

# FOR LEASE: FORMER JODI'S GYM

Mount Kisco (Westchester County)  
25 Hubbels Drive, Mount Kisco, NY 10549

ADMIRAL  
REAL ESTATE SERVICES



## FULLY BUILT-OUT

- Adjacent to Mt Kisco's Commercial Retail Hub
- Uses Allow: Retail, Fitness, Office, Flex, Industrial & Automotive
- On-Site Parking
- Join CrossFit Mount Kisco

6,200 SF

\$18 PSF NNN  
+\$3.00 PSF CAM  
+\$4.85 PSF TAX

(Additional 1,160 SF  
Fully Built-Out Office  
Can be Added)



CONTACT OWNER'S  
EXCLUSIVE AGENT:

JOAN SIMON: [914-779-8200](tel:914-779-8200) x117 [jsimon@admiralrealestate.com](mailto:jsimon@admiralrealestate.com)

BROKERS  
PROTECTED

MOUNT KISCO, NY | 25 Hubbells Drive  
Former Youth Gym (Retail, Office, Medial Uses Allowed)  
6,200 SF | Ample Parking | Fully Built Out



## SPACE INFORMATION

- 6,200 SF former youth gym/fitness location
- Beautifully built-out gym space
- Other Permitted Uses: Flex, Retail (dry goods), Office (non-medical), Industrial, and Automotive
- Multiple entrances
- (49) private parking spaces
- 14 ft. ceilings
- Private restrooms
- Zoning – GC (General Commercial)
- An additional 1,160 SF turn-key office can be added totaling 7,360 SF
- Situated right off of the Saw Mill River Parkway
- Co-tenant: CrossFit Mount Kisco
- Near Holiday Inn (with pool), Rockin' Jump, Grand Prix Racing, Sparklিশious, Kidville, Saw Mill Club and Saw Mill Club East, Target, Stop & Shop, and Starbucks.



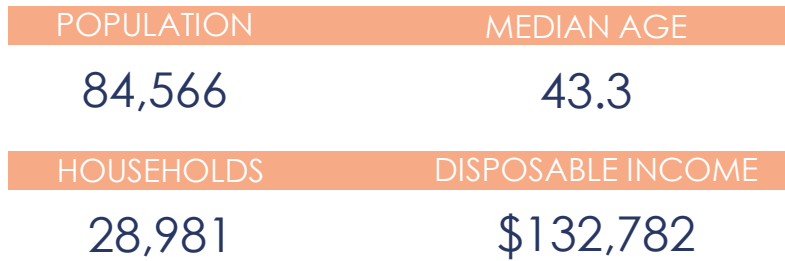
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## BUILDING DETAILS

Zoning: GC – General Commercial  
Location: Hubbels Drive at Kensico Drive  
Current Tenancy: CrossFit Mount Kisco; Office Available  
Parking: Private Parking Lot  
Near: Bedford Hills, Chappaqua, Bedford & Katonah  
Nearest Highway: 0.75 Mile from Saw Mill River Parkway

## KEY FACTS (15-Min Drive Time)



## DEMOGRAPHICS

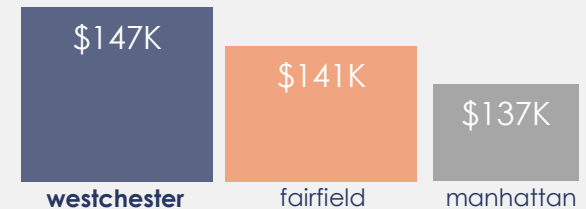
By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$133,083	\$196,529	\$220,036
Median HH Income	\$91,418	\$125,182	\$152,456
Population	10,142	33,873	84,566
Total Households	3,752	11,646	28,981
Retail Potential	\$226M	\$992M	\$2.7B
Disposable Income	\$88,861	\$120,043	\$132,782

## NEW YORK'S WESTCHESTER COUNTY

**STRONG SPENDING POWER**

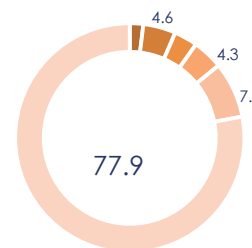
**\$22 billion in Westchester RETAIL DEMAND**

## HIGH AVERAGE HOUSEHOLD INCOME

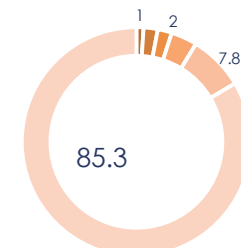


## 2020 HOME VALUE

(10-Min Radius)



(15-Min Radius)



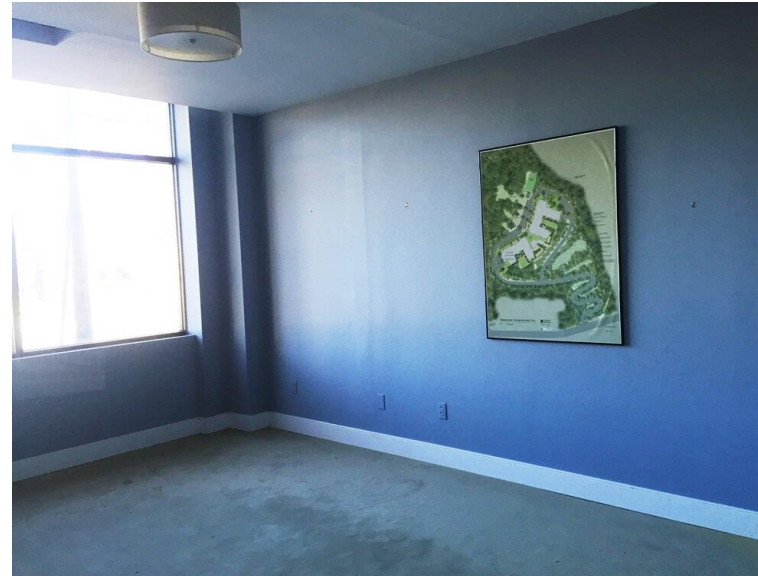
- < \$100K
- \$100-\$199K
- \$200-\$299K
- \$300-\$399K
- \$400-\$499K
- \$500K+

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## INTERIOR PHOTOGRAPHS

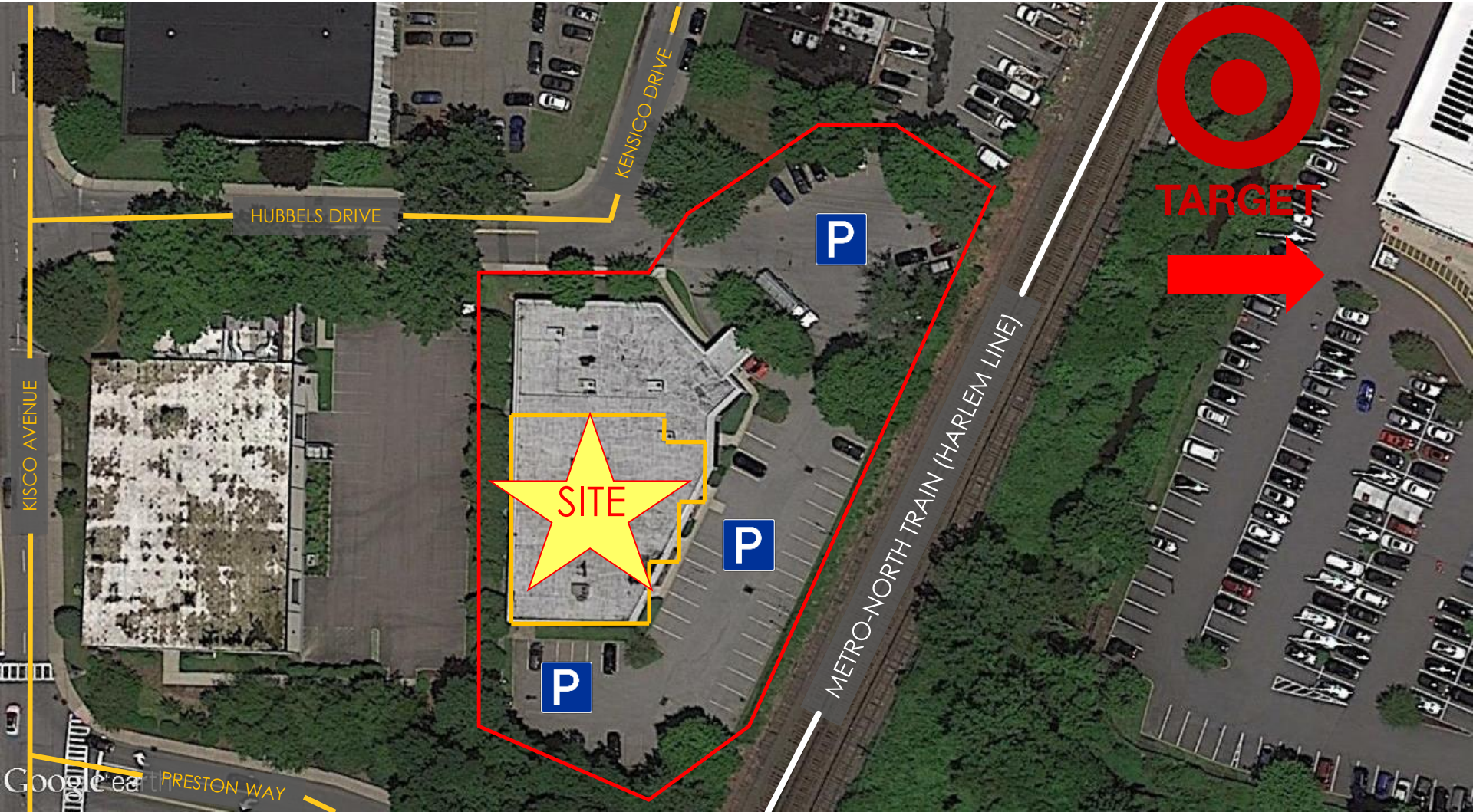
Additional Office | 1,160 SF



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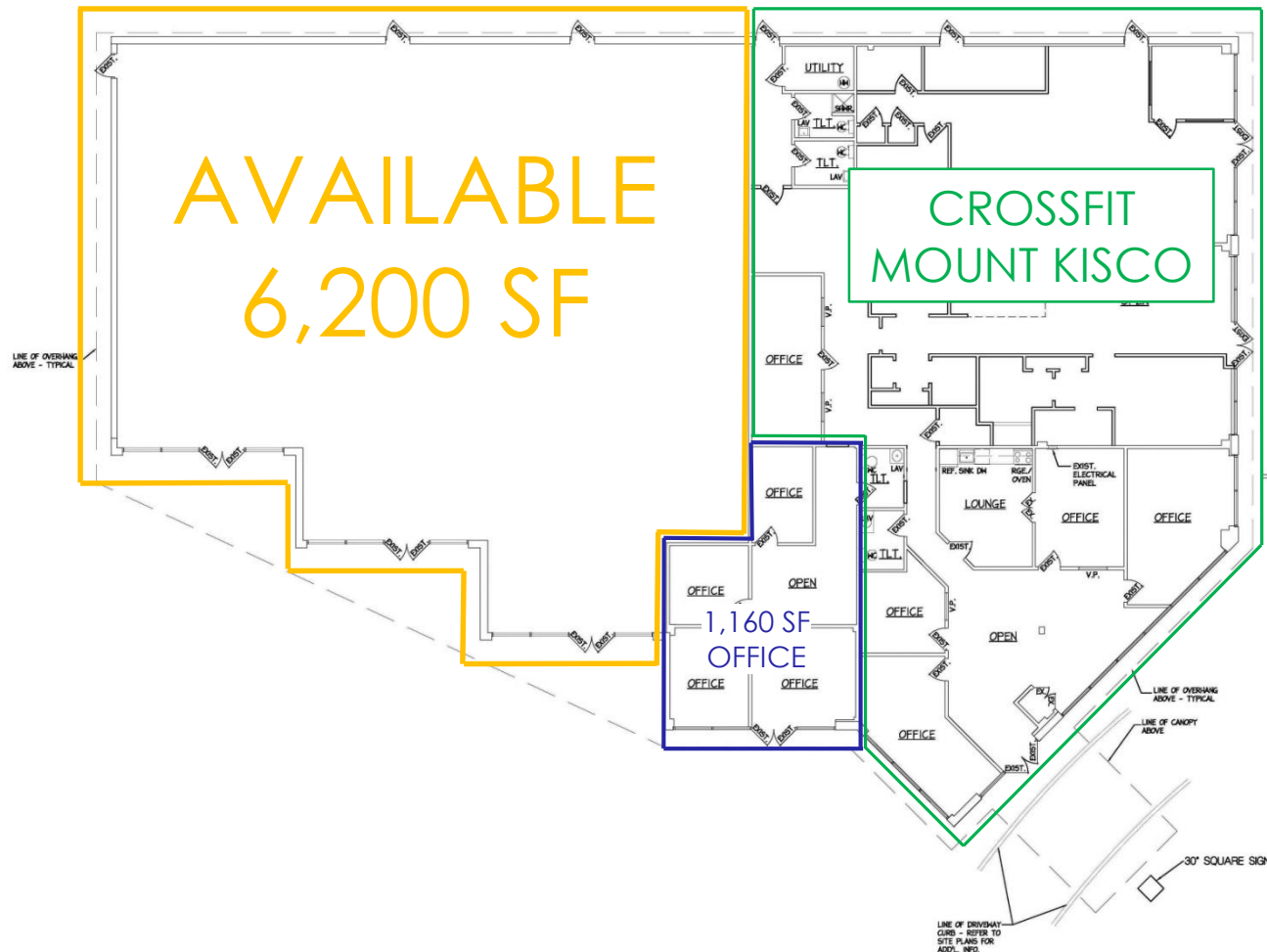
## SITE & PARKING AERIAL



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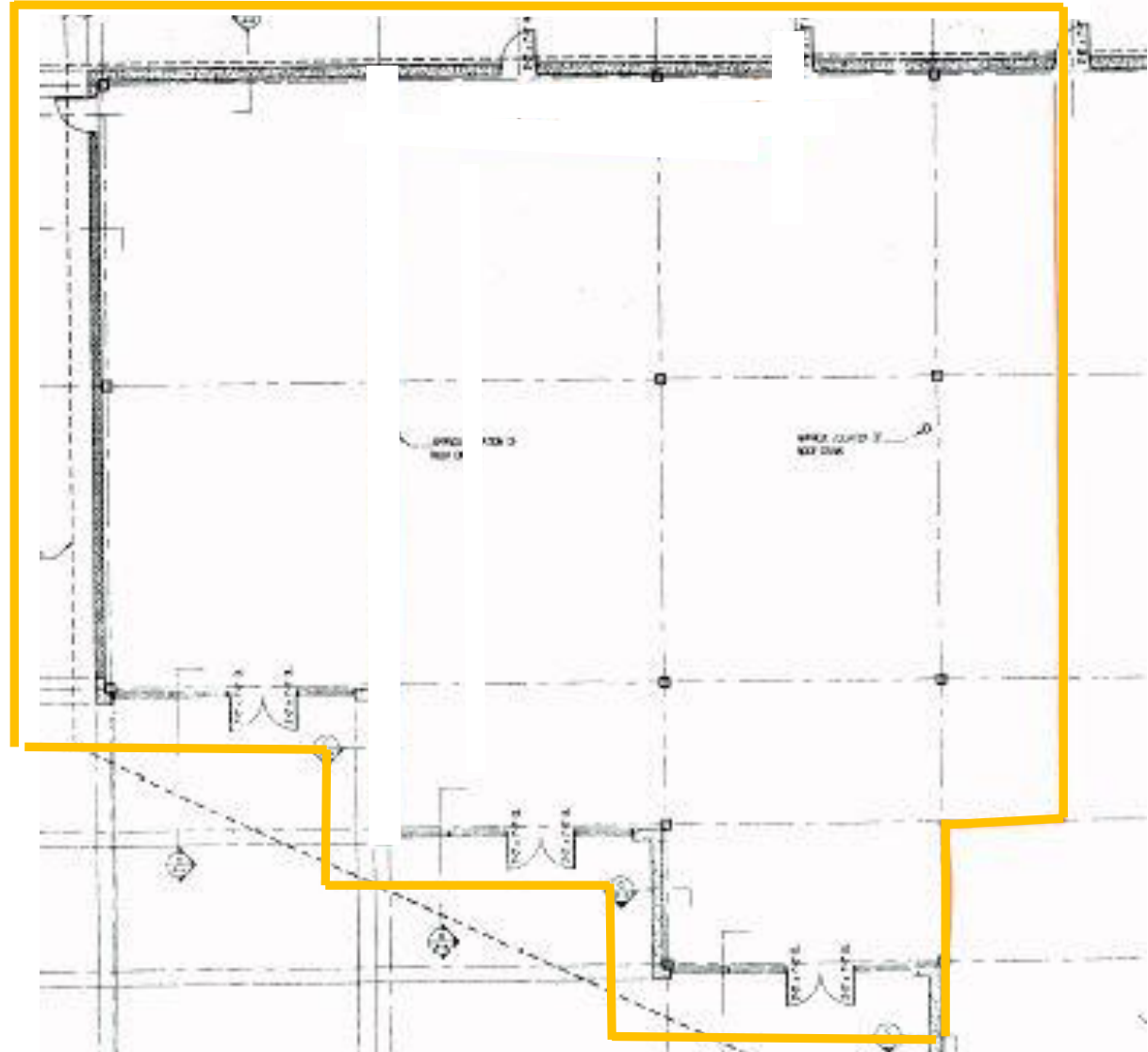
## BUILDING PLAN



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## FLOOR PLAN



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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, 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, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Kidville.

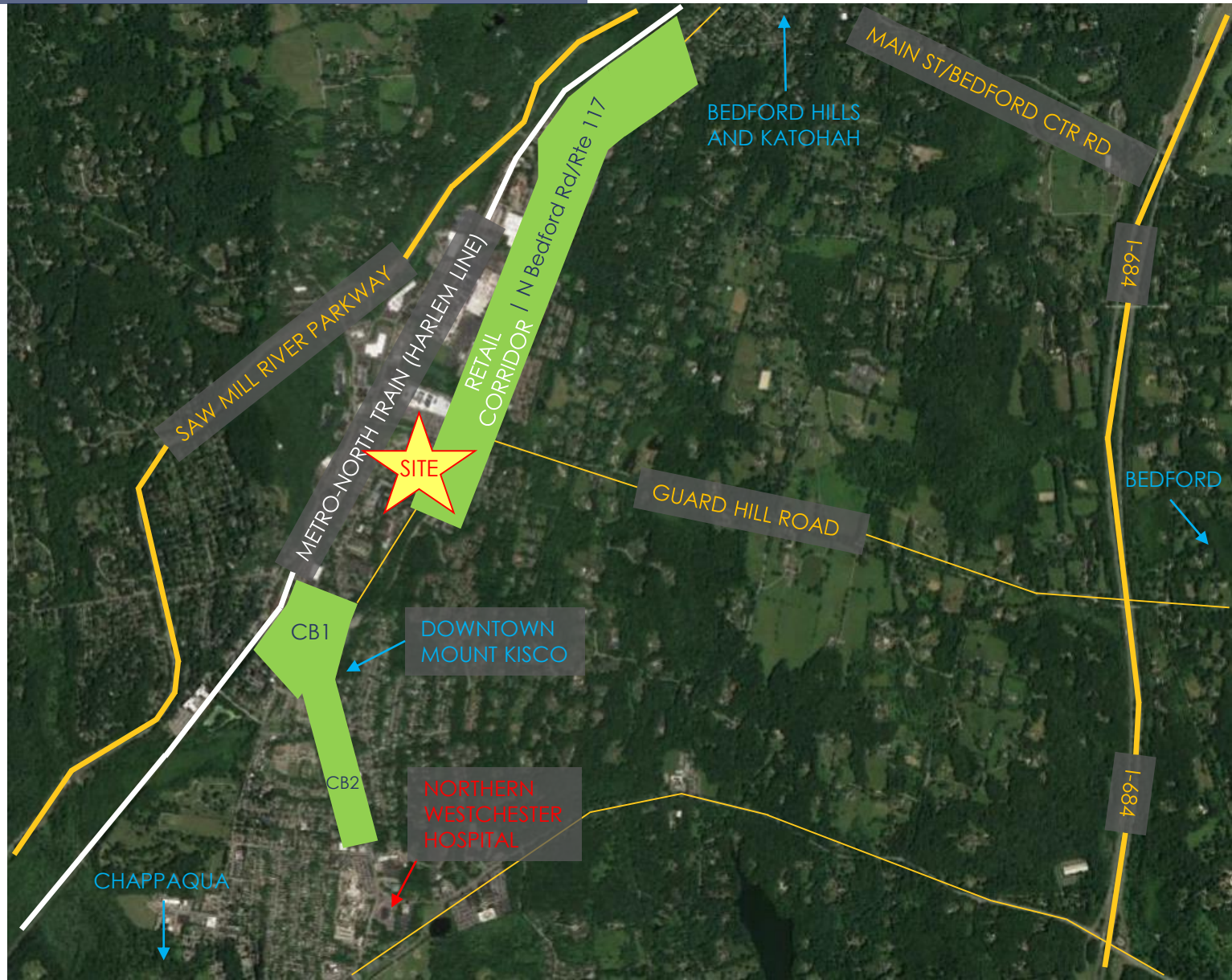


25 Hubbels Drive | MOUNT KISCO, NY  
Retail/Office/Medical Uses Permitted (Former Gym)  
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## REGIONAL RETAIL AERIAL

Mount Kisco/  
Bedford Hills  
Market  
(Rte 117)



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

THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS OF MOUNT KISCO IS OVER \$220,000.

June 2020 Median Home Sales Price

\$685K

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MAJOR  
RETAIL  
AERIAL



Contact Exclusive Agent:

**JOAN SIMON**

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