



HOULIHAN LAWRENCE  
COMMERCIAL

# 96 Lexington Avenue

Mount Kisco, NY

*FREESTANDING COMMERCIAL BUILDING | DOWNTOWN LOCATION | PRIVATE PARKING*

Exclusively Represented By:

**Mike Rackenberg**

Associate Broker

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OFFERING MEMORANDUM

# Executive Summary

FOR SALE



## Offering Summary

Price	\$1,950,000
Price / GSF	\$203.12
GSF	9,600 SF
Main Level	7,200 SF
Upper Level	2,400 SF
Parking Spaces	12

## Property Overview

96 Lexington Avenue presents a rare opportunity to acquire a freestanding commercial building in the heart of downtown Mount Kisco, one of Westchester County's most established business and service-oriented communities.

Positioned on a highly visible corner parcel, the property contains approximately 9,600 square feet of building area and benefits from dedicated on-site parking, excellent accessibility, and a walkable location near retail, medical, professional, and transportation amenities.

The asset offers flexibility for owner-users, institutional operators, professional practices, medical groups, educational organizations, and investors seeking a strategically located commercial property with long-term value potential.

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# Property Description

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## ZONING ANALYSIS

CN – Neighborhood Commercial District

The property is located within the Village of Mount Kisco's CN (Neighborhood Commercial) District, a zoning classification intended to support commercial, and community-serving uses within an established neighborhood and downtown environment. The district accommodates a broad range of business, office, service, and institutional uses, providing flexibility for both owner-users and investors.

## HIGHLIGHTS

- Prime Downtown Location: Situated within Mount Kisco's commercial core, surrounded by retail, restaurants, healthcare providers, financial institutions, and professional services
- Freestanding Building: Unique opportunity to own a stand-alone commercial property with strong street presence and independent identity
- Approximately twelve (12) on-site parking spaces provide a significant competitive advantage within the downtown marketplace
- Conveniently located within walking distance of the Mount Kisco Metro-North Station, offering direct commuter access throughout the region and New York City
- Approximately 7,200 square feet on the main level and 2,400 square feet on the upper level accommodate a variety of operational needs.

## POTENTIAL USE CATEGORIES

- Professional and business offices
- Medical and healthcare-related practices
- Financial institutions
- Retail and specialty sales establishments
- Personal service businesses
- Educational and instructional facilities
- Wellness and fitness operators
- Community and civic organizations
- Restaurants and food service establishments
- Religious and assembly-related uses where permitted

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# Location

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## LOCATION OVERVIEW

Mount Kisco serves as one of Northern Westchester County's primary commercial, medical, and retail destinations. Located approximately 43 miles north of Manhattan, the Village benefits from a strong regional draw generated by its concentration of healthcare providers, retailers, restaurants, service businesses, and transportation infrastructure.

The property's central location provides convenient access to:

- Mount Kisco Metro-North Station
- Northern Westchester Hospital
- Interstate 684
- Saw Mill River Parkway
- Major retail destinations
- Professional office users
- Restaurants and entertainment venues

The combination of accessibility, walkability, and established commercial activity continues to make Mount Kisco one of the area's most desirable business locations.

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# Additional Photos

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# Regional Map

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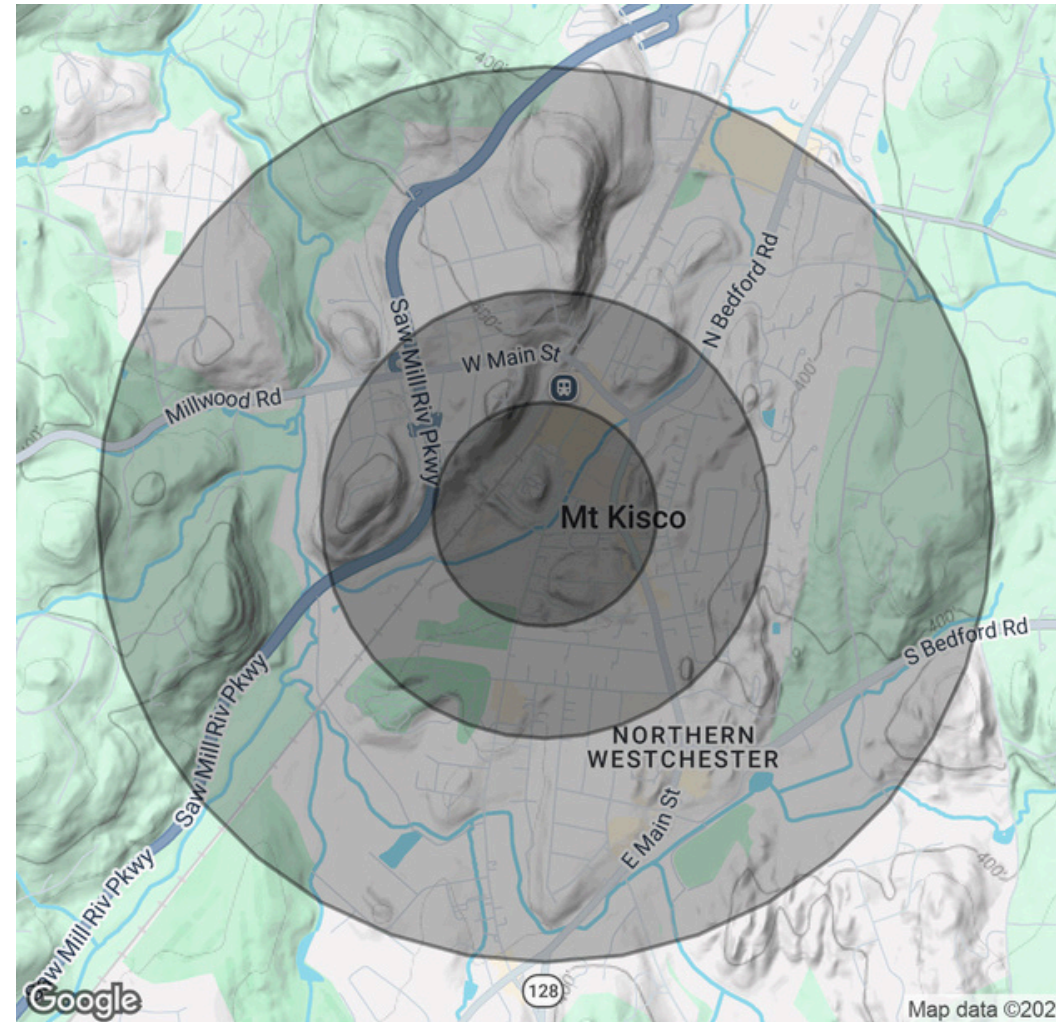
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# Demographics Map & Report

FOR SALE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,006	3,557	9,180
Average Age	45.9	42.6	41.5
Average Age (Male)	48.7	43.2	40.6
Average Age (Female)	40.9	39.9	41.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	400	2.7	2.7
# of Persons per HH	2.5	\$123,060	\$138,175
Average HH Income	\$113,206	\$390,755	\$500,327
Average House Value	\$243,003		

2023 American Community Survey ACS



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