

1,250 SF MULTI-USE SPACE FOR LEASE
Highly Visible Site Adjacent to Dunkin' Donuts
681 Main Street, Mount Kisco, NY 10549



MOVE-IN READY RETAIL/OFFICE SPACE

FOOD USE PERMITTED

1,250 SF

CALL FOR FULL RENTAL INFORMATION

- Newly Renovated Corner Free-Standing Site
- Located at Signalized Intersection
- Naturally Lit Open Interior Layout
- Private ADA Restroom
- Parking for (45) Vehicles
- Common Outdoor Seating
- 9 Ft Drop Ceiling
- Front and Back Entrances
- Situated b/w Dunkin' Donuts and A&S Marketplace
- Near Saw Mill River Pkwy & I-684



CONTACT OWNER'S
EXCLUSIVE AGENTS:

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BROKERS
PROTECTED

681 Main Street | MOUNT KISCO, NY
Multi-Use Site – Food Use/Office, Fitness Included
1,250 SF | Alternate Address: 681 East Main Street



PROPERTY INFORMATION

Zoning:	GR – General Retail District
Location:	Main Street (E Main St) & Lexington Avenue
Parking:	Private On-Site Lot for Up to (45) Vehicles
Near:	Bedford Hills, Chappaqua, Armonk, Katonah
Traffic Count:	Over 9,750 Vehicles Per Day
Alt Address:	681 East Main Street, Mount Kisco, NY 10549

SPACE HIGHLIGHTS

- Bright Move-In Ready Space with Open Layout
- High Traffic Count & Demographics
- Bus Stops Steps from Building at Corner
- Entrances in Front and Back of Subject Space

DEMOGRAPHICS

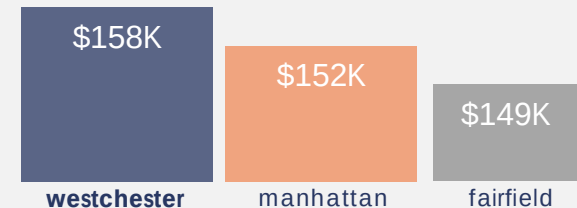
By Radius	1-Mile	2-Mile	3-Mile
Average HH Income	\$177,315	\$202,866	\$254,147
Median HH Income	\$115,507	\$126,469	\$170,374
Population	5,859	14,987	26,369
Total Households	2,039	5,364	9,122
Disposable Income	\$118,808	\$130,168	\$155,712
Medical Expenses	\$10,329	\$11,921	\$15,099
Avg Net Worth	\$2.1M	\$2.7M	\$3.8M
Net Worth > \$2M	20.3%	23.3%	32.1%

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

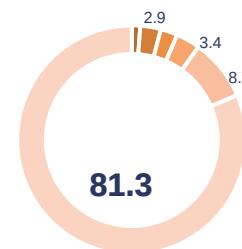
\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



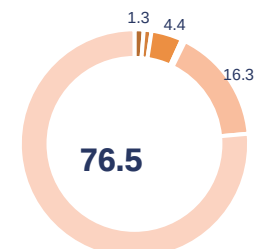
2021 HOME VALUE

(3-Mile Radius)



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

(2-Mile Radius)



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

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FRONT ENTRANCE



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INTERIOR PHOTOS



Front Entrance View
(Facing Main Street)



Back Entrance Views



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BACK ENTRANCE



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SHARED OUTDOOR COMMON AREA SEATING



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VISIBILITY/SIGNAGE

TRAFFIC COUNT
OVER 9,750 VEHICLES/DAY



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SITE PLAN

Building's
Tenant/Customer
Parking for Up to (45)



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PARKING AERIAL



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FLOOR PLAN



ADMIRAL
REAL ESTATE SERVICES

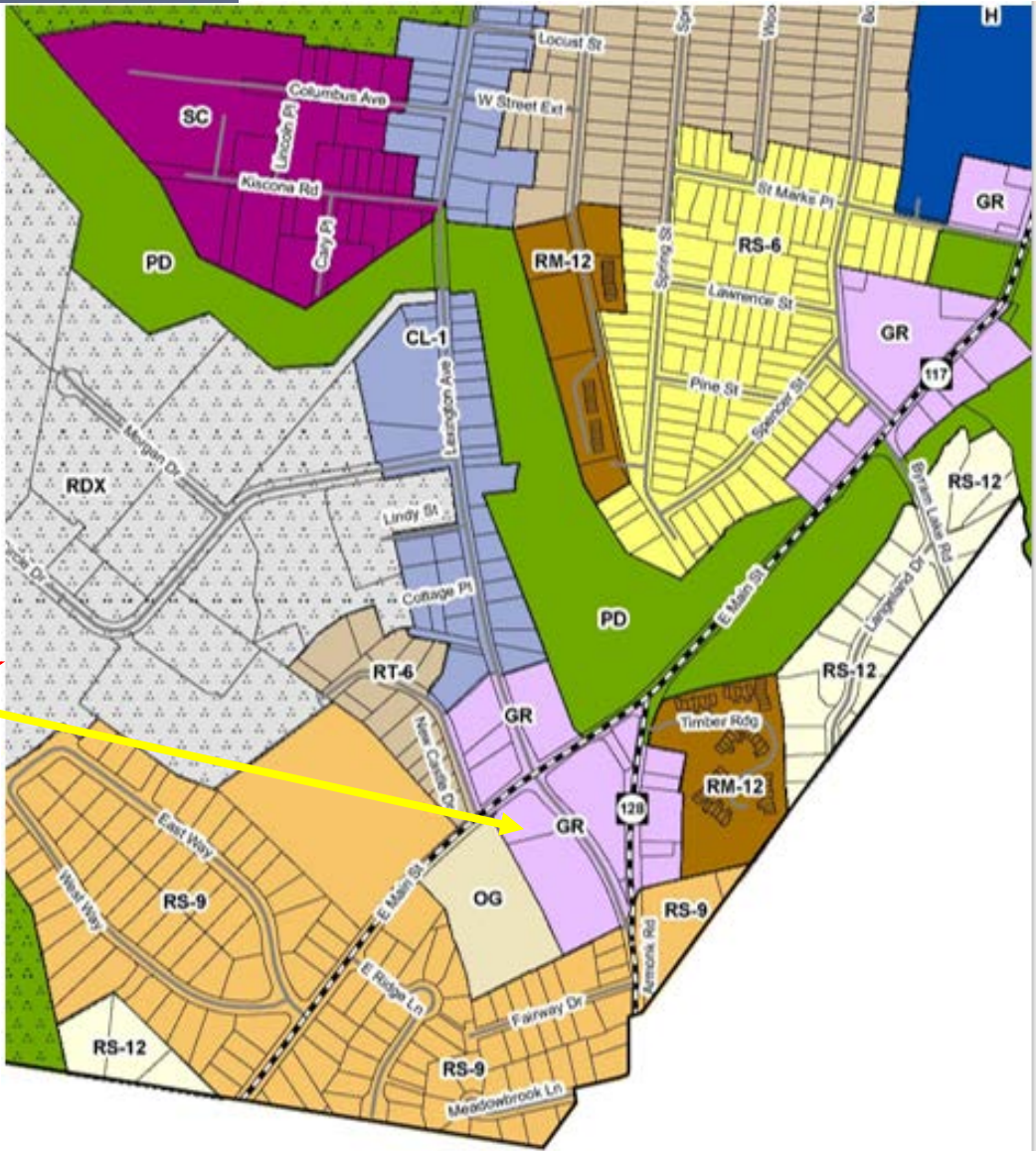
LEXINGTON AVE



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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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RETAIL
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, Athleta, Starbucks, The Mount Kisco Theatre, Orangetheory, Frannie's Goodie Shop, 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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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.

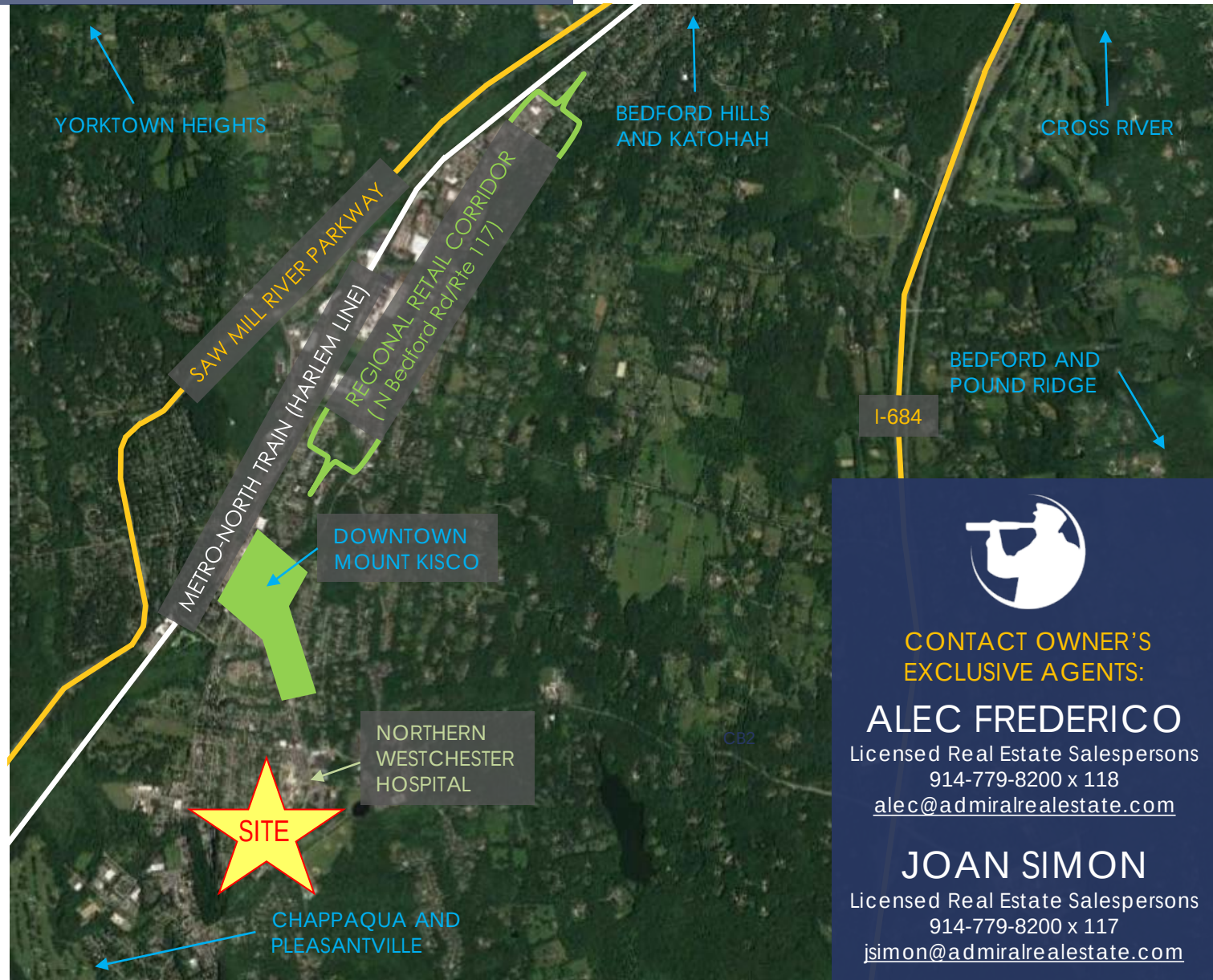
This massive retail hub is only a half (0.5) mile from downtown Mount Kisco. Shoppers from near and far enjoy an array of retailers, restaurants and services such as Target, Stop & Shop, Kohl's, Staples, Petco, Restore, Sherwin Williams, FedEx, CVS, Five Guys Burgers & Fries, Lexus, Land Rover, and Tesla. This well-known thoroughfare also includes popular fitness and entertainment options for the entire family including the Saw Mill River Club East, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Kidville.



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AERIAL



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