

FORMER THEATER FOR SALE  
Downtown Mount Kisco (Westchester County)  
144 E Main Street, Mount Kisco, NY 10549



# RARE THEATER/RETAIL/FOOD OPPORTUNITY

8,375 SF | 5 Screens | 600 Seats | Parking



Contact for Pricing Details



CONTACT OWNER'S  
EXCLUSIVE AGENT:

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

BROKERS  
PROTECTED

144 E Main Street | MOUNT KISCO, NY  
Theater or General Retail (Food Included)  
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## THEN & NOW

### MOUNT KISCO THEATRE HISTORY

The Mount Kisco Theatre opened in the 1950's as a replacement for the town's previous movie theater that had burned down. It was later twinned and then further divided into 5 screens.

Operated for years by Lesser Theaters, it was then bought by Clearview Cinemas. In June, 2013 it was taken over by Bow Tie Cinemas when Bow Tie acquired most Clearview locations.

Bow Tie successfully operated the Mount Kisco Theatre until this past March when it was forced to close its doors due to the pandemic.

### ABUNDANCE OF OPPORTUNITY

As the zoning allows for theater use, and also general retail and food/restaurant purposes, the possibilities of the space are endless. All of Westchester is excited for this iconic building's next chapter!



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## PROPERTY INFORMATION

Zoning:	CB-2
Location:	East Main Street b/w near Green St
Age:	1950
Tax:	\$60,000/Annum
Near:	Bedford Hills, Chappaqua, Bedford, Katonah
Public Transpo:	Walk to Metro-North; Bus Stop at Green St

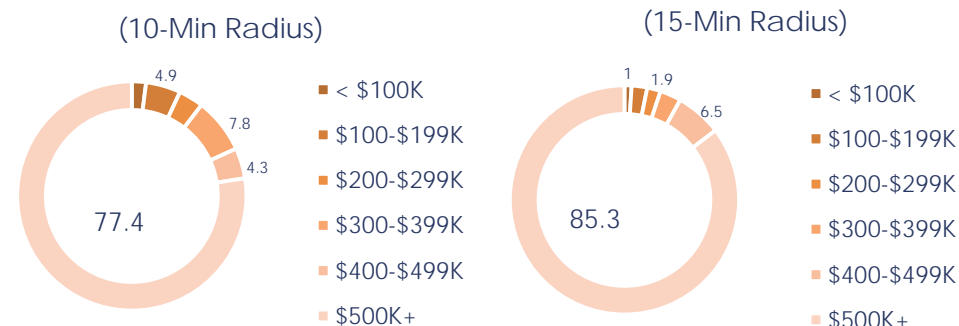
## DEMOGRAPHICS

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

- 8,375 SF | Fully Built-Out
- Five (5) Theaters | 600 Seats
- All Theater Equipment in Place
- Ample and Abundant Metered Parking Options
- Uses - Theater, Retail, Food
- Adjacent to Party City and Former Modell's

## 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

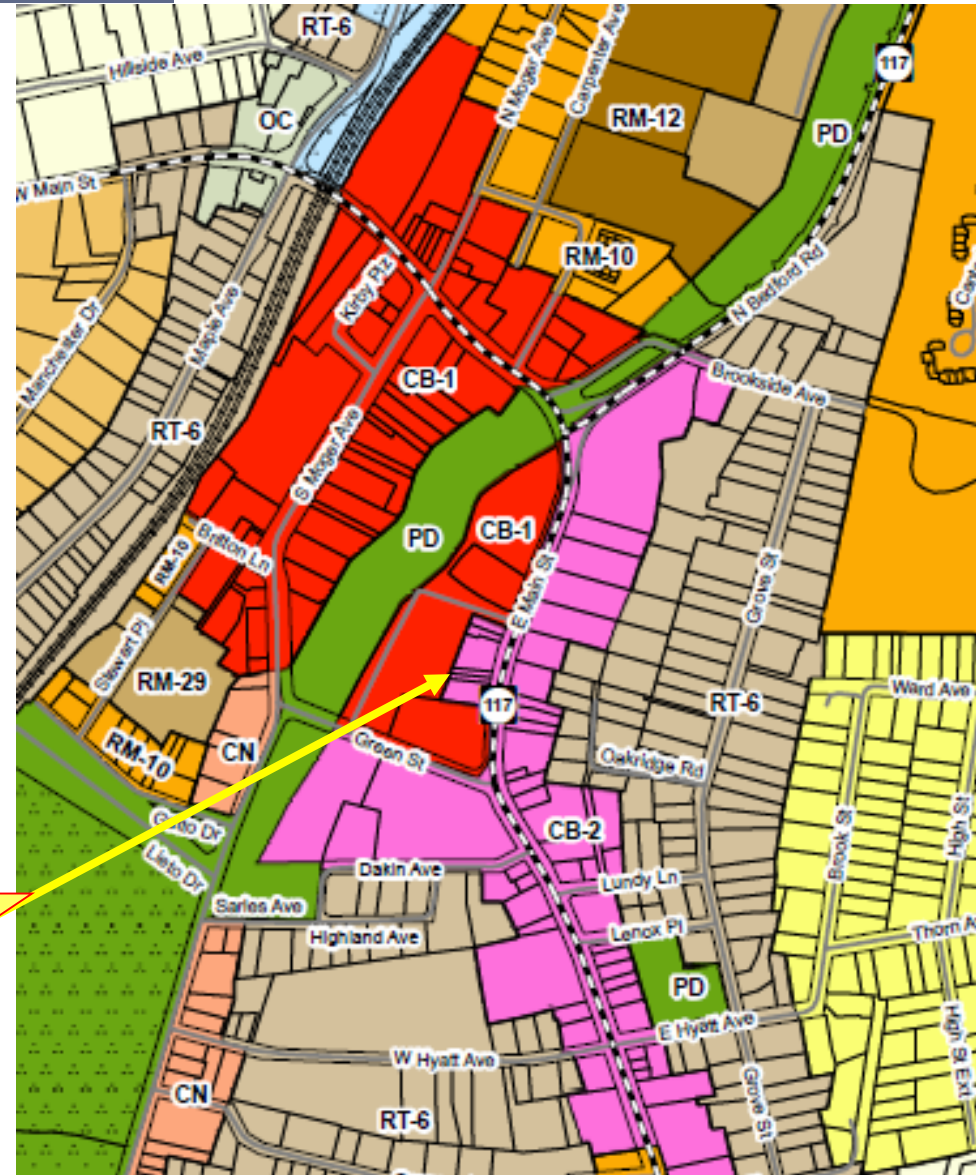
DIST	STREET	CROSS STREET	YEAR	COUNT
0.62	E Main St	Main St (0.05 miles N)	2016	14,796
0.67	Lexington Ave	Kisco Rd (0.03 miles S)	2015	10,741
0.78	Saw Mill River	Croton Ave (0.1 miles NE)	2011	35,926
0.82	N Bedford Rd	Preston Way (0.02 miles S)	2015	17,102
0.84	Saw Mill River	W Main St (0.72000003 miles)	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

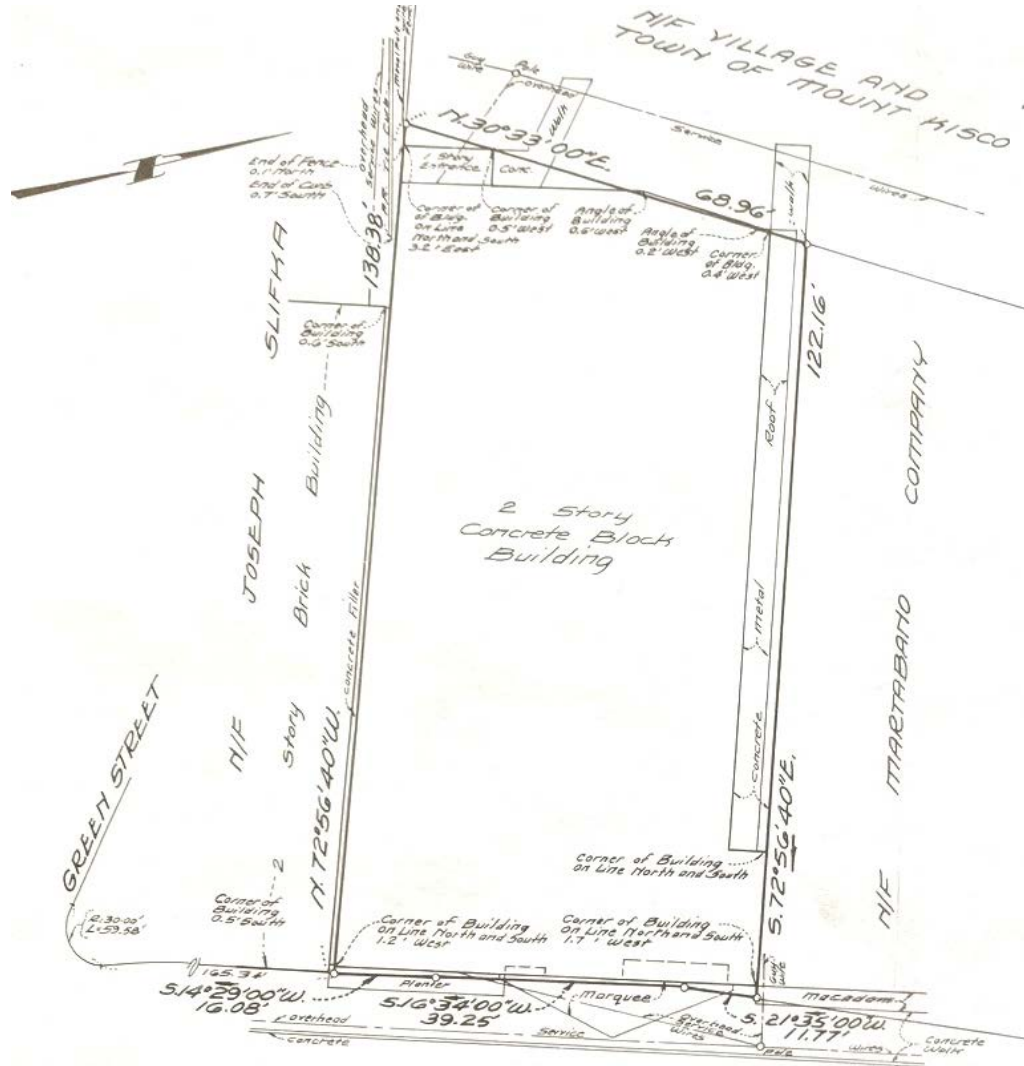
	CB-1	Central Business District - 1
	CB-2	Central Business District - 2
	GR	General Retail District
	CN	Neighborhood Commercial District
	CL	Limited Commercial District
	GC	General Commercial District
	SC	Service Commercial District



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## SURVEY



EAST MAIN STREET

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PARKING  
AERIAL



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## PARKING

Adjacent Rear  
Metered Parking  
Lot



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## PARKING LOT ACCESSIBILITY

Walkway to East Main Street  
and Front Entrance



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## VISIBILITY/ SIGNAGE



Facing North on East Main Street toward Bedford Hills

Facing South on East Main Street toward Northern Westchester Hospital



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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.

Add'l Retail/Medical  
±1 Mile South

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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.

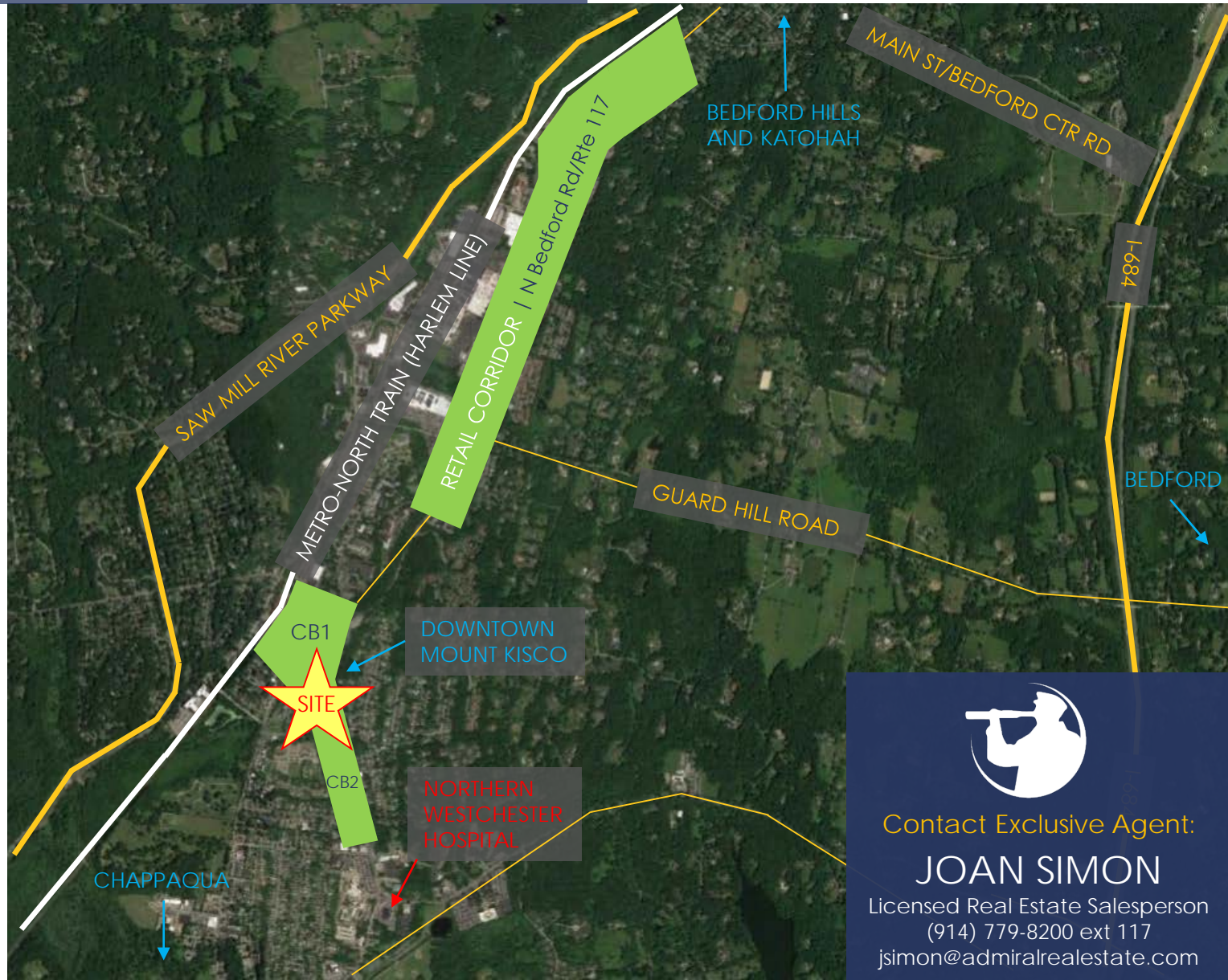
June 2020 Median  
Home Sales Price

\$685K

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## REGIONAL RETAIL AERIAL

Mount Kisco/  
Bedford Hills  
Market  
(Rte 117)



Contact Exclusive Agent:

**JOAN SIMON**

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(914) 779-8200 ext 117  
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