

High Visibility - 3025 SF Retail Space
Available in Mount Kisco , NY 10549

662

East Main Street
Mount Kisco, NY 10549



HIGHLIGHTS

This standout commercial location is strategically situated at a high traffic intersection, providing dominant sightlines, and substantial vehicular exposure.

With strong architectural presence, superior frontage and turnkey exterior aesthetics planned, the property serves as a high visibility destination tailored for leading retail operators.

Free Standing Building with private parking lot featuring a drive thru window situated on 1.3 acres at the intersection of East Main Street and Lexington Avenue with prominent signage on Main Street

Interior space offers 3,025 Square Feet on Two Levels A design layout featuring grand palladium windows, floods the space with natural light and creates strong continuity from the street. 16-foot elevated ceilings create a dramatic sense of scale, openness and luxury

Exceptional access to Armonk, Chappaqua and Mount Kisco known as the vibrant commercial and residential hub of Northern Westchester

select properties
LTD.

Diana Chiulli • *Commercial Sales & Leasing*
344 Main Street, Suite 101 • Mount Kisco, NY 10549
914-666-9400
select1@optonline.net • diana.chiulli@icloud.com



Welcome to a stunning architectural transformation. The building's exterior is undergoing a meticulous restoration, featuring a crisp white palette for the brick facade and trim, beautifully contrasted by sleek, black-trimmed windows designed without mullions for an unobstructed view. Framing this sophisticated look is professional landscaping, complete with vibrant, colorful flower beds. Inside, the building offers a blank canvas with a strikingly modern design, fully customizable to suit your unique tenant requirements.

- Building will be thoughtfully modernized
- Prominent Property with Cross Roads Exposure
- Drive thru Opportunity
- Offering 3025 Sq Ft on Two Levels
- On Site Private Parking

B/L	BUILDING HEART LOCATION	○	LIGHT POLE	⊙	UNKNOWN MANHOLE
P/S	PARKING SPACES	○	STREET SIGN	●	BOLLARDS
PR	PEDESTRIAN ANMP	○	TRAFFIC SIGN	●	CULMINS
MC	METAL COVER	○	LIGHT	●	POB
CH/L	CHIMNEY UTILITY LINES	☆	TREE & SIZE	●	POINT OF BEGINNING
⓪	UTILITY POLE	☆	DRAIN INLET	●	HYDRANT
⓪	HARDTOP PARKING	⊗	TRENCH DRAIN	●	
⓪	WATER VALVE	⊗	TRAFFIC LIGHT	●	
⓪	GAS VALVE	⊗	PROPERTY LINE	●	
⓪	CATCH BASIN	⊗	STOCKADE FENCE	●	

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILS.

1. PERMANENT EASEMENT AGREEMENT PURSUANT TO NOTICE OF
APPROPRIATION OF THE STATE OF NEW YORK, RECORDED IN LIBRARY 9017
PAGE 28 AND AS SET FORTH ON MAP NO. 1, 2009
(APR12000704 AND 800909)
2. DEED DATED MAY 2, 2008, GRANTING A EASE, RIGHT AND
WILLIAM BARNETT TRACT 7501675 AND RECORDED 7511575 IN LIBRARY 930
PAGE 11
3. CERTIFICATE CONTAINING NO PLATTABLE DISCREPANCY
4. PERMANENT EASEMENT AGREEMENT AS THE PEOPLE OF THE STATE OF NEW
YORK IN COOPERATION PROCEEDING FOR PROJECT ENTITLED "ELIZABETH
AND KENNETH V. JELINEK, JR. TRACT 7501675 AND RECORDED 7511575 IN
LIBRARY 930, SECTION 80, LOT 1, LOT 7, FOR WHICH A NOTICE OF
APPROPRIATION WAS DATED 10/29/06 AND RECORDED ON
10/29/06 IN LIBRARY 9017 PAGE 278
WITH REGARD TO PARCELS:
A. MAP NO. 1, 2009 FILED 10/29/06 (JULIENET 8-1)
B. 10/29/06 IN LIBRARY 9017 PAGE 278

Encroachment Notes

NO ENCROACHMENTS OBSERVED.

Zoning Information

Zoning Information			
STATUS	REQUIRED	DEVELOPED	STATUS
ITEM	REQUIRED	DEVELOPED	Comment: info:
PERMITTED USE	N/A	SPARKING	
MIN. LOT AREA	N/A	1.302 ACRES	
MIN. FRONTAGE	N/A	474.12'	
MIN. SETBACK FRONT	N/A	12.25'	
MIN. SETBACK REAR	N/A	11.50'	
MIN. SETBACK SIDE	N/A	55.67'	Notes:
MIN. SETBACK REAR	N/A	234.67'	Because there may be a need for interpretation of the applicable zoning codes, and neither one is the basis of (2007)ZONING, the zoning codes and applicable codes.
MAX. BUILDING HEIGHT	N/A	23.3'	
PARKING REGULAR	N/A	33	
PARKING TRAVELER	N/A	2	
PARKING OVERCAP	N/A	2	
PARKING TRUCK	N/A	28	

VICINITY MAP



NOTES:

- (1) The survey was made on the ground on July 5, 2022, and correctly shows the area of the subject property, the location and type of all buildings structures and other improvements situated on the subject property, and any other matters situated on the subject property.
- (2) The property described herein is the same as the property described in:
 - provided by Old Republic National Title Insurance Company, dated 01/22/2022, and recorded in Public Records of June 11, 2022, and that all encumbrances, covenants and restrictions reflected in said title insurance policy are correct and accurate.
 - that is a true and correct copy of the title or reference known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- (3) The second description of the subject property forms a mathematically closed figure.
- (4) The subject property has access to and from a duly dedicated and accepted public street or highway - Main Street & Lexington Avenue.
- (5) This property is on flood insurance rate map panel 153 of 476 - in community flood zone 15319 (AE), located in zone X (area determined to be outside the 0.2% annual chance floodplain); map revised September 28, 2007.
- (6) There are no easements, rights of way, servitudes, and other matters affecting the subject property has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located.
- (7) The parties listed above are entitled to rely on the survey and this certificate as a true and correct copy of the same.
- (8) Except as shown on the survey, there are no observable above ground encroachments (a) by the improvements on the subject property upon adjoining property, (b) by the improvements on adjoining property upon the subject property, (c) by the improvements on the subject property upon the subject property, (d) by the improvements on adjoining property upon the subject property.
- (9) At time of survey, there was no observable evidence of any changes in street right-of-way, easements, or proposed or available from the surrounding jurisdiction.
- (10) At time of survey, there was no observable evidence of use on a consistent or irregular basis, other than permitted or proposed, and available from the surrounding jurisdiction.
- (11) At time of survey, there was no observable evidence of recent street or subsurface construction or repairs.
- (12) At time of survey, there was no observable evidence of use on a solid waste disposal site, other than permitted or proposed, and available from the surrounding jurisdiction.
- (13) At time of survey, there was no observable evidence of stream or natural water courses located on the subject property.
- (14) At time of survey, there was no observable evidence of delineation markers of wetlands.
- (15) At time of survey, there was no observable evidence of underground utilities located on the subject property.
- (16) There are no gaps, gaps, overlaps or inked inherent to the surveyed property.
- (17) The number of total parking spaces - 34 and 1 handicap.
- (18) No encroachments observed. If any below grade, not shown herein.
- (19) There are no party walls with respect to adjoining properties.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) _____ of the Flood Insurance Rate Map, Community Flood No. _____, and is not in a Special Flood Hazard Area.

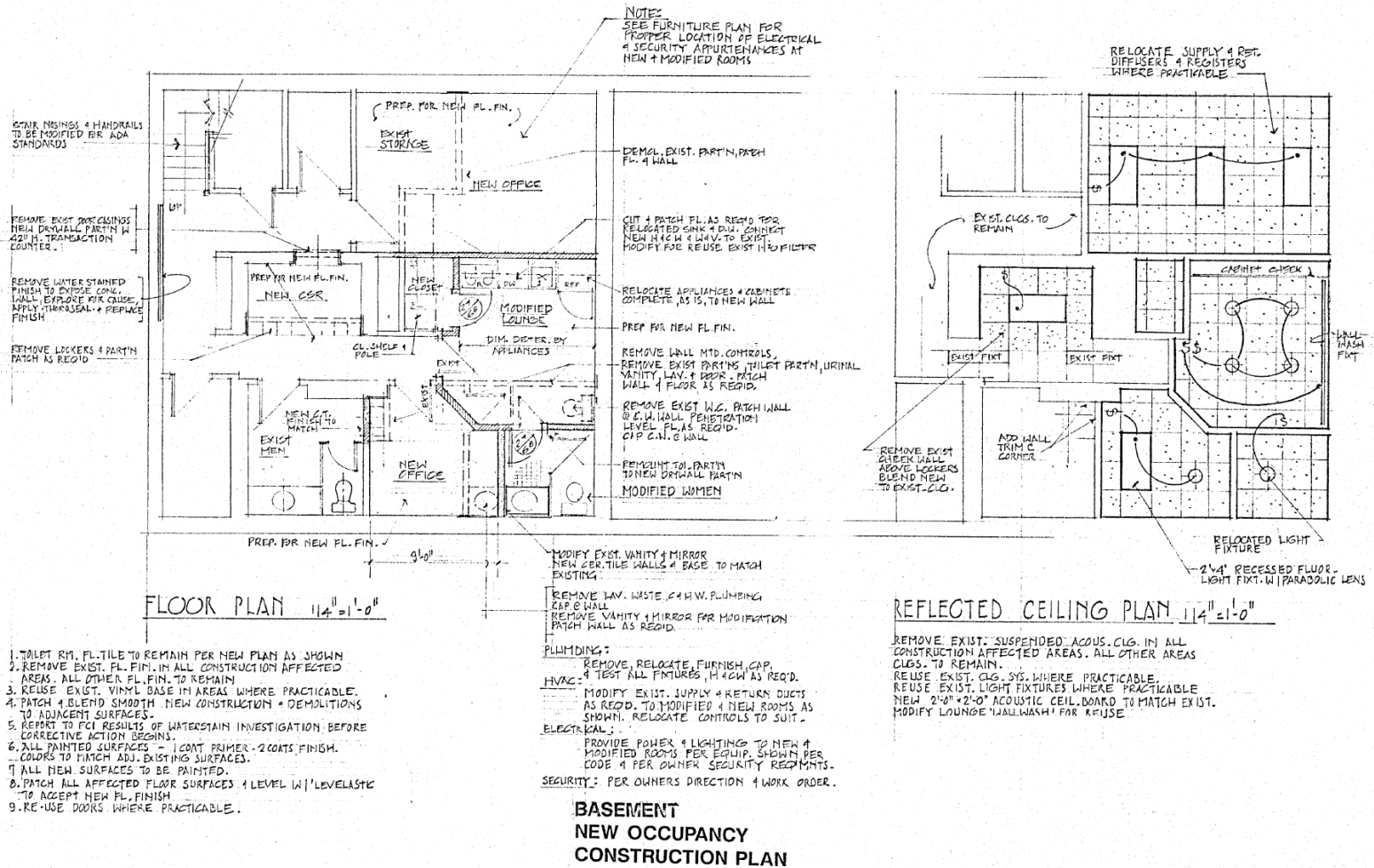
AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON MAPS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASIC FLOOD AREA. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.



662

East Main Street
Mount Kisco, NY 10549

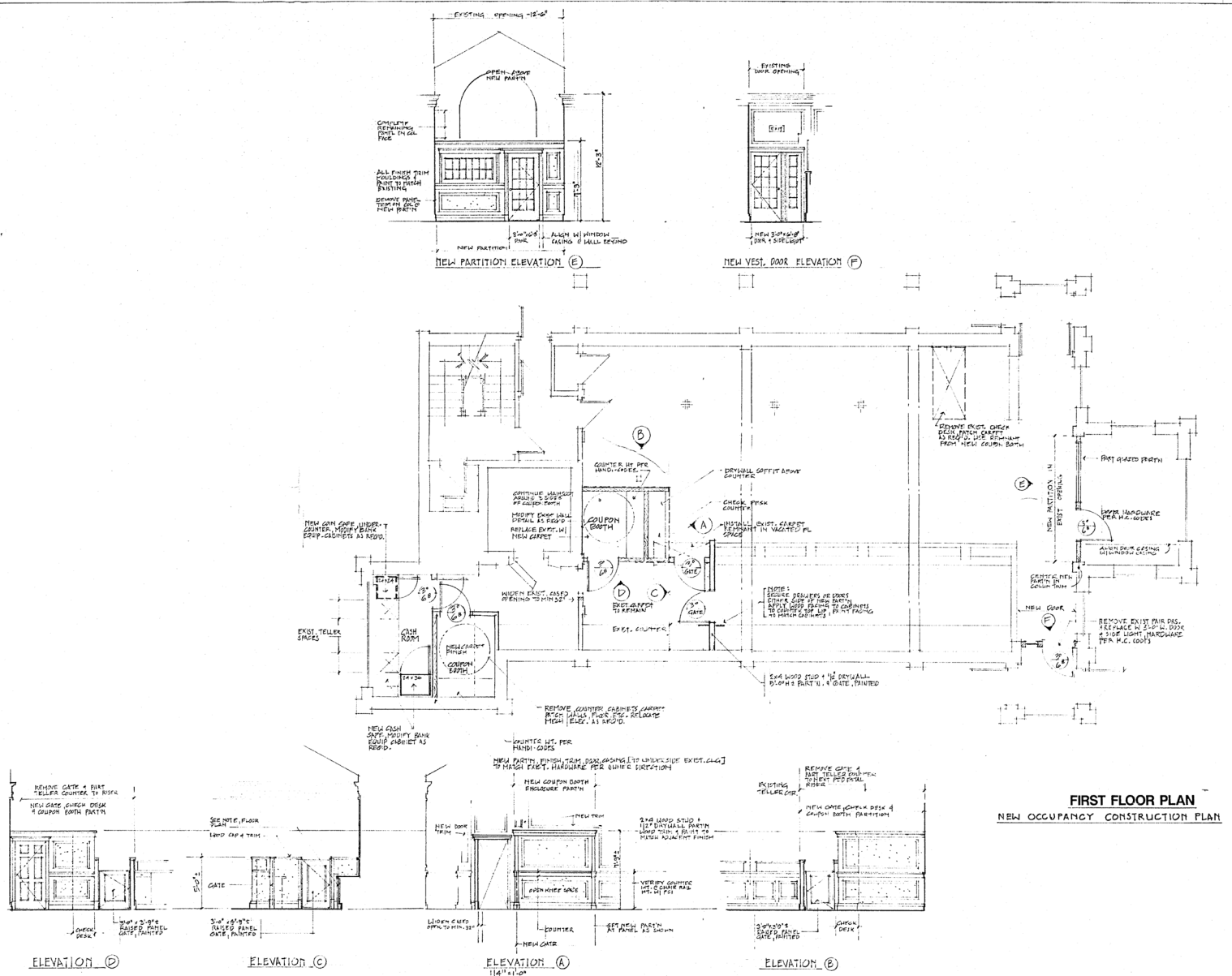
select properties
LLC



662

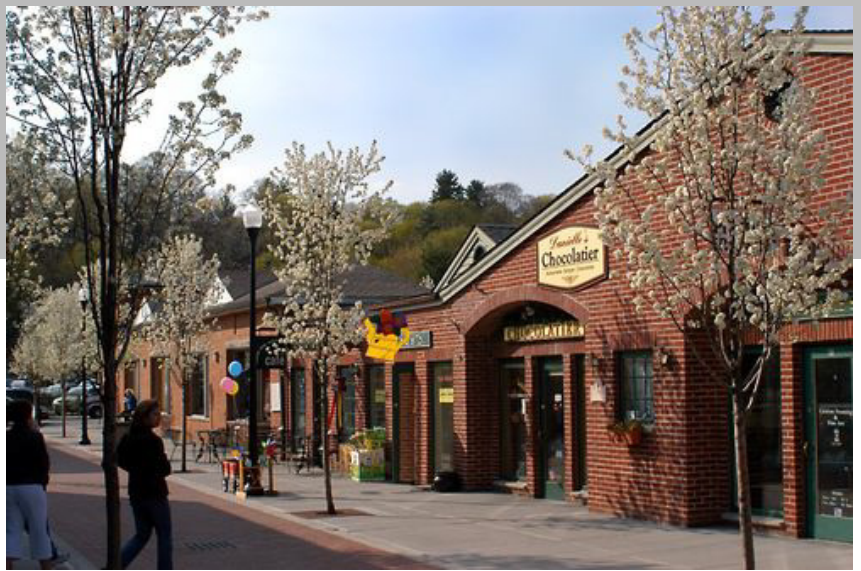
East Main Street
Mount Kisco, NY 10549

select properties
LLC



662

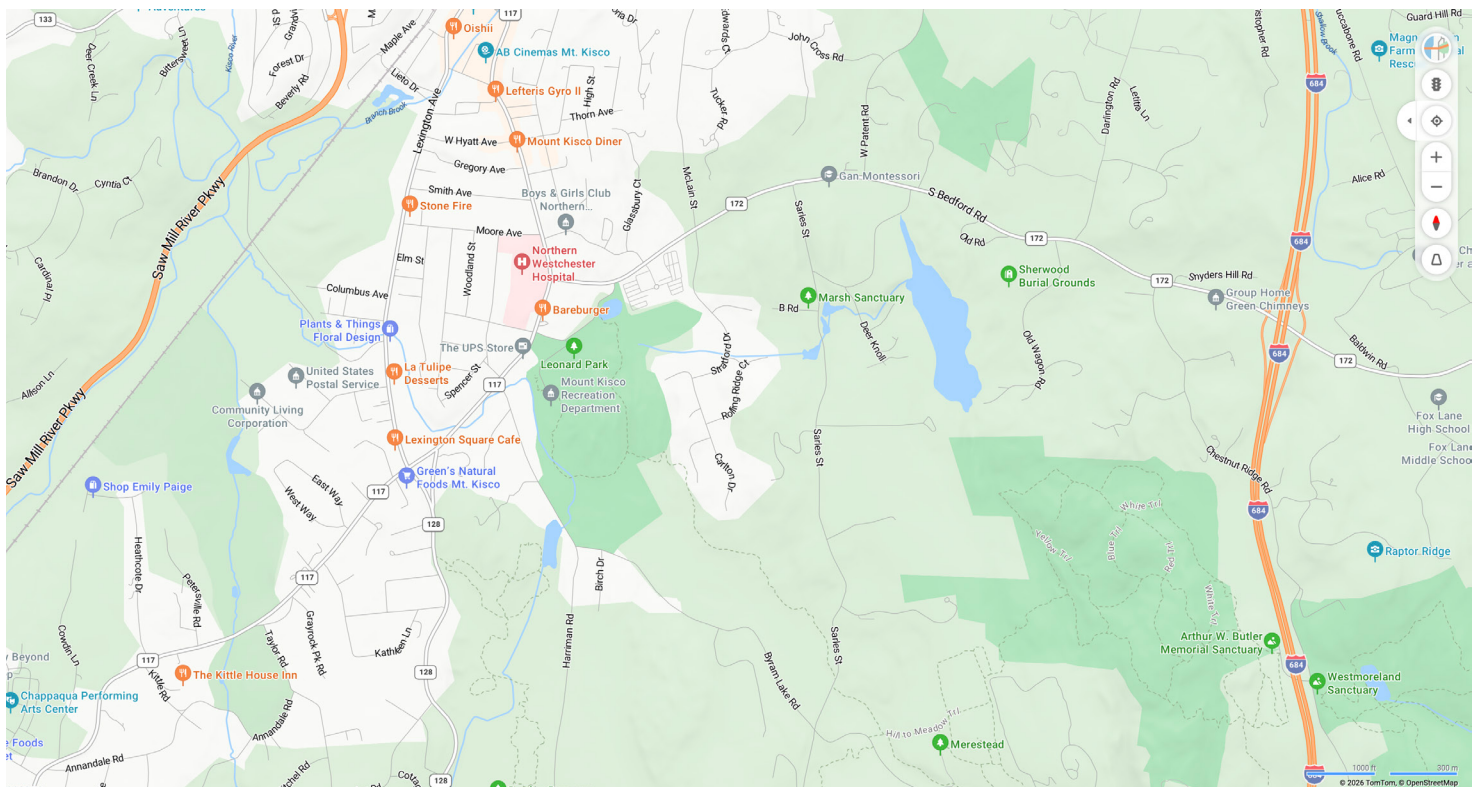
East Main Street
Mount Kisco, NY 10549



PROXIMITY TO AMENITIES & SURROUNDING COMMUNITIES

662 E Main Street, NY in Mount Kisco is situated within the business district of the Village of Mount Kisco, home to a large concentration of businesses, highlighted by Northern Westchester Hospital, a major driver for local activity (1,200± employees), and a premier destination for fine dining, shopping (national retailers), and entertainment. A complementary mix of nationally recognized retailers are located along the North Bedford Road/Route 117 Corridor and include, are Stop & Shop, Target, ShopRite, CVS, Staples, and Kohls. The presence of these retailers provides tenants with a significant amenity base within a 2.3 mile radius.

The Property's prime location is within 5 minutes of three exits of the Saw Mill River Parkway — 5 minutes from Interstate 684—two of Northern Westchester County's primary commuter arteries. These roadways conveniently link the surrounding communities, a highly educated labor base and employment centers in both Westchester and Fairfield Counties (<10 miles from the Connecticut border).



MAJOR ROADWAYS & ACCESSIBILITY

Route 117 / North Bedford Road

Route 117/North Bedford Road is a primary commercial corridor running through Mount Kisco and Bedford Hills. Providing local access and convenient connection to the Saw Mill River Parkway.

Saw Mill River Parkway

The Saw Mill River Parkway runs north-south through Westchester County and provides direct access to Mount Kisco from communities to the south, including Chappaqua, and Ardsley, as well as from Katonah and points north.

Interstate 684

Interstate 684 is located just minutes from the Property and serves as a major north-south commuter route connecting Westchester County with Fairfield County, Connecticut, and Interstate 84 to the north.

Interstate 84

Interstate 84 is accessible via Interstate 684 and provides an important east-west connection between Connecticut, Putnam County, Dutchess County, and the broader Hudson Valley region.

Taconic State Parkway

The Taconic State Parkway provides regional north-south access through Westchester, Putnam, Dutchess, and Columbia Counties, linking the Property to communities throughout the eastern Hudson Valley.

Sprain Brook Parkway

The Sprain Brook Parkway runs north-south through central Westchester and connects with the Taconic State Parkway, providing access from southern and central Westchester to the Mount Kisco area.

Interstate 87 / New York State Thruway

Interstate 87, also known as the New York State Thruway, provides major north-south access through the Hudson Valley and connects the region to New York City, Albany, and points north.

Interstate 287

Interstate 287 is one of the region's primary east-west routes, connecting Westchester County with Rockland County, New Jersey, Fairfield County, and major regional employment centers.

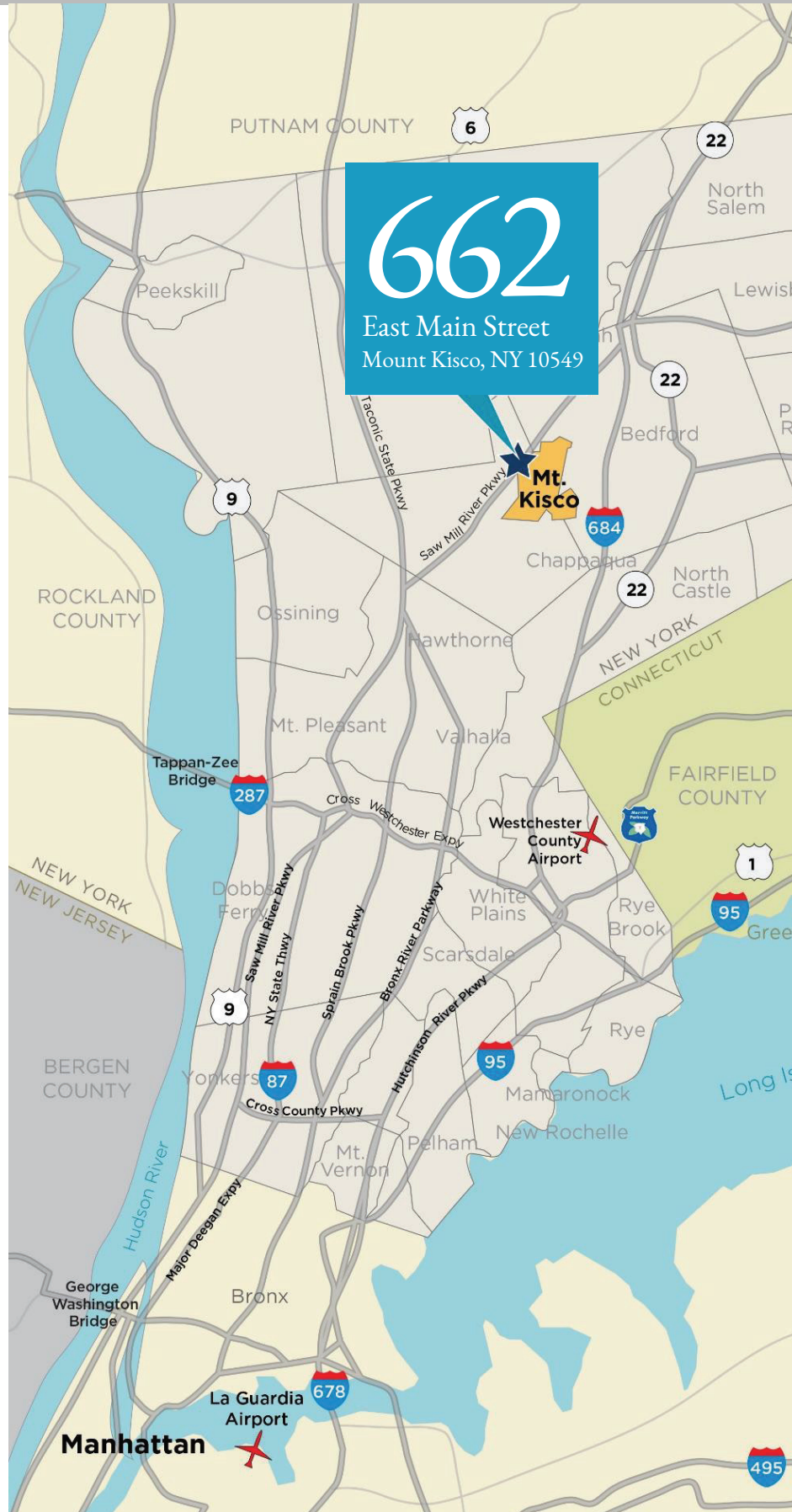
Hutchinson River Parkway

The Hutchinson River Parkway provides north-south access from the Bronx and lower Westchester to Connecticut and connects to key regional routes serving central and northern Westchester.

Interstate 95

Interstate 95 is the principal north-south interstate along the East Coast, providing access to New York City, coastal Connecticut, New Jersey, and the broader Northeast corridor.

662 E Main Street, Mount Kisco, NY | 7



662

East Main Street
Mount Kisco, NY 10549

select properties
LTD.

Westchester County is served by Metro-North Railroad, which provides commuter rail service to and from New York City. The county is accessible via three Metro-North lines: the New Haven Line, the Hudson Line, and the Harlem Line. The Property is located approximately 1.8 miles from the Mount Kisco Train Station, with peak travel times of approximately 56 minutes. Bee-Line bus service is also available in the Mount Kisco area.

Westchester County Airport, located approximately 12.5 miles south of the Property, is a major regional aviation hub offering commercial airline service as well as extensive corporate and general aviation operations. The Property is also within approximately one hour's drive of the New York metropolitan area's three major airports: LaGuardia Airport, approximately 39.5 miles away; John F. Kennedy International Airport, approximately 46.5 miles away; and Newark Liberty International Airport in New Jersey, approximately 54.1 miles away.



select properties
LTD.

Diana Chiulli • *Commercial Sales & Leasing*
344 Main Street, Suite 101 • Mount Kisco, NY 10549
914-666-9400
select1@optonline.net • diana.chiulli@icloud.com