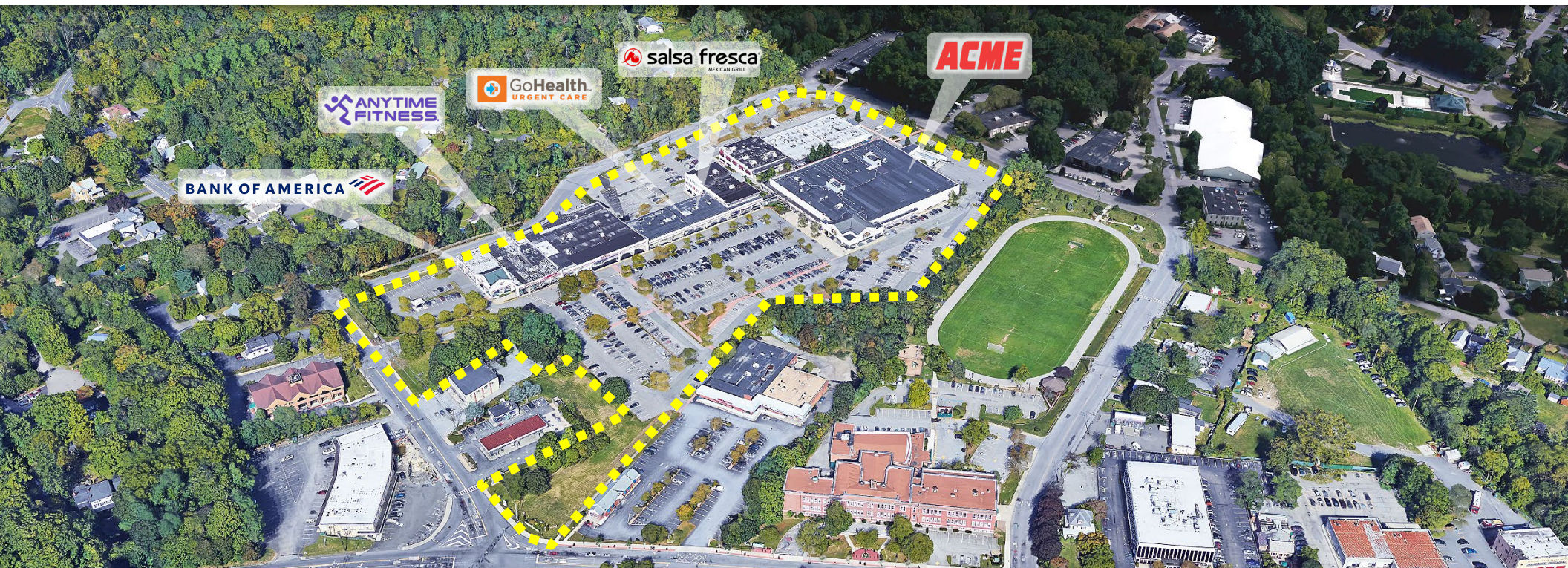


TRIANGLE SHOPPING CENTER

1,000 – 26,000 SF AVAILABLE

YORKTOWN HEIGHTS, NY
CURRENTLY UNDER RENOVATION



FOR MORE INFORMATION, PLEASE CONTACT:

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ROYAL
PROPERTIES

All information herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes, without notice.



PRIME RETAIL SPACE FOR LEASE | 1,000 – 26,000 SF

AVAILABLE:

1,055 SF (15' x 70')
1,187 SF (18' x 70'-4")
1,413 SF (14'-2" x 68'-4")
1,594 SF (23' x 70'-4")
5,546 SF (35' Frontage)
9,035 SF (90' x 110')
26,074 SF (167.5' x 155.6')

CO-TENANTS:

ACME Markets, Bank of America, GO Health Urgent Care, Salsa Fresca, Anytime Fitness, Goldfish Swim School, My Gym, Miraggio Mediterranean Restaurant and more

NEIGHBORING RETAILERS:

CVS, Uncle Giuseppe's Marketplace, Michael's, TJ Maxx, Five Below, Dunkin', Huntington Learning Center, Starbucks, Chase, Mavis Discount Tire, Rita's Italian Ice, Taco Bell, Burger King, Verizon, and many more

ADDITIONAL INFORMATION:

- 208,000 SF Two-Level Regional Shopping Center
- Excellent Visibility
- Highly Visible Anchor Space Available
- Shopping Center Renovations Planned 2024-2025
- Located at the Intersection of Route 118, 35 & 202
- 867 Parking Spaces
- Prime Signage

ASKING RENT:

Call for Details

CAM/TAXES:

Gross Lease (Included in Rent)

SITE PLAN

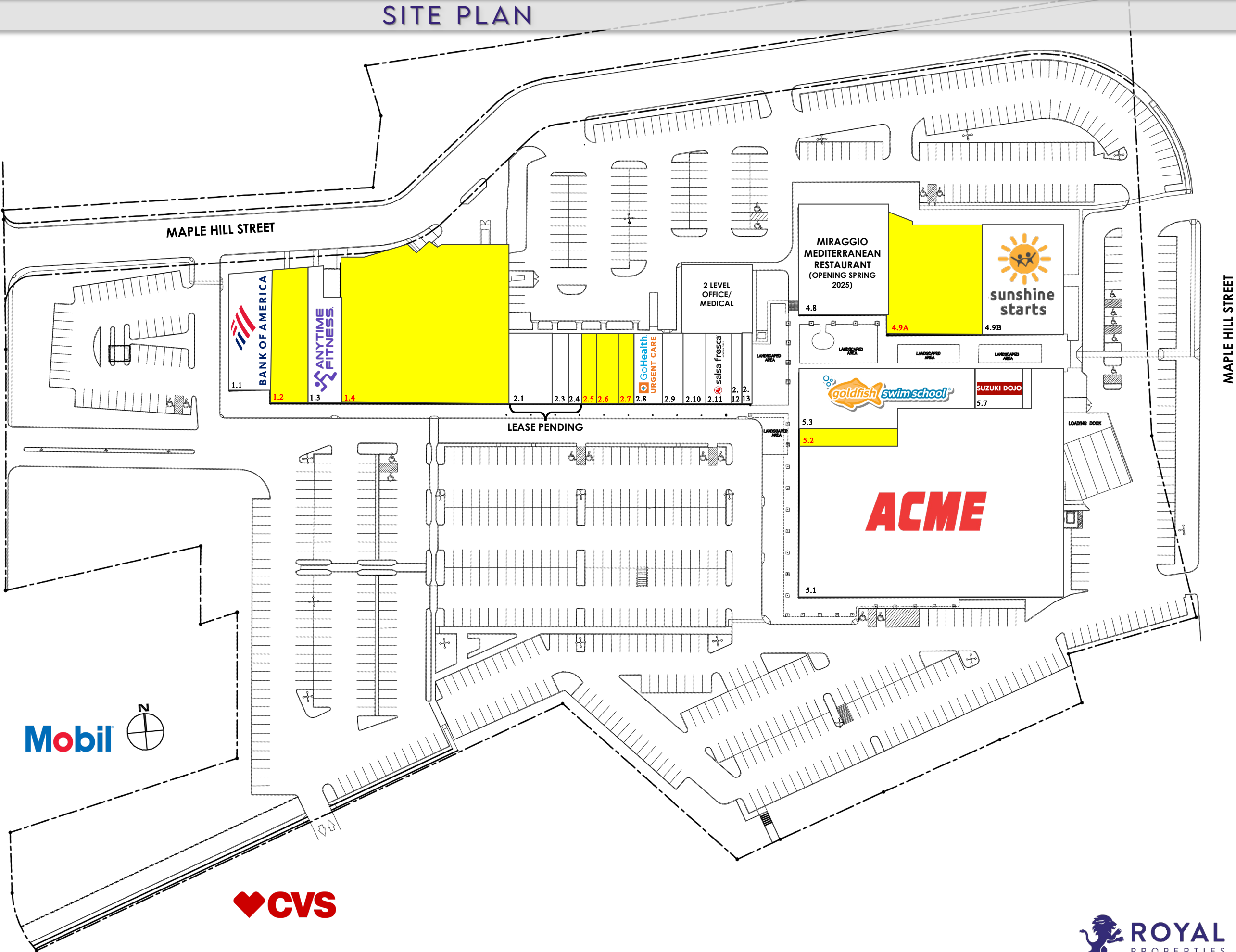
BUILDING 1		
#	TENANT	SF
1.1	BANK OF AMERICA	4,600
1.2	AVAILABLE (35' Frontage)	5,546
1.3	ANYTIME FITNESS	4,100
1.4	AVAILABLE (163' x 144')	26,074

BUILDING 2		
#	TENANT	SF
2.1	LEASE PENDING	3,212
2.3	LEASE PENDING	1,196
2.4	LEASE PENDING	914
2.5	AVAILABLE (15' x 70'-4")	1,055
2.6	AVAILABLE (23' x 70'-4")	1,594
2.7	AVAILABLE (18' x 70'-4")	1,187
2.8	GO HEALTH URGENT CARE	2,030
2.9	GENESIS JEWELERS	1,360
2.10	HIMALAYA RESTAURANT	1,270
2.11	SALSA FRESCA	2,010
2.12	CLEANERS	700
2.13	TRIANGLE HAIRCUTTERS	700

BUILDING 4		
#	TENANT	SF
4.8	MIRAGGIO RESTAURANT	10,000
4.9A	AVAILABLE (90' x 110')	9,035
4.9B	SUNSHINE STARTS	9,927

BUILDING 5		
#	TENANT	SF
5.1	ACME	50,431
5.2	AVAILABLE (14'-2" x 68'-4") (Currently Pow Burger)	1,413
5.3	GOLDFISH SWIM SCHOOL	9,253
5.7	SUZUKI DOJO KARATE	1,782

SAW MILL RIVER ROAD



SHOPPING CENTER PHOTOS



AERIAL

TRIANGLE SHOPPING CENTER



35 202 118

COMMERCE STREET

SAW MILL RIVER ROAD

118

202

DEMOGRAPHICS

1 MILE RADIUS

POPULATION



4,839

AVERAGE HH
INCOME

\$163,324

3 MILE RADIUS

POPULATION



23,437

AVERAGE HH
INCOME

\$237,302

5 MILE RADIUS

POPULATION



60,800

AVERAGE HH
INCOME

\$215,851

TRAFFIC COUNTS

ROUTE 202 ADT

TRAFFIC
COUNTS

13,367

CROMPOND ROAD ADT

TRAFFIC
COUNTS

15,910

TACONIC STATE PARKWAY ADT

TRAFFIC
COUNTS

61,327

LEASING CONTACTS:

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