

YORKTOWN HEIGHTS RETAIL

NWC OF DOWNING DRIVE & SAW MILL RIVER ROAD | YORKTOWN HEIGHTS, NY 10598

GROUND LEASE OR BUILD TO SUIT WITH DRIVE THRU

AREA TENANTS



PROPERTY INFORMATION

- 1.68 Acres, approximately 50% developable.
- Site had previously been approved for a 3,848 SF Bank with a Drive Thru.
- Inclusive C-3 Zoning allows a wide range of commercial uses, including food & medical.
- Shared intersection with the main entrance to the Yorktown Green Shopping Center, anchored by a newly opened, approximately 50,000 SF Uncle Giuseppe's Marketplace.
- Retail hub serving a large, affluent demographic, with easy access from the Taconic State Parkway.

SPACE DETAILS

- Available for Ground Lease or Build to Suit, with the ability to have a Drive Thru.

AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 4,824 | 21,761 | 57,691 |
| MEDIAN HH INC | \$159,136 | \$187,615 | \$174,032 |
| AVERAGE HH INC | \$199,520 | \$246,615 | \$229,027 |



www.CharterRealty.com



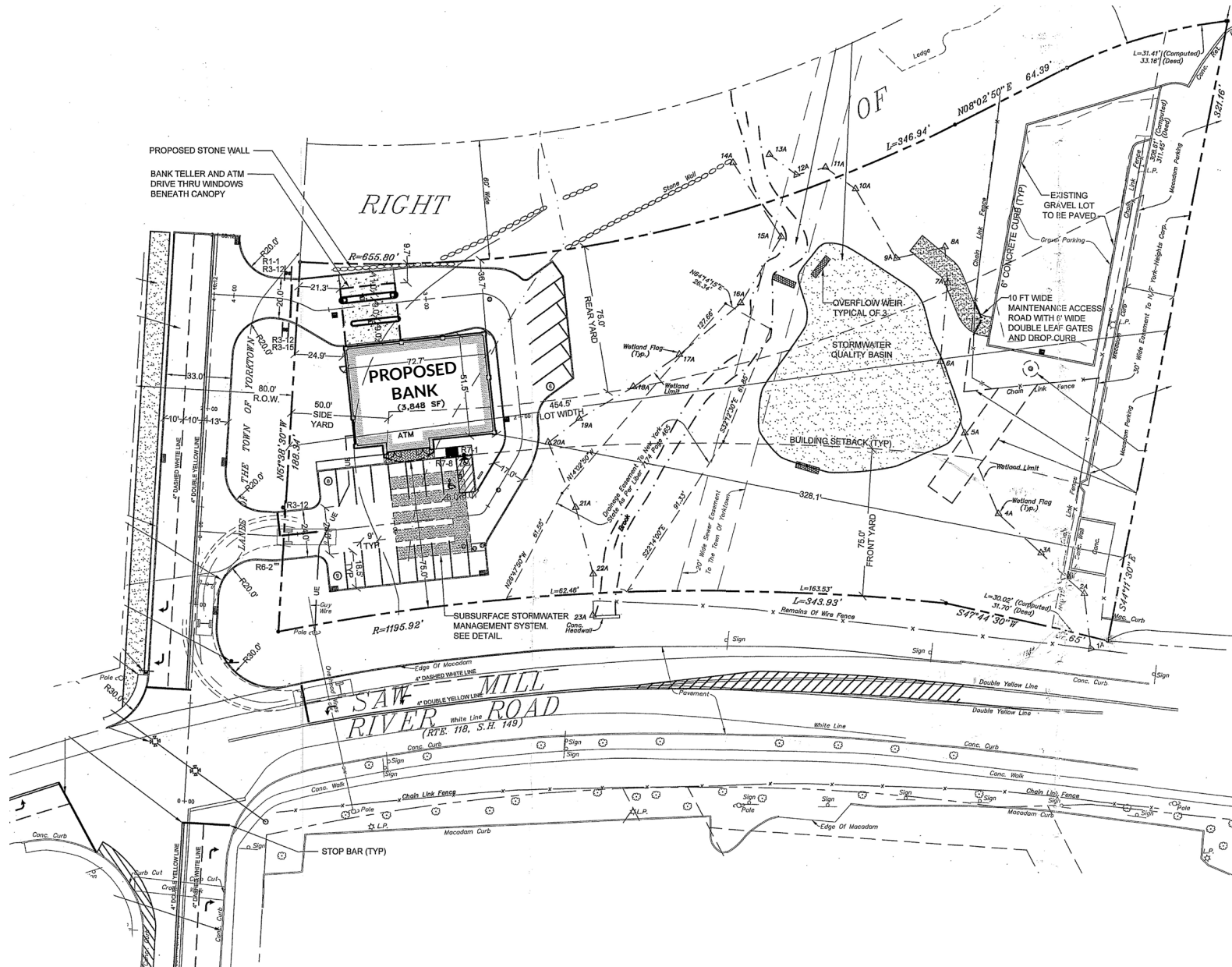
FOR MORE INFORMATION CONTACT:

PETER H. LEVINE | 203.683.1567 | Peter@CharterRealty.com

YORKTOWN HEIGHTS RETAIL

NWC OF DOWNING DRIVE & SAW MILL RIVER ROAD | YORKTOWN HEIGHTS, NY10598

PREVIOUSLY APPROVED SITE PLAN -
3,848 SF BANK WITH DRIVE THRU



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

YORKTOWN HEIGHTS RETAIL

NWC OF DOWNING DRIVE & SAW MILL RIVER ROAD | YORKTOWN HEIGHTS, NY10598

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **4,824**

Households: **1,819**

Daytime Population: **6,469**

Median Age: **44.8**



Average Household Income: **\$199,520**

Median Household Income: **\$159,136**

3 MILE RADIUS:



Total Population: **21,761**

Households: **7,473**

Daytime Population: **13,687**

Median Age: **44.8**



Average Household Income: **\$246,615**

Median Household Income: **\$187,615**

5 MILE RADIUS:



Total Population: **57,691**

Households: **20,829**

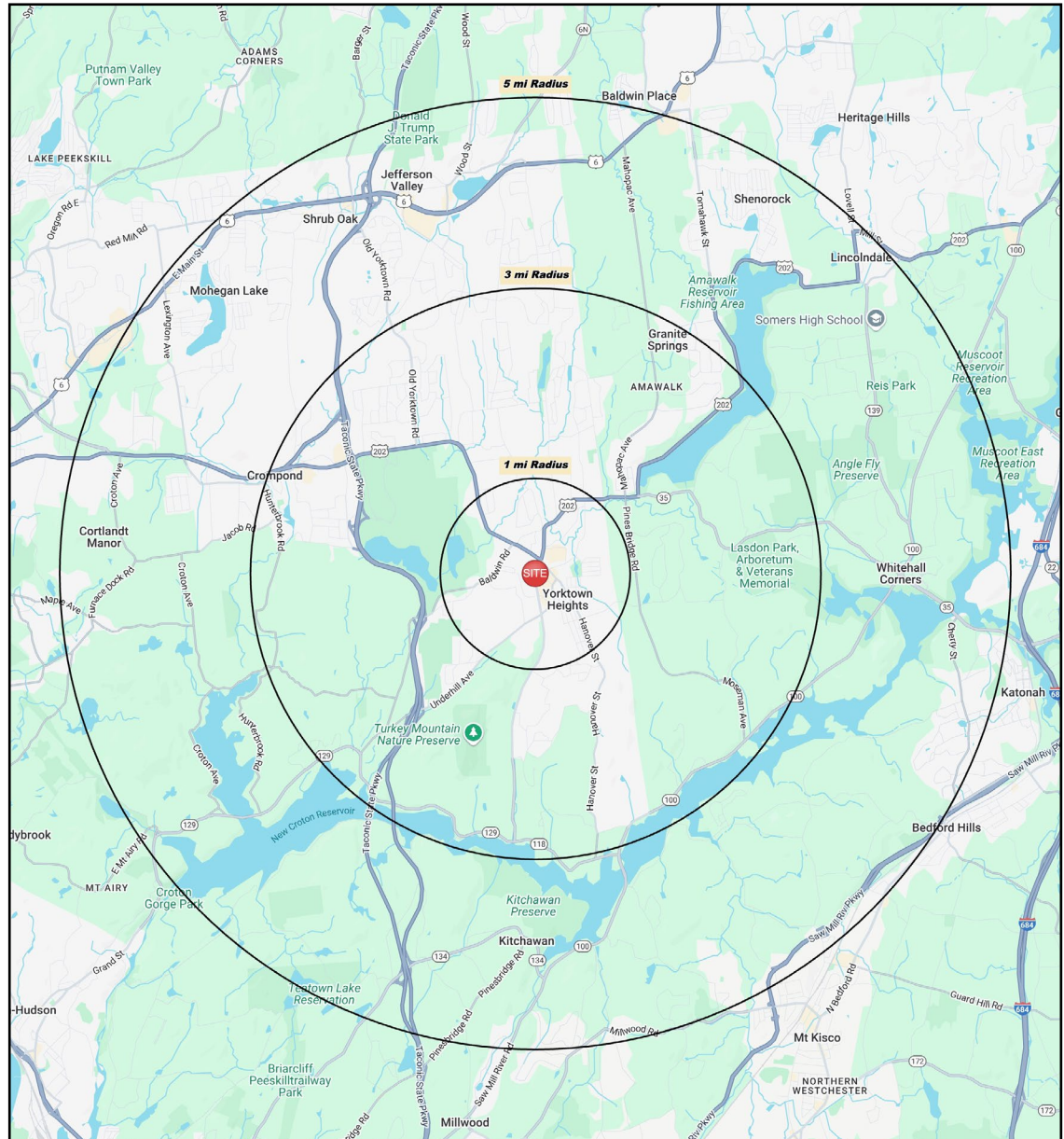
Daytime Population: **36,374**

Median Age: **45.9**



Average Household Income: **\$229,027**

Median Household Income: **\$174,032**



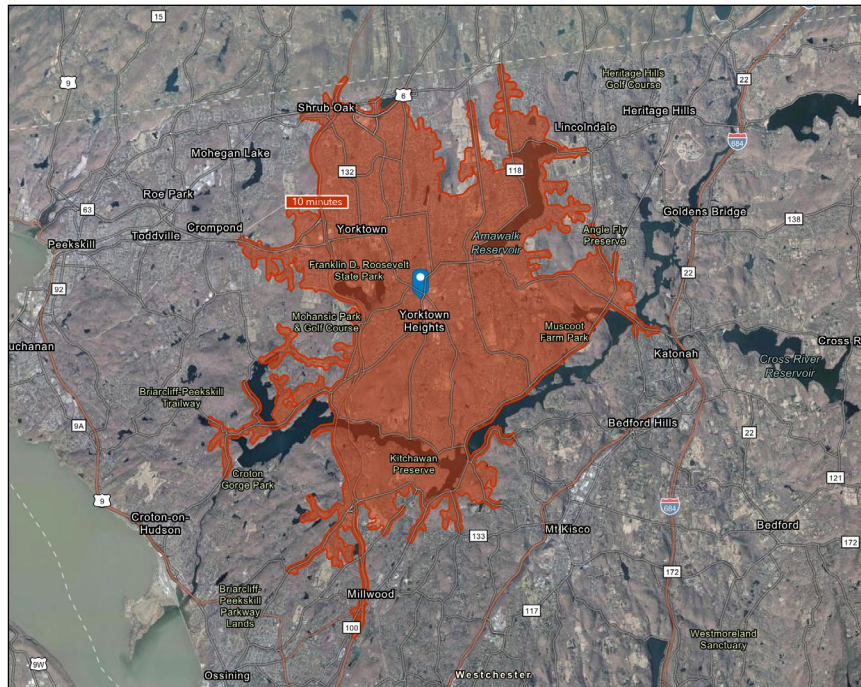
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

YORKTOWN HEIGHTS RETAIL

NWC OF DOWNING DRIVE & SAW MILL RIVER ROAD | YORKTOWN HEIGHTS, NY10598

10 MINUTE DRIVE TIME



KEY FACTS

30,677

Population

\$150,542

Median Household Income

47.0

Median Age

26,763

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

4,225 Households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

Top Tier

2,325 Households

Socioeconomic Traits

Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.

Household Types

Married couples without children or married couples with older children.

Typical Housing

Single Family

Professional Pride

1,592 Households

Socioeconomic Traits

Residents highly qualified in the science, technology, law, or finance fields; Their annual household income runs at more than twice the US level.

Household Types

Families are mostly married couples (almost 80% of households), and nearly half of these families have kids.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$465,347,480

EDUCATION

Bachelor's Degree
or Higher



60%

OWNER OCCUPIED HOME VALUE

Average



\$594,919

ANNUAL HOUSEHOLD SPENDING

\$6,698

Eating
Out

\$3,985

Apparel &
Services

\$12,241

Groceries

\$464

Computer &
Hardware

\$13,592

Health
Care



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

YORKTOWN HEIGHTS RETAIL

NWC OF DOWNING DRIVE & SAW MILL RIVER ROAD | YORKTOWN HEIGHTS, NY10598

SHARED INTERSECTION WITH THE MAIN ENTRANCE
TO THE YORKTOWN GREEN SHOPPING CENTER



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

YORKTOWN HEIGHTS RETAIL

NWC OF DOWNING DRIVE & SAW MILL RIVER ROAD | YORKTOWN HEIGHTS, NY10598



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.