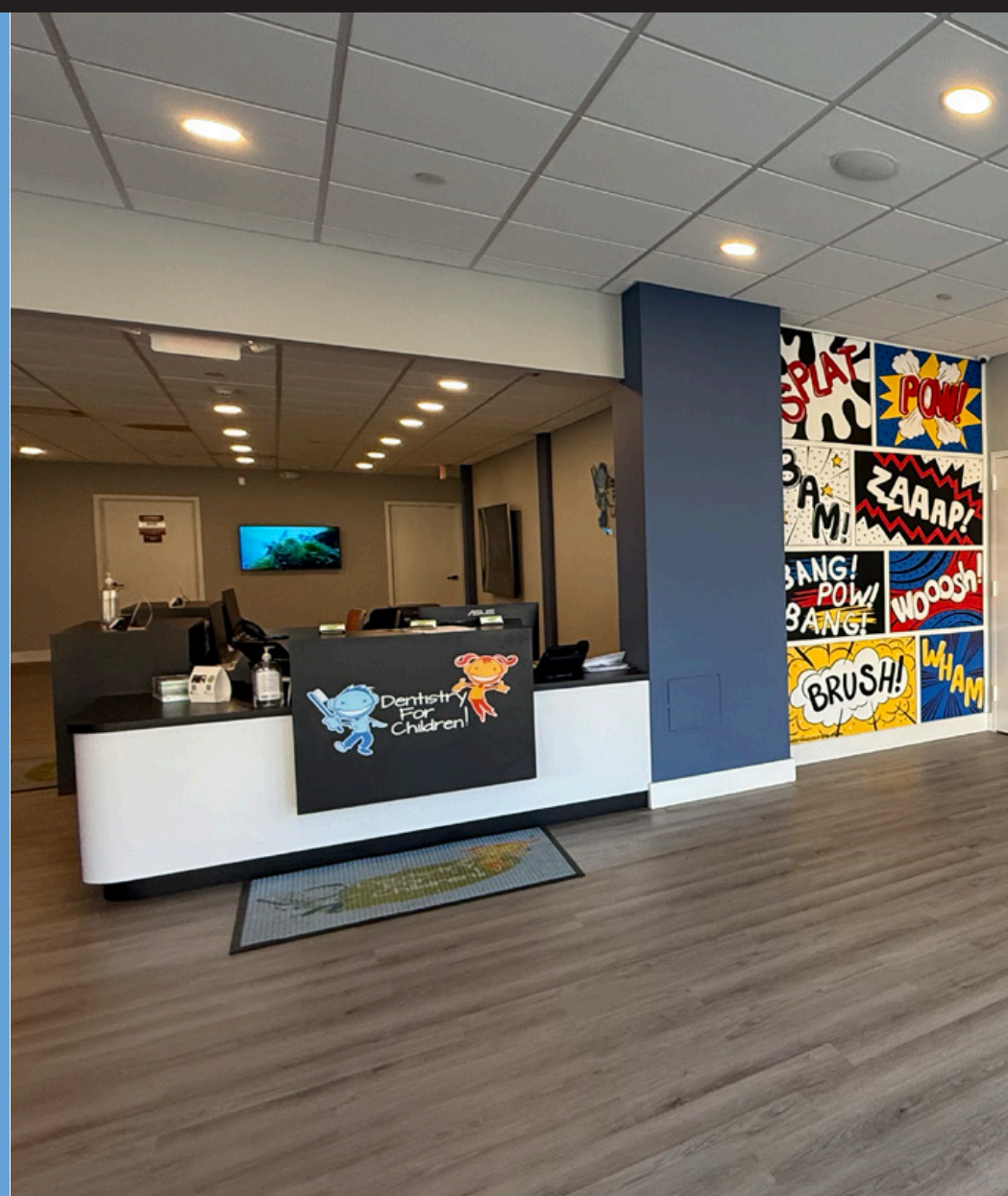
2 | 111 EAST MAIN STREET MT. KISCO, NY

PROPERTY INFORMATION

SECTION / BLOCK / LOT: 80.25 / 3 / 36
 LOT DIMENSIONS: 100' x 403'
 LOT SIZE: 40,510 SF
 ZONING: CB-2

BUILDING INFORMATION

BUILDING DIMENSIONS: 50' x 68.83'
 BUILDING SIZE SF: 9,200 SF
 STORIES: 3
 ELEVATOR: Yes
 RE TAXES (24/25): \$51,816
 ASSESSED VALUE (24/25): \$147,000

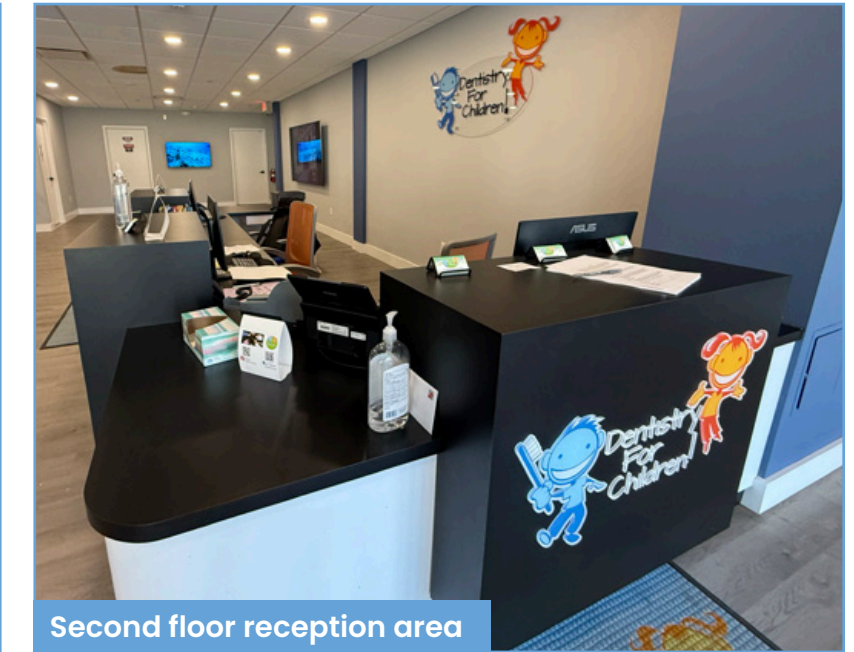


111 EAST MAIN STREET MT. KISCO, NY

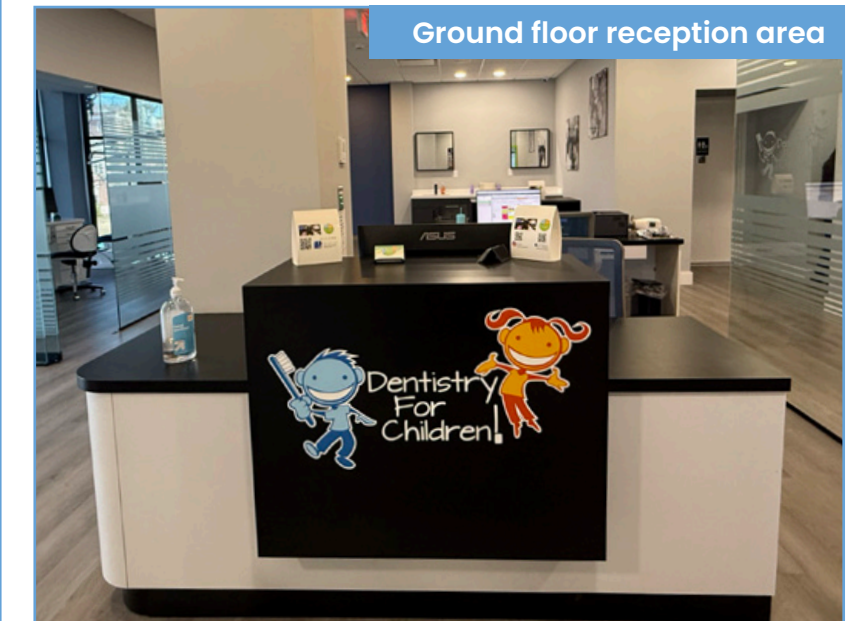
EXTERIOR/RECEPTION



100' Frontage on East Main Street

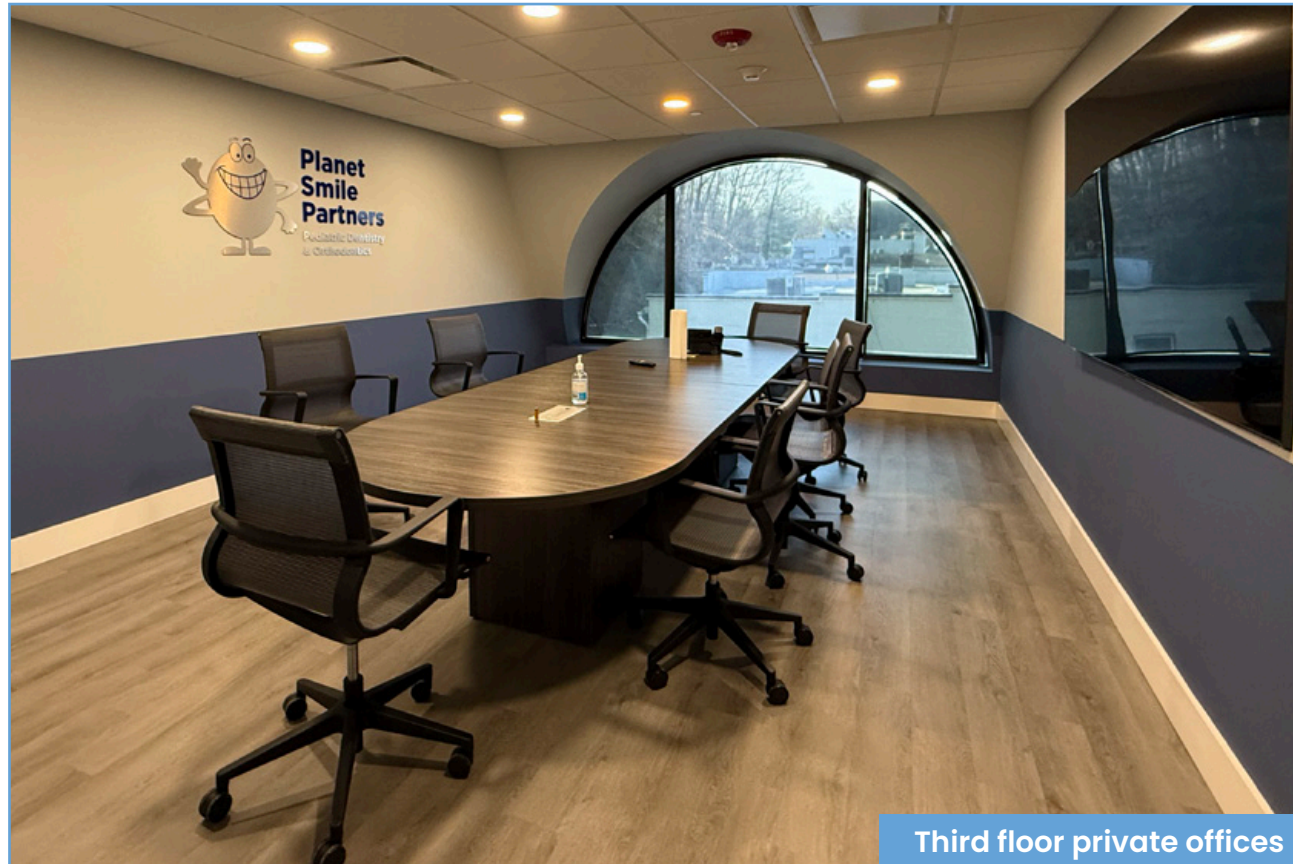


Second floor reception area



Ground floor reception area

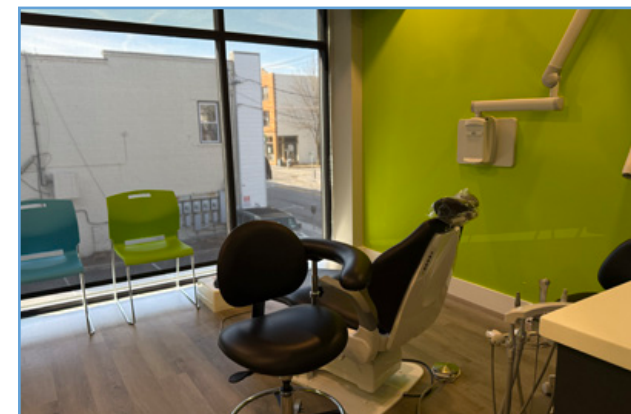
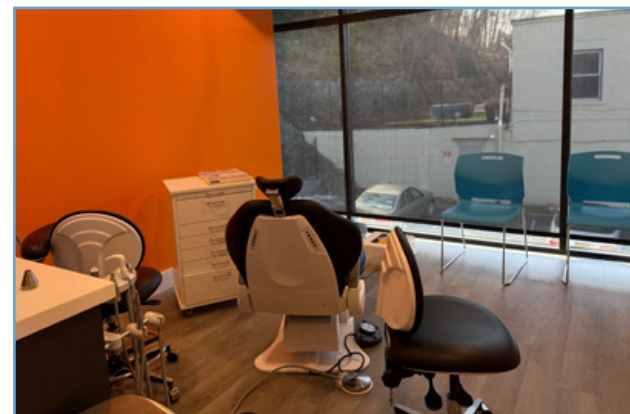
OFFICES/OPERATORIES



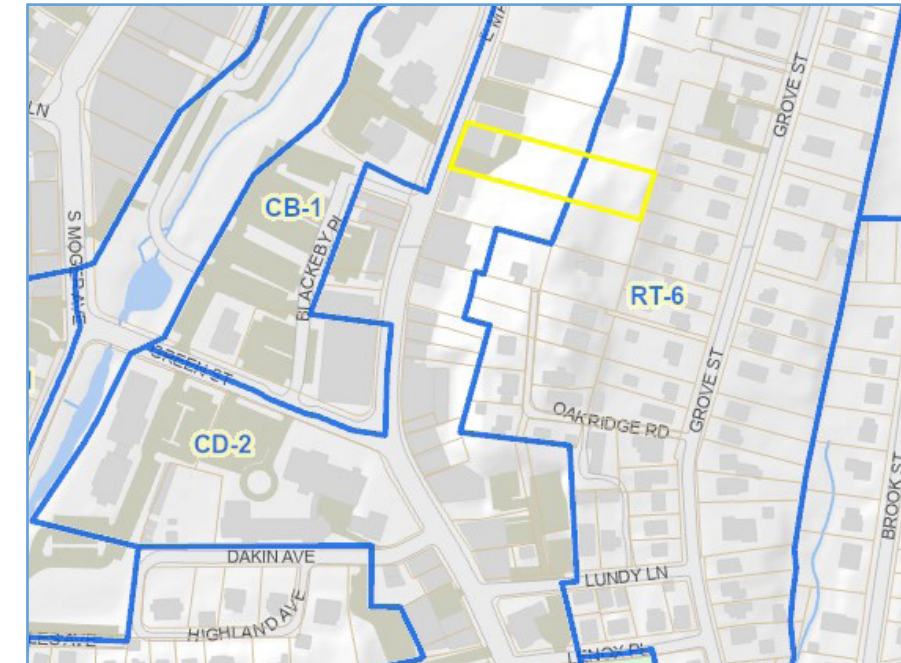
Third floor private offices



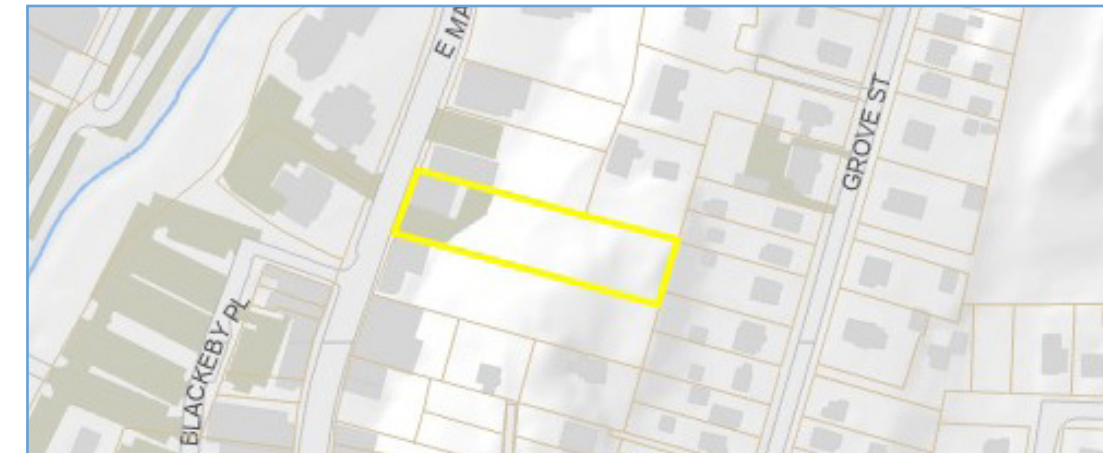
Six treatment rooms + lab



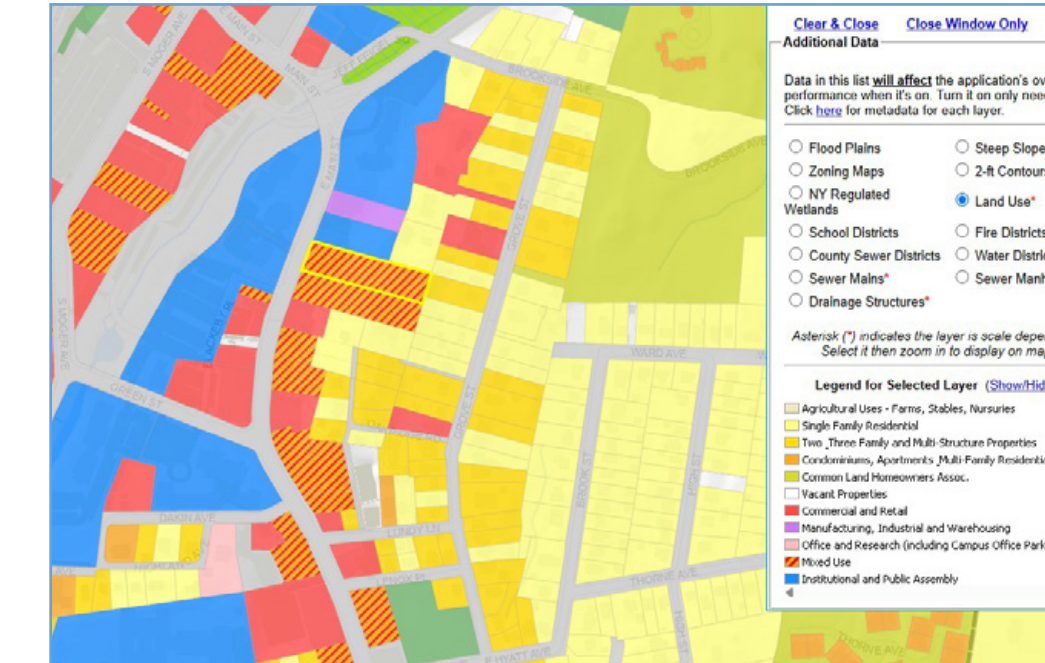
ZONING MAP



TAX MAP



LAND USE MAP



LOCATION OVERVIEW - MT. KISCO, NY

Nestled in the heart of Northern Westchester County, Mount Kisco combines small-town charm with a rich historical legacy and modern amenities. Originally a farming community and later a bustling railroad hub, Mount Kisco has evolved into a vibrant village that retains its historic character while offering a high quality of life. Framed by rolling hills and scenic landscapes, the area offers access to outdoor recreation, cultural venues, and a walkable downtown filled with shops, restaurants, and professional services.

Mount Kisco is also known for its excellent public and private schools, attracting families who value top-tier education. With a well-educated population and high household incomes, the community supports a thriving local economy and a strong real estate market. Its central location within Westchester County and direct access to major highways and the Metro-North Railroad make it a desirable home base for professionals commuting to New York City or neighboring business centers.

Located in the village's vibrant Shopping & Entertainment District, 111 East Main Street offers a premier retail or office opportunity in Mount Kisco's most active commercial corridor. The property boasts 100 feet of prominent frontage along Route 117 and includes an exclusive on-site parking lot for 13 vehicles, with additional municipal parking directly across the street. Surrounded by affluent demographics and consistent pedestrian traffic, the building is ideally suited for high-end retail, a boutique office, or an upscale dining concept. A dramatic third-floor loft space further enhances its appeal, offering a distinctive ambiance that's rare in today's market.

DINING



VILLAGE SOCIAL

PARKS



LEONARD PARK

MASS TRANSIT



METRO NORTH TRAIN STATION

CULTURE



DOWNTOWN MT. KISCO

DEMOGRAPHIC SNAPSHOT

Estimated Population (2024)	25,001
Projected Population (2029)	24,831
Population Growth Since 2010	+0.08%
Average Household Size	2.51
Female / Male Ratio (2024)	50.5% / 49.5%
Median Age	39.2
Age 19 Years or Less	5,553 (22.2%)
Age 20 to 59 Years	15,540 (61.8%)
Age 60 Years or Over	4,008 (16%)
High School/GED Graduate	21.6%
College Graduate	33%
Graduate/Professional Degree	16.9%
Median Household Income	\$93,153
Per Capita Income	\$49,904
Median Home Value	\$385,120






111 EAST MAIN STREET
MT. KISCO, NY

AREA MAP



TRANSPORTATION

-  Mt. Kisco Station
6 min walk
(0.3 m)
-  5 min drive
(1.2 m)
-  7 min drive
(2.9 m)
-  13 min drive
(6 m)

3 | 22 NORTH DIVISION STREET
PEEKSKILL, NY

PROPERTY INFORMATION

- SECTION / BLOCK / LOT:** 33.29 / 4 / 6
- LOT DIMENSIONS:** 20' x 100' (irregular)
- LOT SIZE:** 1,895 SF
- ZONING:** C-2

BUILDING INFORMATION

- BUILDING DIMENSIONS:** 18.5' x 100' (irregular)
- BUILDING SIZE SF:** 2,852 SF
- STORIES:** 2 + basement
- ELEVATOR:** Yes
- RE TAXES (24/25):** \$22,771
- ASSESSED VALUE (24/25):** \$18,000

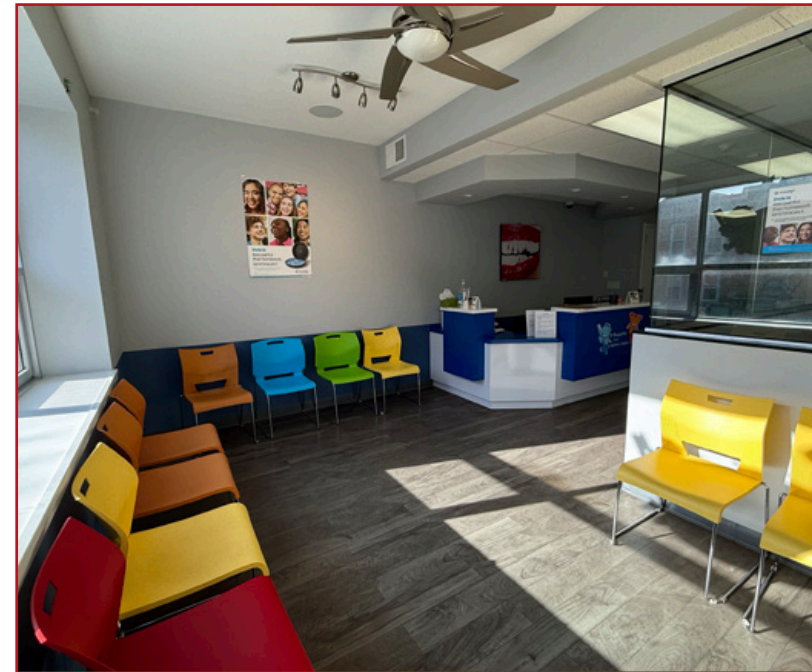


22 NORTH DIVISION STREET

PEEKSKILL, NY



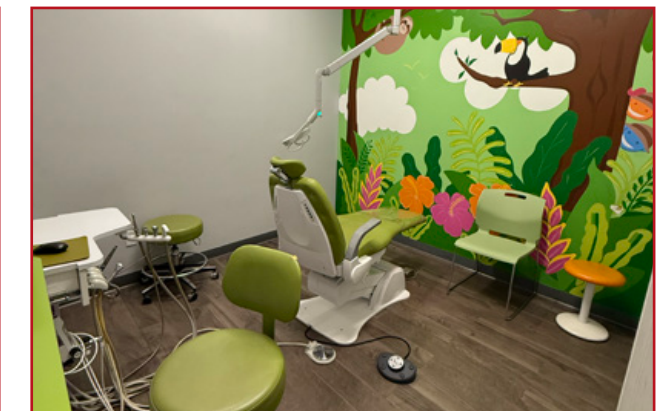
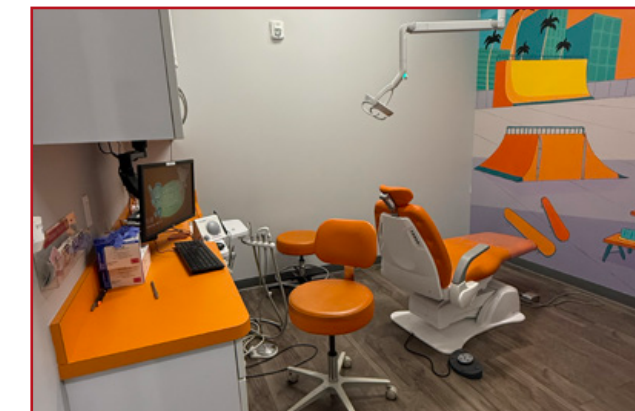
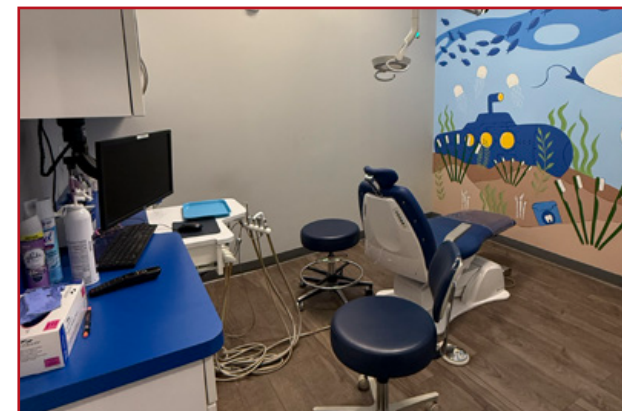
EXTERIOR/RECEPTION



22 NORTH DIVISION STREET

PEEKSKILL, NY

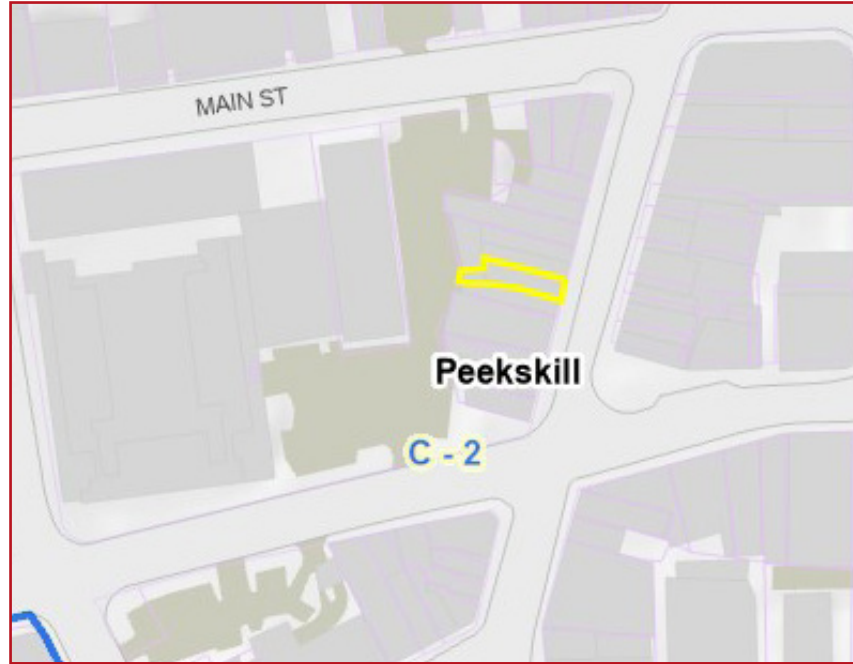
INTERIOR/OPERATORIES



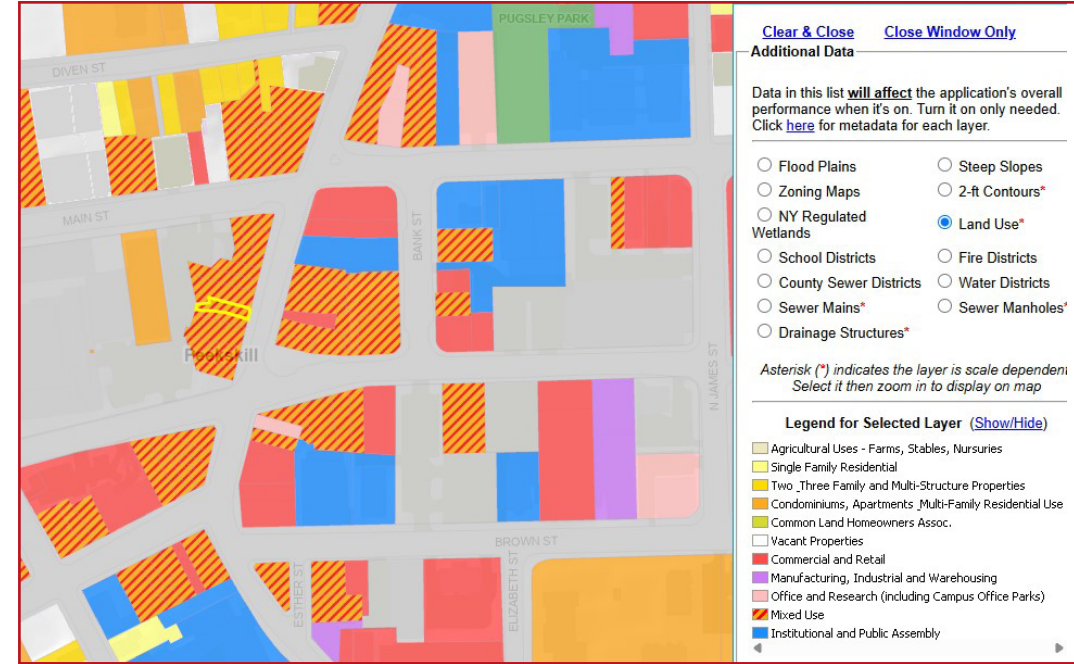
22 NORTH DIVISION STREET

PEEKSKILL, NY

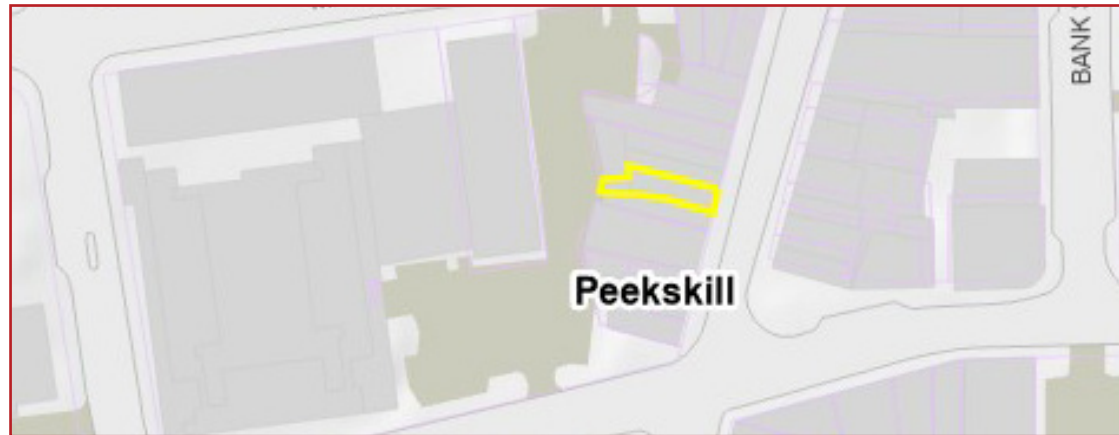
ZONING MAP



LAND USE MAP



TAX MAP



22 NORTH DIVISION STREET

PEEKSKILL, NY

Living and working in Peekskill, NY, offers a blend of economic opportunity and cultural richness. The city boasts a financially robust community, particularly among residents aged 45–64. Nestled along the scenic Hudson River, Peekskill provides picturesque views and outdoor recreational opportunities. The city's commitment to education is evident in its public schools, which have been recognized for their academic performance.

Peekskill's vibrant arts scene further enhances its appeal. The city has invested in affordable live-work spaces for artists, like the Lofts on Main, fostering a thriving creative community. Organizations such as the Peekskill Arts Alliance and the Peekskill Arts Council actively promote local art initiatives and cultural events. Venues like the Paramount Hudson Valley Theater and Hudson Valley MOCA offer residents and visitors access to a diverse array of performances and exhibitions. This dynamic artistic environment contributes to Peekskill's reputation as a cultural hub in the region.

Situated in the heart of downtown Peekskill, 22 N Division Street is a two-story medical office building equipped with an elevator, offering convenient access for patients and staff. Located just half a block from Main Street in the bustling shopping and dining arts district, the property benefits from high foot traffic and proximity to a variety of amenities. Its strategic location, approximately 35 miles north of New York City, provides easy access to a dense population base. Additionally, a large municipal parking lot directly behind the building ensures ample parking for visitors and employees. This prime location makes 22 N Division Street an ideal choice for medical professionals seeking a vibrant and accessible setting for their practice.

DINING



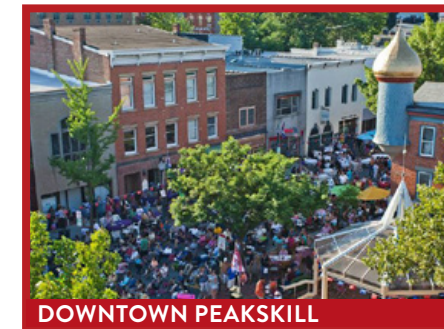
PARKS



MASS TRANSIT



CULTURE



All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

PEEKSKILL DEMOGRAPHIC SNAPSHOT

Estimated Population (2024)	10,637
Projected Population (2029)	10,449
Population Growth Since 2010	+0.03%
Average Household Size	2.49
Female / Male Ratio (2024)	49.9% / 50.1%
Median Age	41.0
Age 19 Years or Less	1,108 (20.9%)
Age 20 to 59 Years	3,074 (57.9%)
Age 60 Years or Over	1,124 (21.2%)
High School/GED Graduate	16.7%
College Graduate	33.2%
Graduate/Professional Degree	27.8%
Median Household Income	\$100,055
Per Capita Income	\$57,078
Median Home Value	\$531,124



TRANSPORTATION



Steps to
0014, 0016
Buses



3 min drive
(0.6 m)



Peekskill Station
4 min drive
(0.8 m)



7 min drive
(1.9 m)



14 min drive
(5.6 m)

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

PEDIATRIC DENTISTRY & ORTHODONTICS PORTFOLIO

111 EAST MAIN STREET
MT. KISCO, NY

22 NORTH DIVISION STREET
PEEKSKILL, NY

CONTACT EXCLUSIVE LISTING AGENTS:



JOHN BARRETT

P: 914.968.8500 ext. 320
D: 914.361.4467
jbarrett@rmfriedland.com



CHRIS O'CALLAGHAN

P: 914.968.8500 ext. 342
D: 914.278.6466
cocallaghan@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

NEW YORK | CONNECTICUT | 914.968.8500 | RMFRIEDLAND.COM