

RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



JOIN 



PRICE REDUCED
ASKING KEY MONEY:
CALL FOR DETAILS



ROYAL

PROPERTIES

www.RoyalPropertiesInc.com

FOR MORE INFORMATION, PLEASE CONTACT:

Scott Meshil

914-237-3400 - Ext. 106

Scott@RoyalPropertiesInc.com

Mario Fernandes

914-237-3400 - Ext. 113

Mario@RoyalPropertiesInc.com

RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



Taconic State Pkwy
52,699 CPD

6

DUNKIN'
DeCicco Family Markets

TD Bank

7 ELEVEN

CHASE

20,784 CPD

club fit

6

★macy's
Bath & Body Works

DICK'S SPORTING GOODS

ULTA BEAUTY

Visionworks

H&M

Loft

Orangetheory FITNESS

KAY JEWELERS

24 HOUR FITNESS



LEE BOULEVARD

3,578 CPD



RESTAURANT BUSINESS FOR SALE

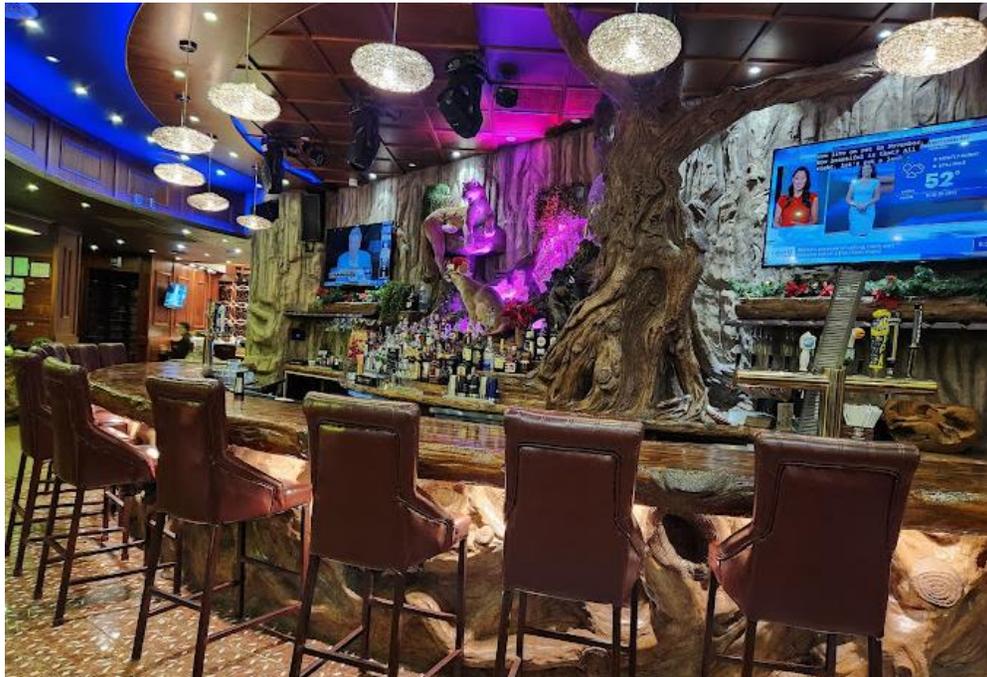
650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



FEATURES

- 5,862 SF Fully Built-out and Operational Restaurant
- 200 People Capacity (Approx. 150 Seating)
- Current Lease Expiring 6/30/2027
- Option Period Expiring 06/30/2032
- Fully Furnished High End Asian Bistro Restaurant
- Full-Service Kitchen, Raw & Sushi Bar, Beautiful Custom Bar, Two Party Rooms, and Outdoor Seating
- Kitchen Features: Walk-In Cooler & Freezer, Grill, Char Broiler, Deep Fryer, Ice Maker
- Direct Entrance From Parking Lot and Inside Mall
- Monthly Gross Rent: \$16,200

ASKING KEY MONEY: CALL FOR DETAILS



ADDITIONAL INFO

- Situated in Affluent Northern Westchester County
- Join Macy's, Dick's Sporting Goods, ULTA, 24 Hour Fitness, Bath & Body Works, Express, Kay Jewelers, H&M, LOFT, Orangetheory Fitness, Visionworks, Aeropostale, Forever 21, The Children's Place, Foot Locker, Shoe Dept. Encore and more
- Easy Access from Route 6 and Close Proximity to the Taconic State Parkway
- **TRAFFIC COUNTS:**
 - 20,784 Cars per Day Along Route 6
 - 52,699 Cars per Day Along Taconic State Parkway
 - 3,578 Cars per Day Along Lee Boulevard



RESTAURANT BUSINESS FOR SALE

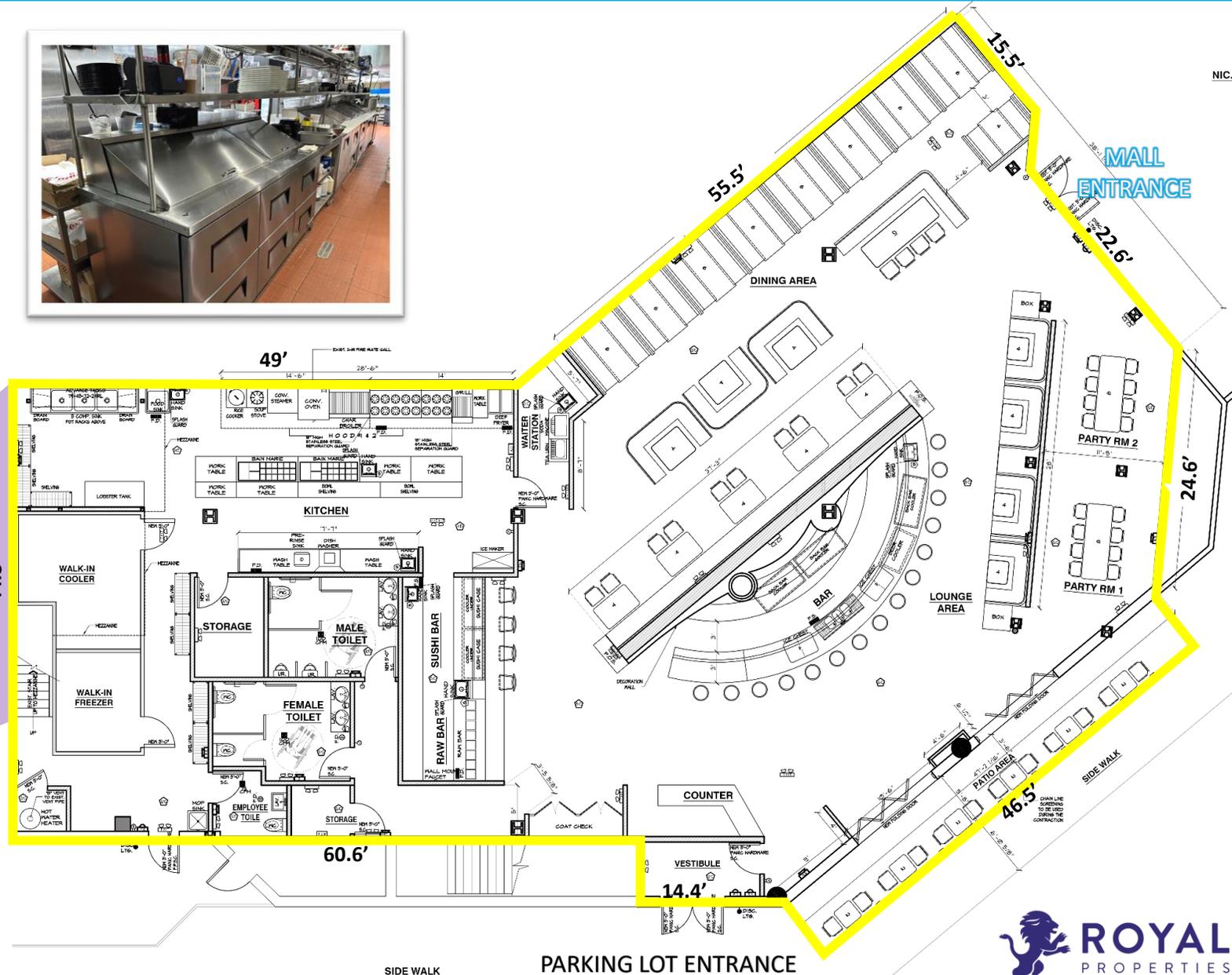
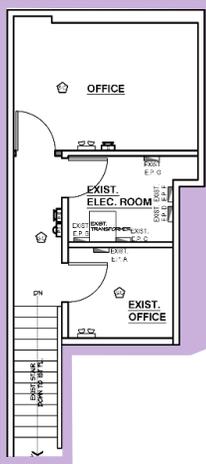
650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



FLOOR PLAN



2ND FLOOR OFFICES

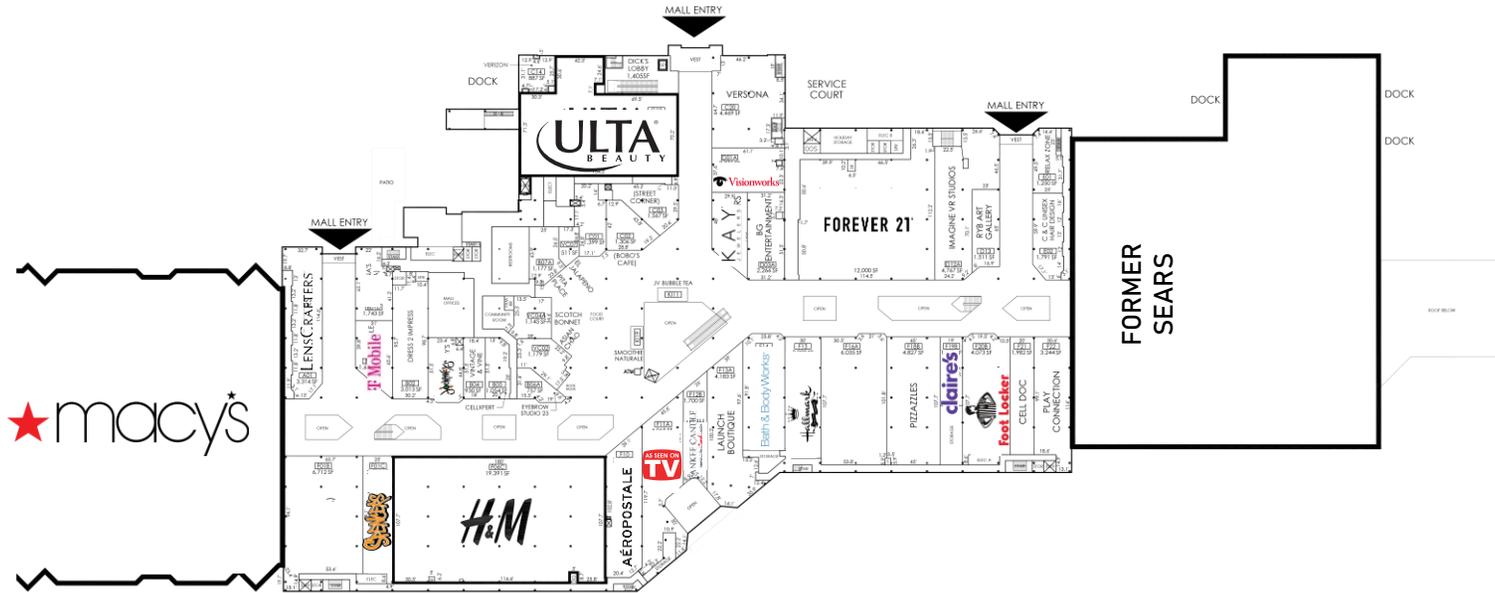


RESTAURANT BUSINESS FOR SALE

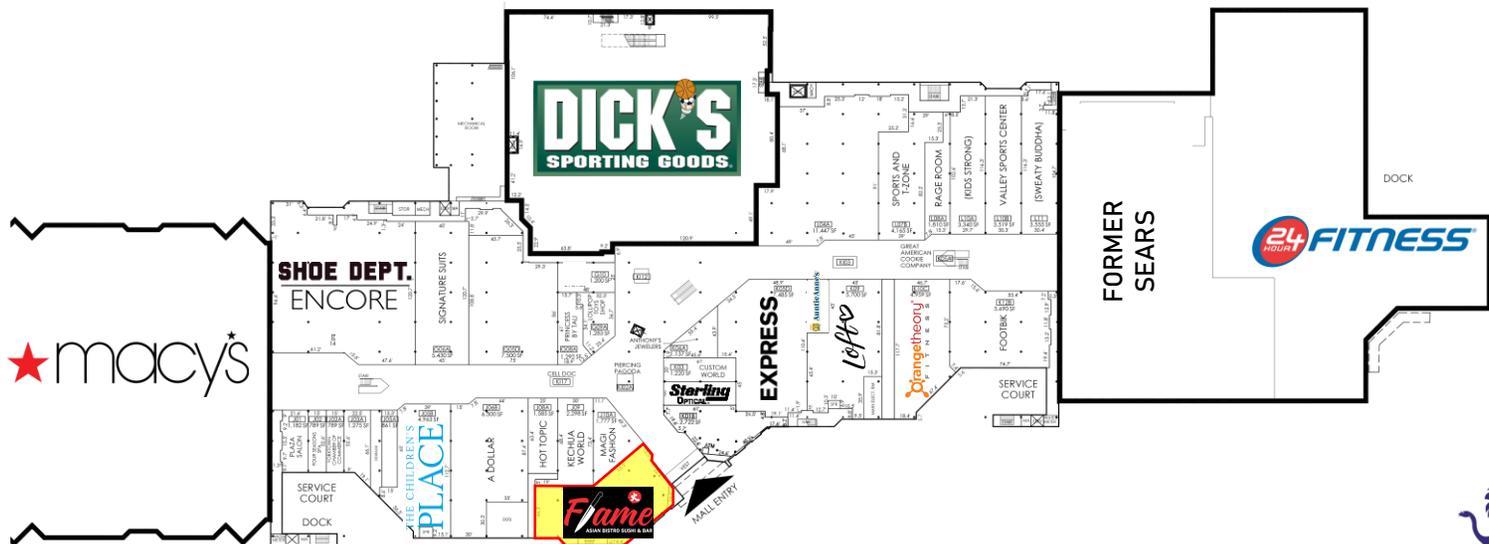
650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



MALL SITE PLAN



UPPER LEVEL



LOWER LEVEL



RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



AERIAL



CORTLANDT CROSSING

- ShopRite
- HOME SENSE
- CHIPOTLE MEXICAN GRILL
- AspenDental
- verizon

DECICCO MARKETPLACE

- DeCicco Family Markets
- PCSB bank
- DUNKIN'
- SUBWAY

Taconic State Pkwy

- TD Bank
- 7-Eleven
- club fit

HudsonValley FEDERAL CREDIT UNION

PCSB bank

DUNKIN'

Route 6

SOMERS COMMONS

- STOP & SHOP
- MATTRESS FIRM
- PHYSICIAN ONE URGENT CARE
- once a child
- goodwill
- at&t

KOHL'S

Route 6

DUNKIN' Baskin Robbins

Strawberry Rd

CVS

Apple Bank

Pizza Hut

verizon

SHRUB OAK SC

- ACME
- WELLS FARGO
- UNITED STATES POSTAL SERVICE

JEFFERSON VALLEY MALL

- macy's
- DICK'S SPORTING GOODS
- ULTA BEAUTY
- 24 HOUR FITNESS
- H&M
- Orangetheory FITNESS
- Visionworks
- KAY JEWELERS
- AS SEEN ON TV
- Bath & Body Works
- SHOE DEPT. ENCORE
- Foot Locker
- AÉROPOSTALE
- Flame
- THE CHILDREN'S PLACE
- VERSONA
- claire's
- EXPRESS
- FOREVER 21
- ImagineVR
- FUTURIX
- Left
- JOURNEYS

MAHOPAC VILLAGE SHOPPING CENTER

- ACME
- RITE AID
- planet fitness
- McDonald's
- Advance Auto Parts
- TSC
- TRACTOR SUPPLY CO

CORTLANDT TOWN CENTER

- Walmart
- BEST BUY
- HomeGoods
- at&t
- ACME
- THE HOME DEPOT
- Michael's
- GameStop
- DSW
- DESIGNER SHOE WAREHOUSE
- Panera BREAD
- Marshall's
- Starbucks
- McDonald's
- FIVE GUYS
- BARNES & NOBLE

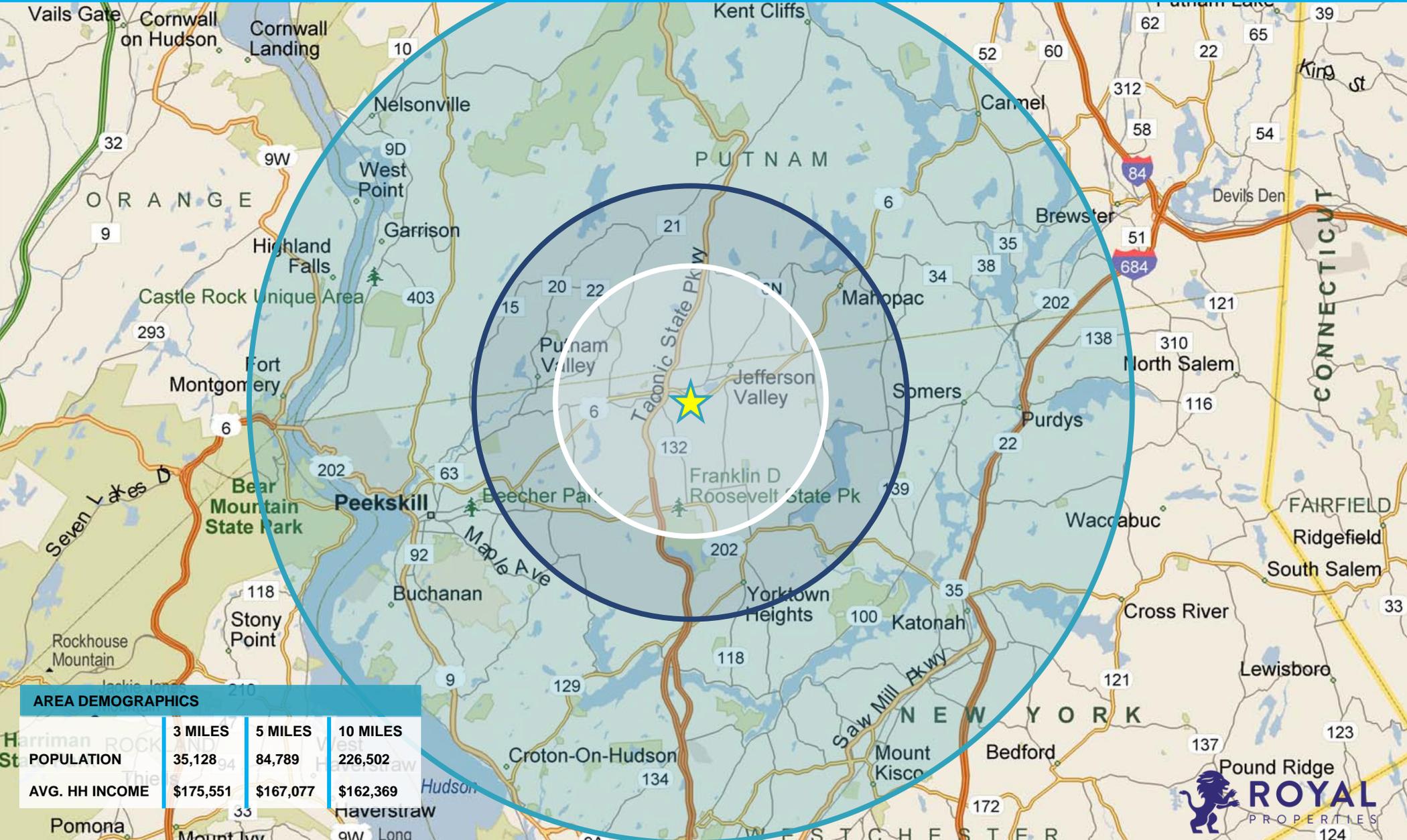


RESTAURANT BUSINESS FOR SALE

650 LEE BOULEVARD – YORKTOWN HEIGHTS, NY



DEMOGRAPHICS MAP



AREA DEMOGRAPHICS			
	3 MILES	5 MILES	10 MILES
POPULATION	35,128	84,789	226,502
AVG. HH INCOME	\$175,551	\$167,077	\$162,369

