

RETAIL/FOOD SPACE FOR LEASE  
Downtown Mount Kisco (Westchester County)  
36 E Main Street, Mount Kisco, NY 10549



# MAIN ST MOVE-IN READY RETAIL

**FOOD USE PERMITTED**

3,478 SF | Inquire for Rental Details

- Exceptional Downtown Location
- Walking Distance to Metro-North
- Zoning: CB-1; Business District
- Rear Access to Municipal Lot
- Full Basement

Near All Downtown Retailers including:



BANANA  
REPUBLIC



HomeGoods



BEER NOGGIN

CLUB PILATES



CONTACT OWNER'S  
EXCLUSIVE AGENT:

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

BROKERS  
PROTECTED

36 E Main Street | MOUNT KISCO, NY  
 General Retail or Restaurant Use  
 3,478 SF | Ample Parking



## PROPERTY INFORMATION

Zoning:	CB-1
Location:	East Main Street near S. Moger Ave
Entrance:	Front and Back
Condition:	Move-In
Near:	Bedford Hills, Chappaqua, Bedford, Katonah
Public Transpo:	Walk to Metro-North; Bus Stop at S. Moger Ave

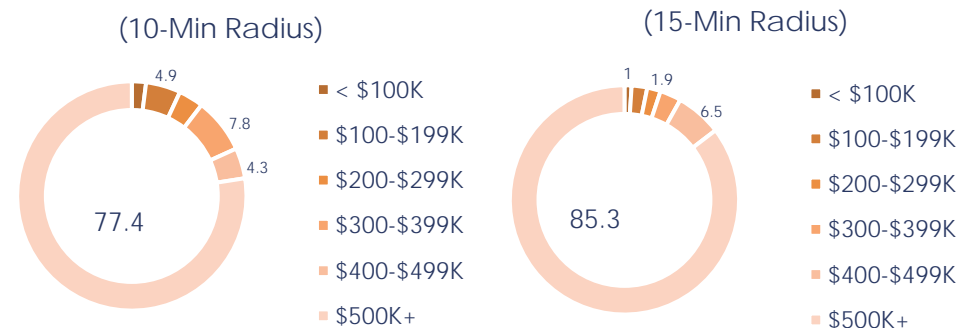
## DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$126,527	\$196,664	\$225,293
Median HH Income	\$87,149	\$124,644	\$155,221
Population	11,744	31,989	74,053
Total Households	4,367	10,915	25,279
Retail Potential	\$245M	\$921M	\$2.4B
Disposable Income	\$85,929	\$119,887	\$134,874

## SPACE INFORMATION

- Rent Structure: Modified Gross
- Zoning: CB-1; Downtown Business District
- Retail and Food Use Allowed
- Walking Distance to Mt Kisco Metro-North
- Rear Access to Municipal Lot
- Full Basement

## 2020 HOME VALUE



## TRAFFIC COUNT DETAILS

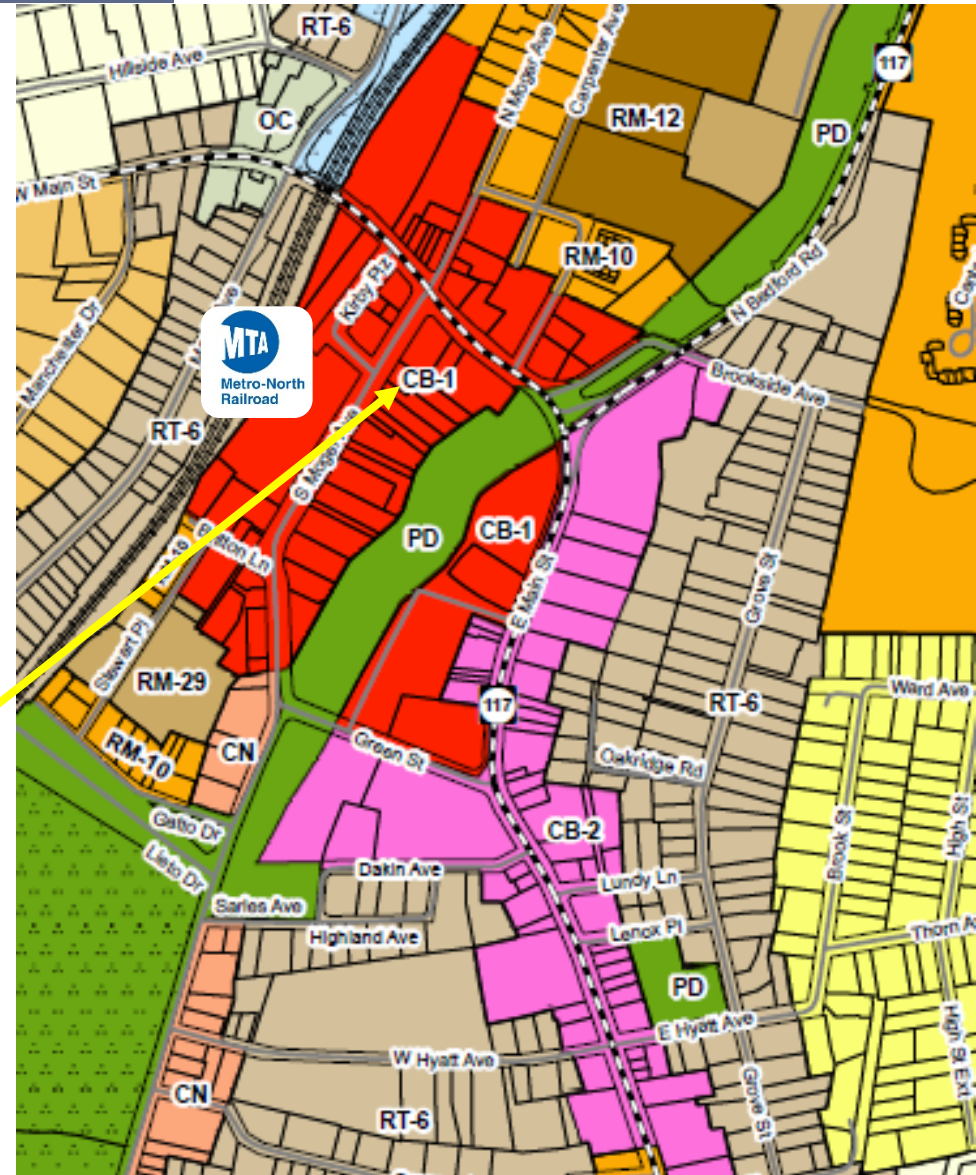
DIST	STREET	CROSS STREET	YEAR	COUNT
0.15	Main St	Blackeby Pl (0.05 miles SW)	2008	17,110
0.20	Main St	Gregory Ave (0.03 miles S)	2014	15,869
0.27	E Main St	N Moger Ave (0.02 miles NW)	2014	15,720
0.42	Saw Mill River	W Main St (0.31999999 miles N)	2014	33,170
0.48	W Main St	S Croton Ave (0.02 miles W)	2014	16,313
0.57	N Bedford Rd	Victoria Dr (0.04 miles SW)	2015	17,102
0.61	W Main St	Grandview Dr (0.02 miles W)	2014	11,897

DIST	STREET	CROSS STREET	YEAR	COUNT
0.62	E Main St	Main St (0.05 miles N)	2016	14,796
0.67	Lexington Ave	Kiscona Rd (0.03 miles S)	2015	10,741
0.78	Saw Mill River	Croton Ave (0.1 miles NE)	2011	35,926
0.82	N Bedford Rd	Preston Way (0.02 miles S)	2015	17,102
0.84	Saw Mill River	W Main St (0.72000003 miles S)	2013	33,289
1.01	Kisco Ave	Holiday Inn Dr (0.02 miles S)	2014	12,706
1.09	S Bedford Rd	W Patent Rd (0.06 miles W)	2014	17,113

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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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## INTERIOR PHOTOS









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PARKING  
AERIAL



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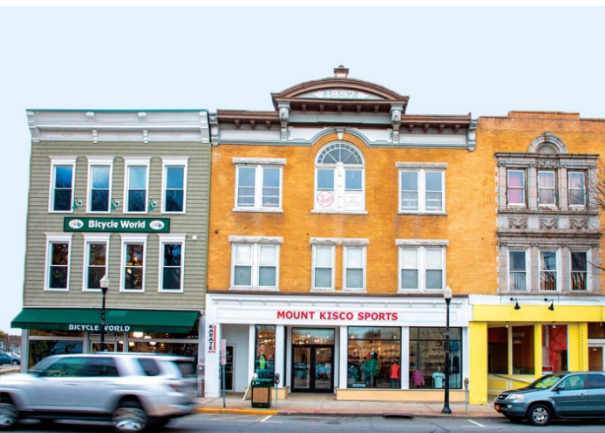
## MOUNT KISCO, NY | The Market

### 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, Banana Republic, Starbucks, Orangetheory, Frannie's Goodie Shop, Little Drunken Chef, 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, 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.



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# MOUNT KISCO/BEDFORD HILLS RETAIL CORRIDOR

National Tenancy



**KOHL'S**



**STAPLES**



**Stop & Shop**



**petco**

**CVS**



**SHERWIN  
WILLIAMS**



**ShopRite**



**Great Clips**

**FIVE GUYS**  
BURGERS and FRIES

*Massage Envy*  
SPA



| 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

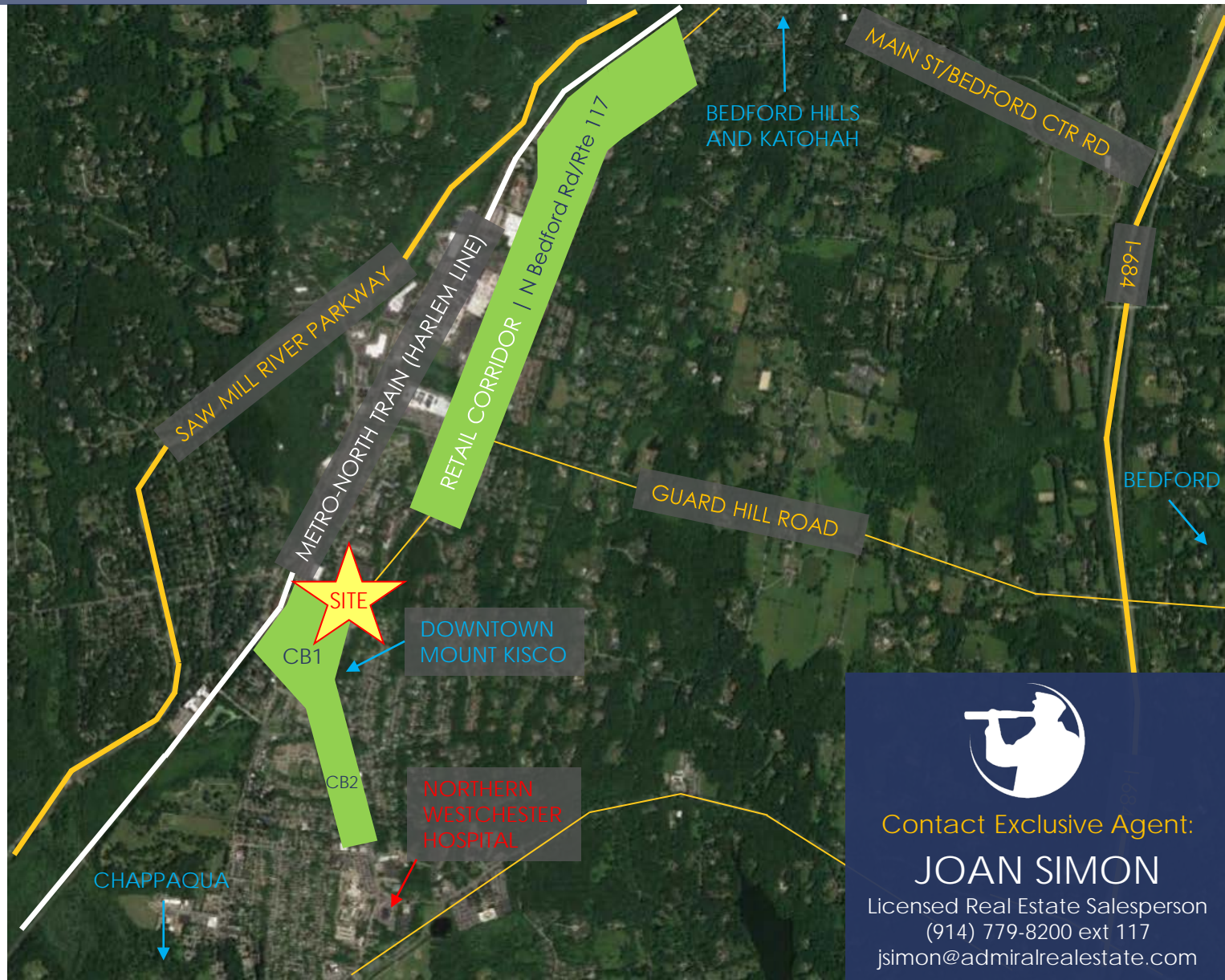
\$685K

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## REGIONAL RETAIL AERIAL

Mount Kisco/  
Bedford Hills  
Market  
(Rte 117)



Contact Exclusive Agent:

**JOAN SIMON**

Licensed Real Estate Salesperson  
(914) 779-8200 ext 117  
jsimon@admiralrealestate.com