

FORMER BUILT-OUT PANERA BREAD SITE IN 230,000 SF FULLY RENOVATED REGIONAL SHOPPING CENTER

5,546 SF | CONTACT FOR RATE

**MULTI-MILLION DOLLAR
CENTER RENOVATION
PROJECT COMPLETED**

CLICK [HERE](#) FOR MORE DETAILS

***OUTDOOR SEATING*
*AMPLE FREE PARKING***



CONTACT OWNER'S
EXCLUSIVE AGENTS:

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BROKERS
PROTECTED

PROPERTY DETAILS

YORKTOWN HEIGHTS, NY

6 Triangle Center

PROPERTY INFORMATION

GLA / Zoning:	230,000 SF / C-1
Location:	Juncture of Routes 118, 35 and 202
Near:	Cortlandt Manor, Crompond, Somers.
Local Retailers:	Five Below, TJ Maxx, Michael Crafts, Uncle Giuseppe's, CVS, Starbucks, Solaris Sports Club, Citibank, Burger King, Taco Bell, Dunkin', The Bagel Emporium, PCSB Bank

SPACE DETAILS

- 5,546 SF available for lease; multiple uses permitted
- Rare outdoor seating opportunity
- Rear loading platform available
- Visible location with high traffic count – over 16,500 VPD
- Renovations include brand new façade, parking lot improvements and new sidewalks
- High ceilings, ice machine, gas fireplace
- Multiple sinks, (3) walk-in boxes
- (2) handicapped bathrooms
- 600 AMPS/3 Phase electricity

DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$197,791	\$220,531	\$223,403
Median HH Income	\$158,227	\$169,218	\$166,294
Population	6,829	29,502	75,145
Total Households	2,275	10,255	26,165
Disposable Income	\$116,369	\$126,802	\$125,170

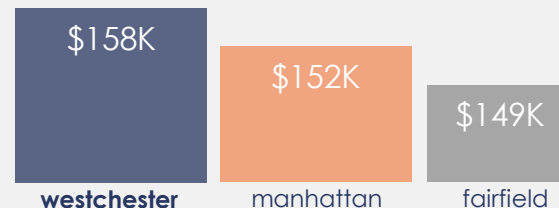
JUNE 2025 MEDIAN HOME SALES PRICE

\$630K

NEW YORK'S
WESTCHESTER COUNTY
STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE
HOUSEHOLD INCOME



KEY FACTS (15-Minute Drive-Time From Site)

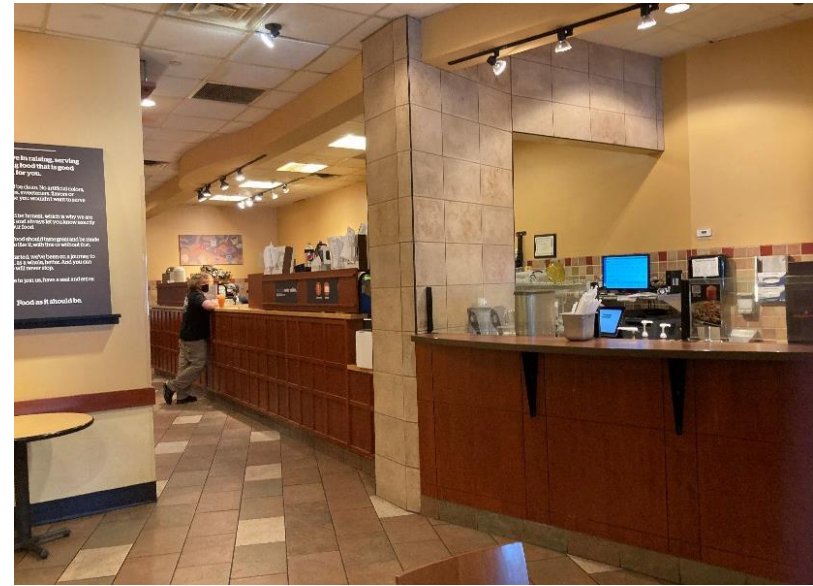
POPULATION	AVG INCOME
75,145	\$223,403
HOUSEHOLDS	DISPOSABLE INCOME
26,165	\$125,170



INTERIOR PHOTOS

YORKTOWN HEIGHTS, NY

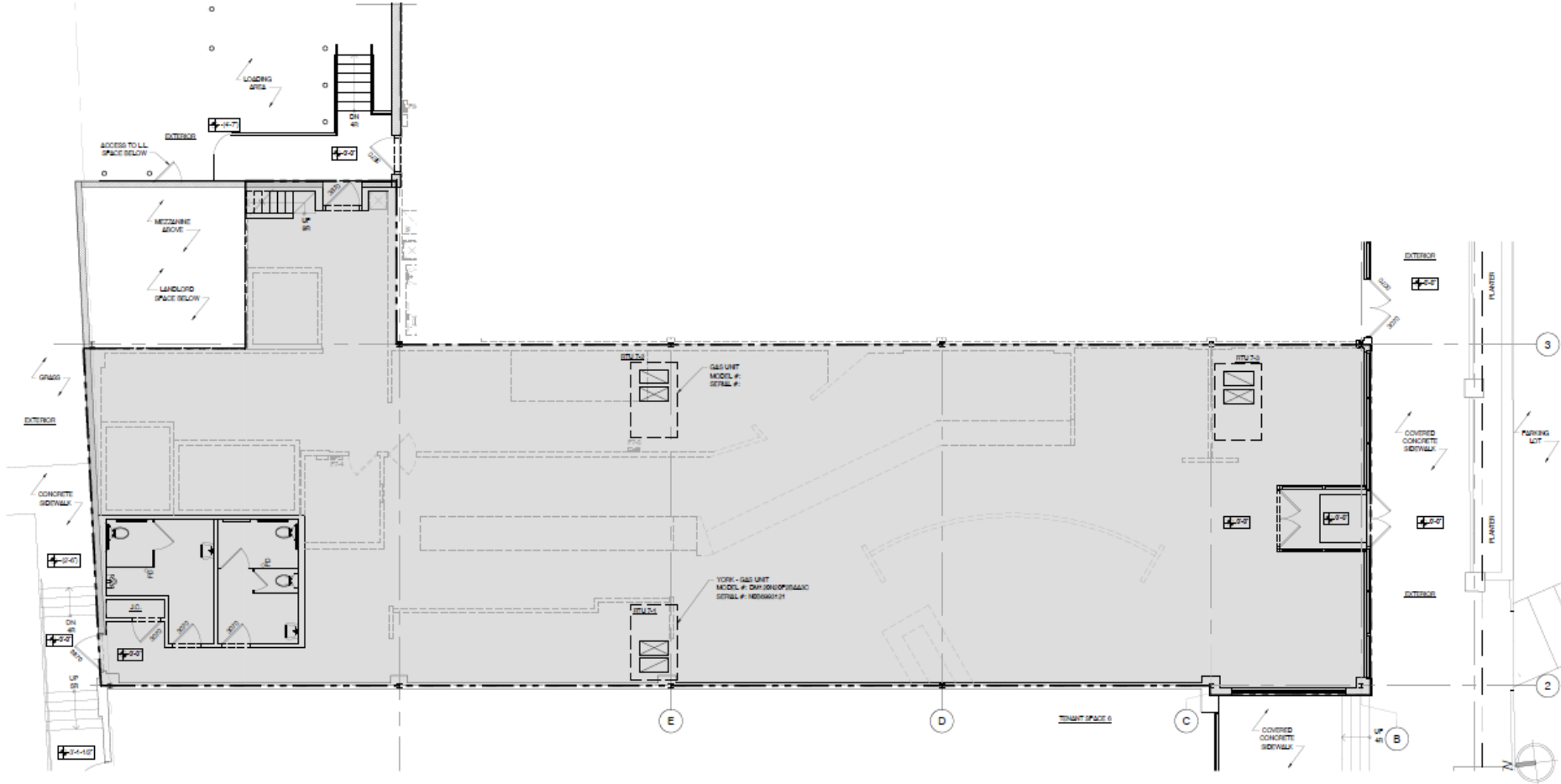
6 Triangle Center



PROPOSED FLOOR PLAN

YORKTOWN HEIGHTS, NY

6 Triangle Center



PROPOSED FLOOR PLAN





TRIANGLE CENTER SITE PLAN







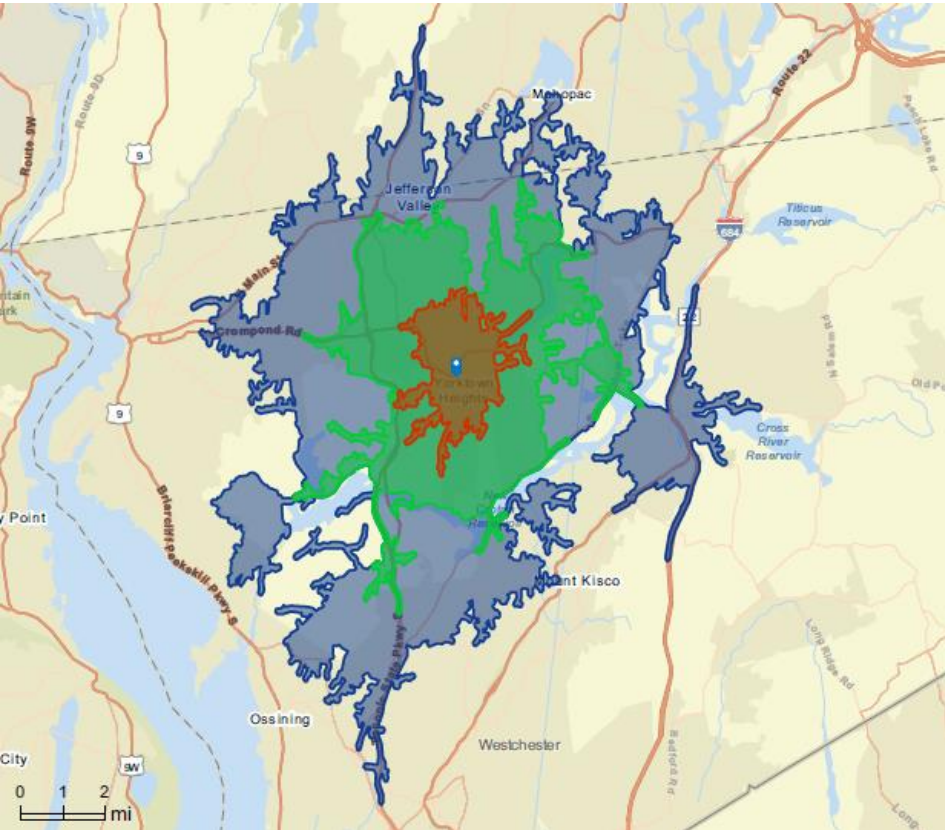
SITE MAP & TRAFFIC COUNT

YORKTOWN HEIGHTS, NY

6 Triangle Center

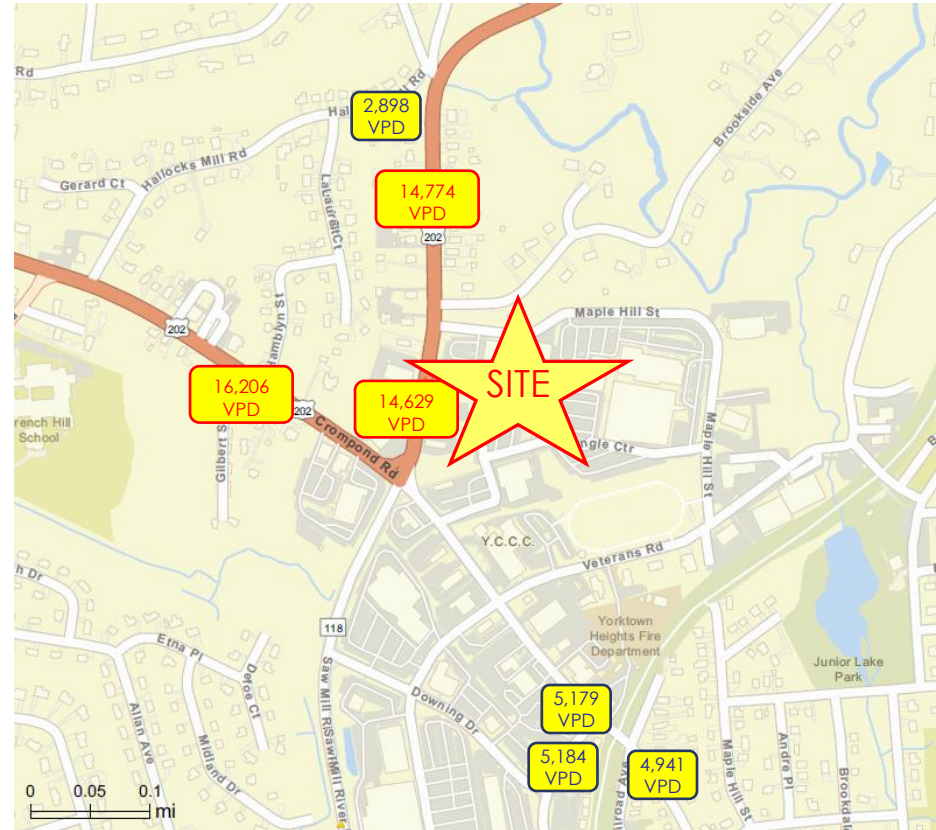
SITE MAP

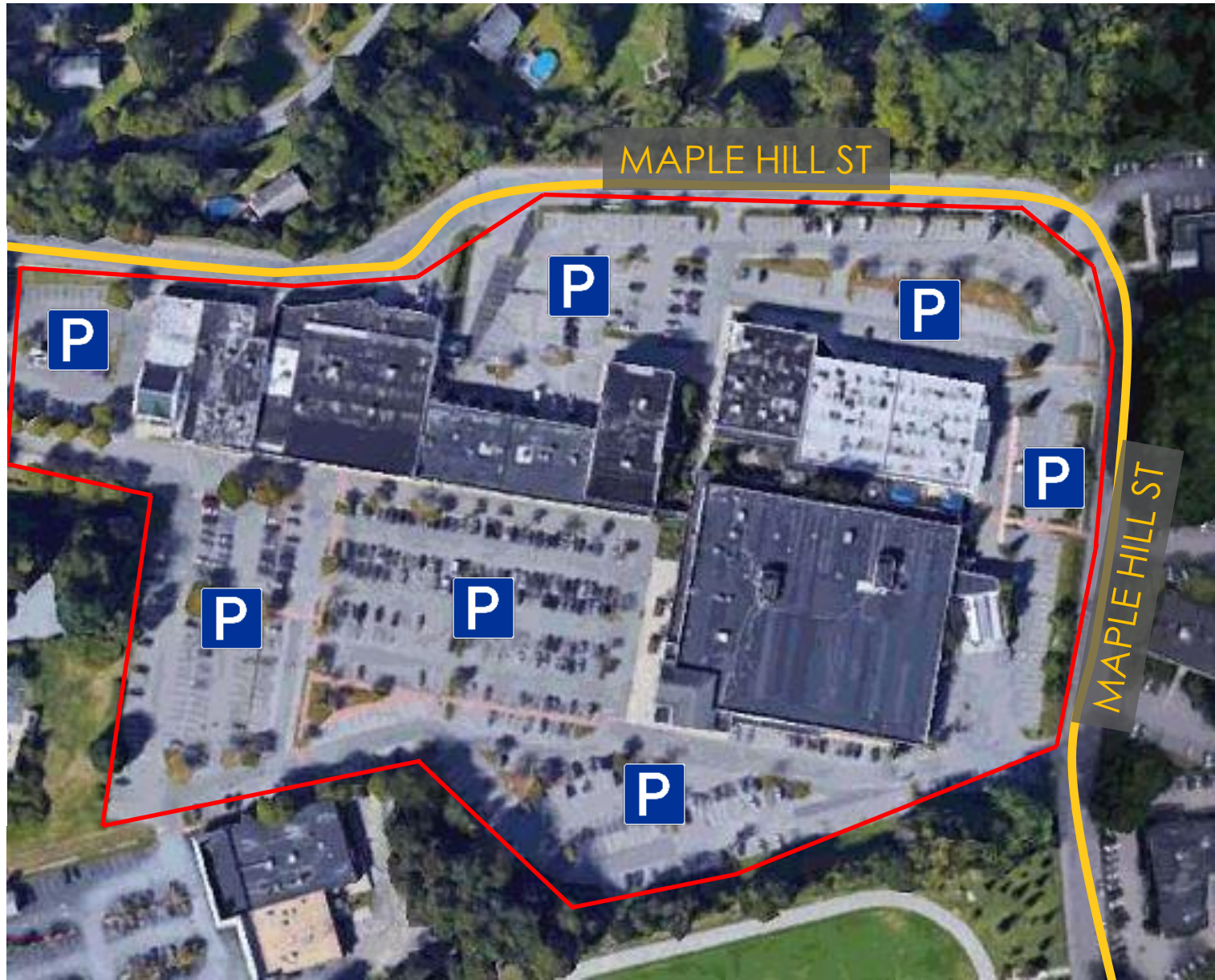
DRIVE TIME: **5-MINS** **10-MINS** **15-MINS**



TRAFFIC COUNT

Nearly 15,000 Vehicles Per Day





YORKTOWN HEIGHTS, NY | The Market

SMALL AREA, BIG VILLAGE

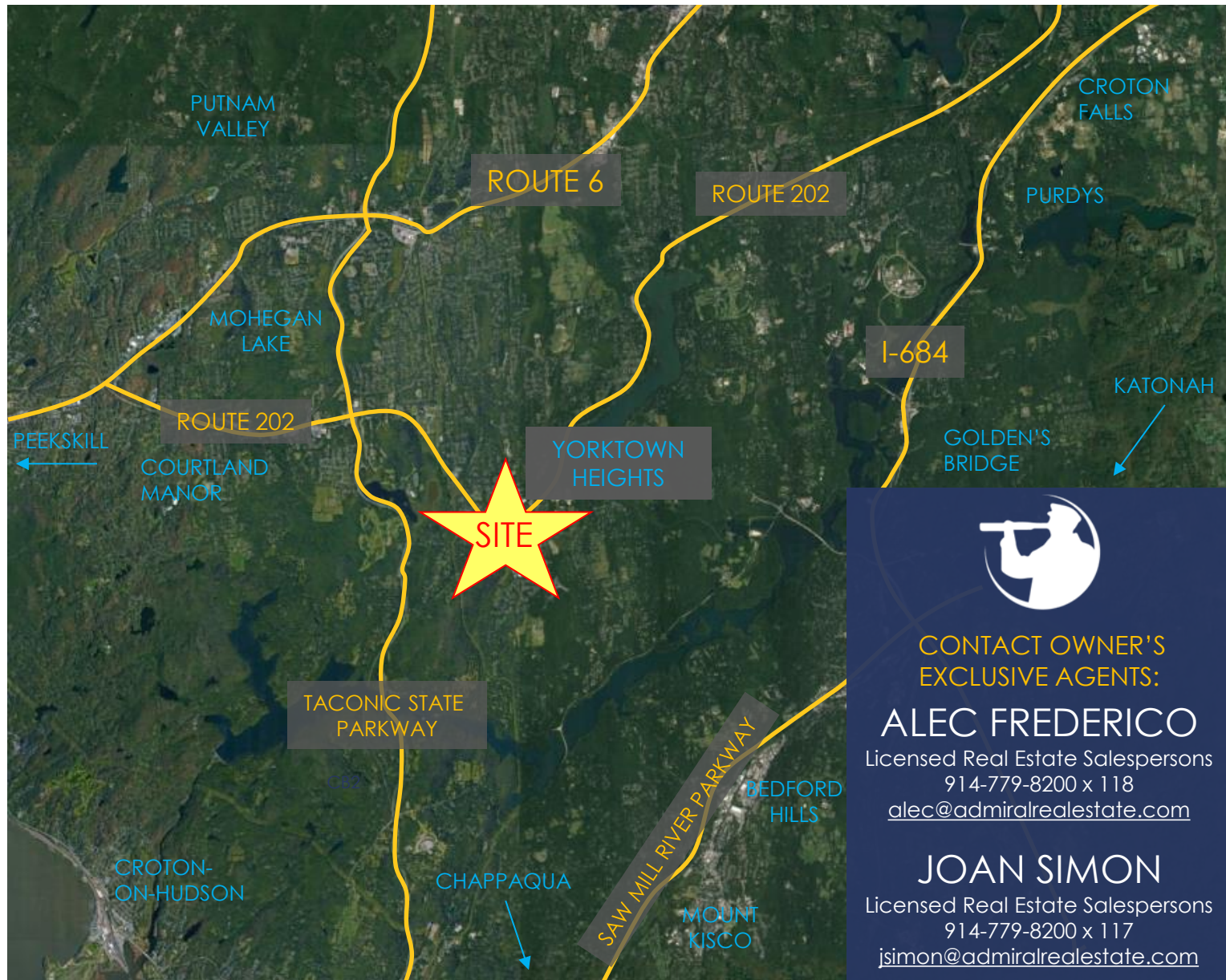
The Town of Yorktown is a beautiful community in Northern Westchester County, New York. It is located 35 miles from New York City, with forty square miles of rolling hills, farmland, residential areas and light industry.

With its proximity to NYC, living in Yorktown offers a pleasant mix of commercial, residential, and recreational opportunities for it's just over 36,000 residents. The town is made up of five business hamlets: Mohegan Lake, Shrub Oak, Jefferson Valley, Crompond, and Yorktown Heights, and twelve distinct residential neighborhoods each with their own unique character and identity.

Yorktown is also comprised of many parks and open spaces where residents enjoy activities from swimming and playing sports to hiking nature trails and picnicking. With excellent schools, active community organizations, and dedicated civic leaders, Yorktown is a vibrant community.



NORTHERN
WESTCHESTER



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