

RETAIL SPACE

YORKTOWN GREEN SHOPPING CENTER

335 DOWNING DRIVE AT SAWMILL RIVER ROAD

YORKTOWN HEIGHTS | NEW YORK

29,333 SF
(divisible)
19' Clear Ceiling
Proposed Outdoor Sales Area
& **3,000 SF**
Restaurant
(expandable)

Join Uncle **Giuseppe's** & **TJ-maxx**
MARKETPLACE



RIPCO
REAL ESTATE

SPACE DETAILS

RENOVATION RENDERING



SPACE AVAILABLE

29,333 SF (132' x 220') divisible
with proposed outdoor sales area

3,000 SF - Former Restaurant (expandable) (30' x 100')

can be
combined for
4,900 SF
or
7,300 SF

1,900 SF (19' x 100')	4,300 SF combined
2,400 SF (24' x 100')	
2,500 SF (25' x 100')	

GLA

177,000± SF

ASKING RENT

Upon Request

NNN

\$5.83 PSF (est)

CO-TENANTS

Uncle Giuseppe's Marketplace, TJMaxx, Burger King, Huntington Learning Center, Nonna's Brick Oven Pizza & Restaurant, Hirame Sushi, DAS Auto Parts, Suburban Wines, Spotlight Dance Studio, Bijou Nails, Care Mount Dental, and Taco Bell, Coming Soon: UPS Store

SITE ATTRIBUTES

- Shopping Center Renovation to Begin Q1 2024
 - New pylon signage
- New Uncle Giuseppe's Marketplace Anchor
- Prime Westchester County Retail
- Main shopping center in town
- Centrally located in the heart of Yorktown
- Easy access and ample parking
- Traffic Light Access

CENTRALLY LOCATED



SUPERMARKET ANCHORED CENTER WITH REGIONAL PULL



The Gramercy



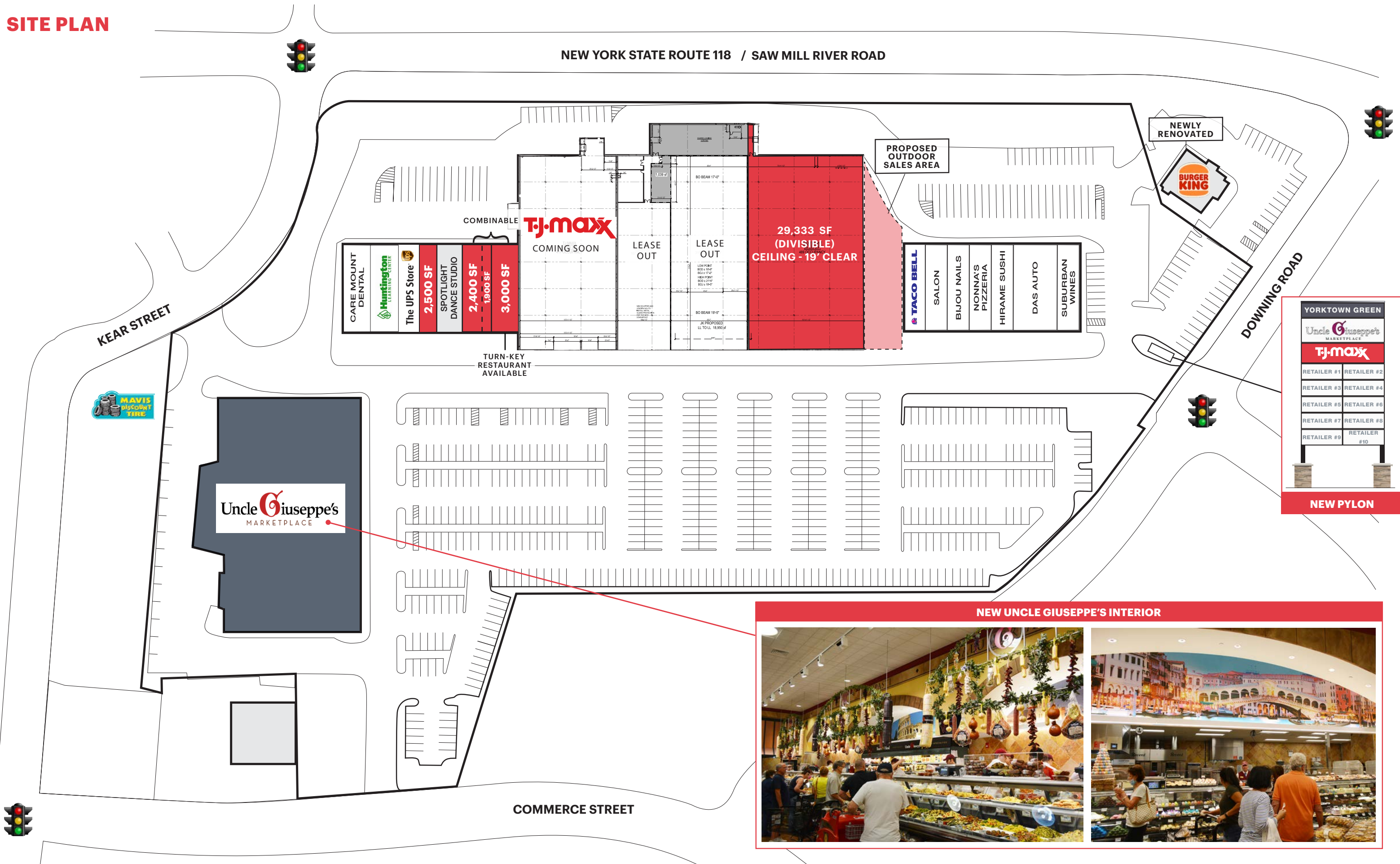
Yorktown Commons



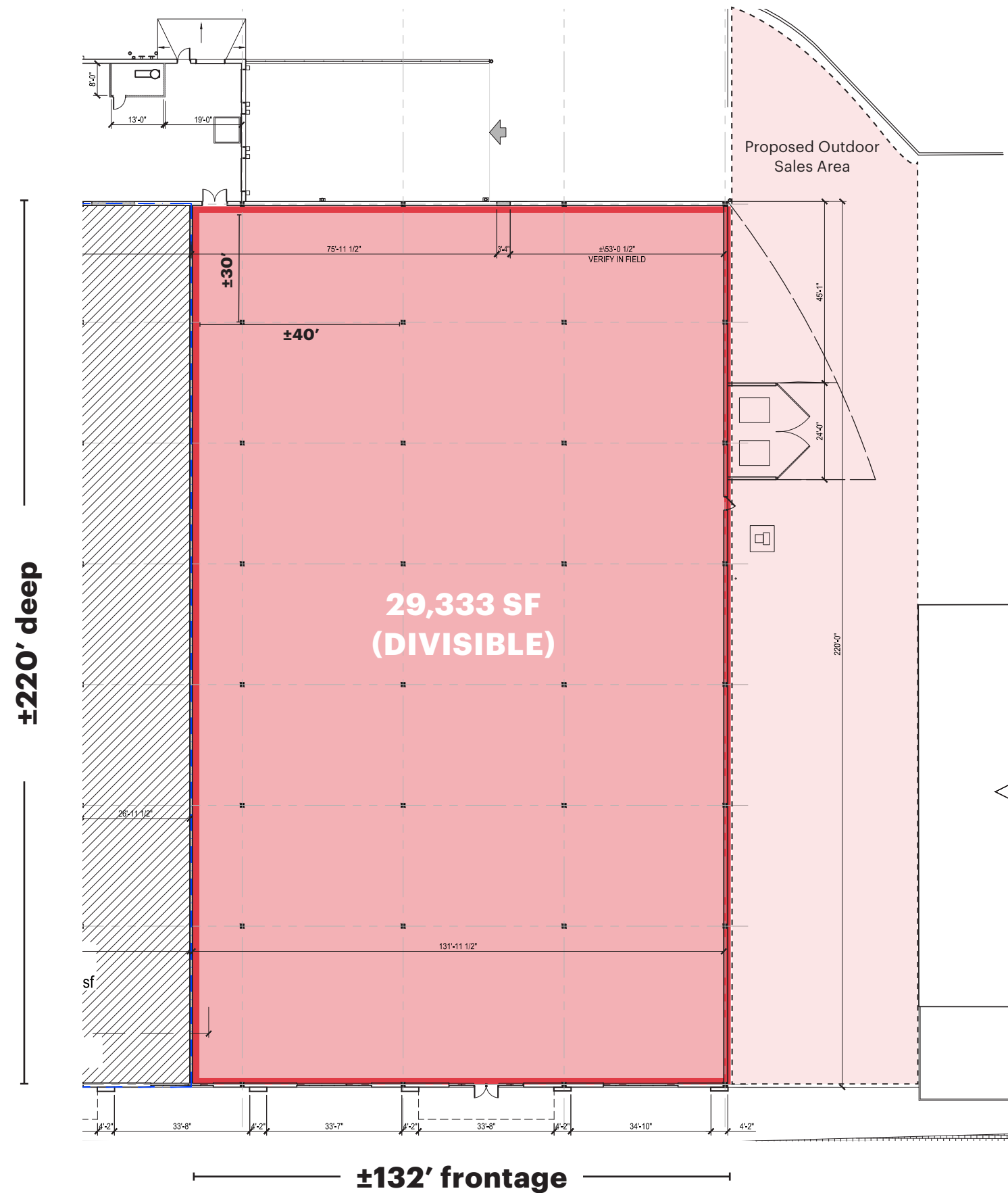
YORKTOWN GREEN	
Uncle Giuseppe's MARKETPLACE	
T.J. maxx	
RETAILER #1	RETAILER #2
RETAILER #3	RETAILER #4
RETAILER #5	RETAILER #6
RETAILER #7	RETAILER #8
RETAILER #9	RETAILER #10
NEW PYLON	

SITE PLAN

NEW YORK STATE ROUTE 118 / SAW MILL RIVER ROAD



SPACE PLAN - 29,333 SF (DIVISIBLE)



- **Proposed Outdoor Sales Area**

- **Ceiling Height**

Low Point

Bottom of Deck: 18'-9" \pm

Bottom of Joist: 17'-0" \pm

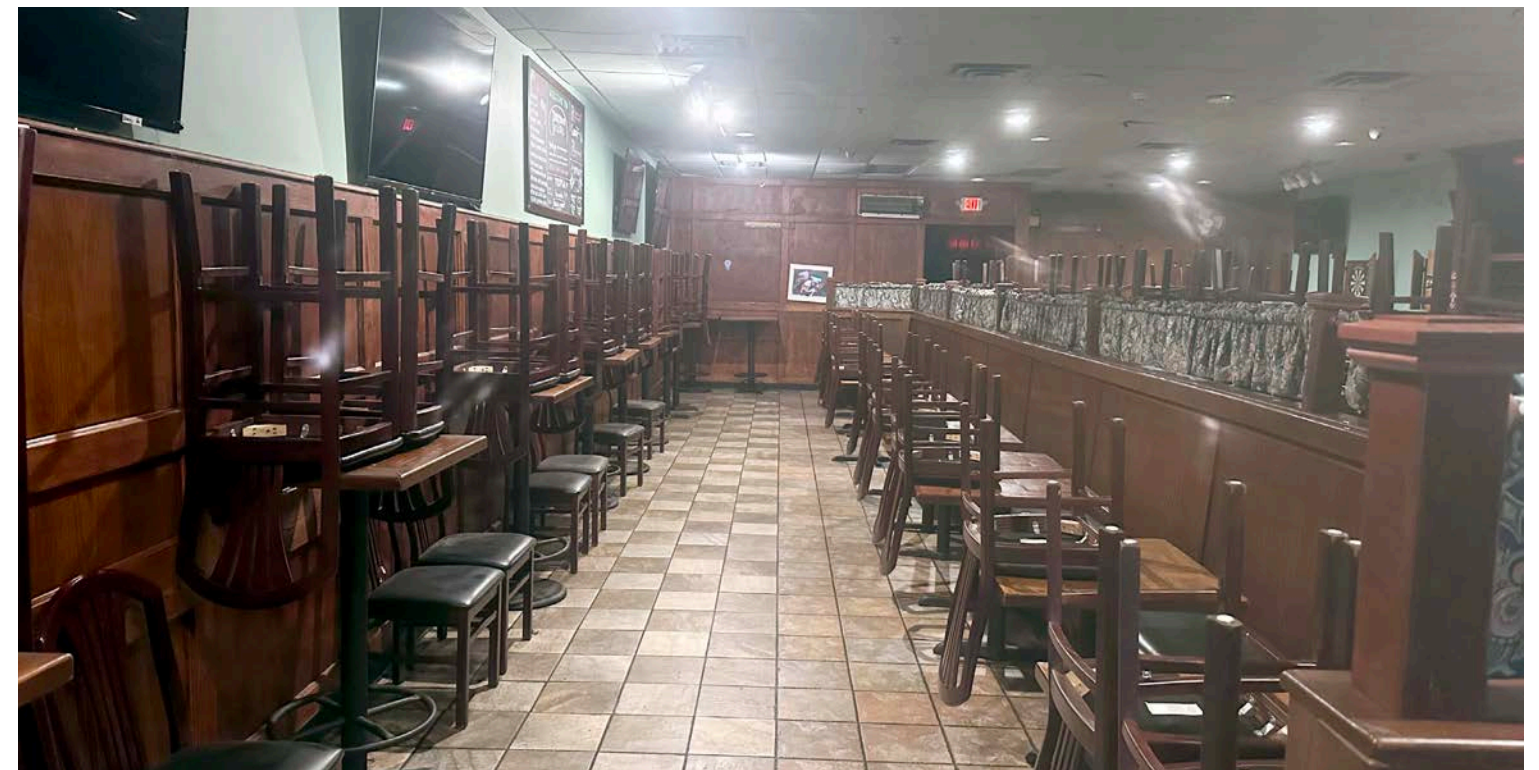
High Point

Bottom of Deck: 21'-5" \pm

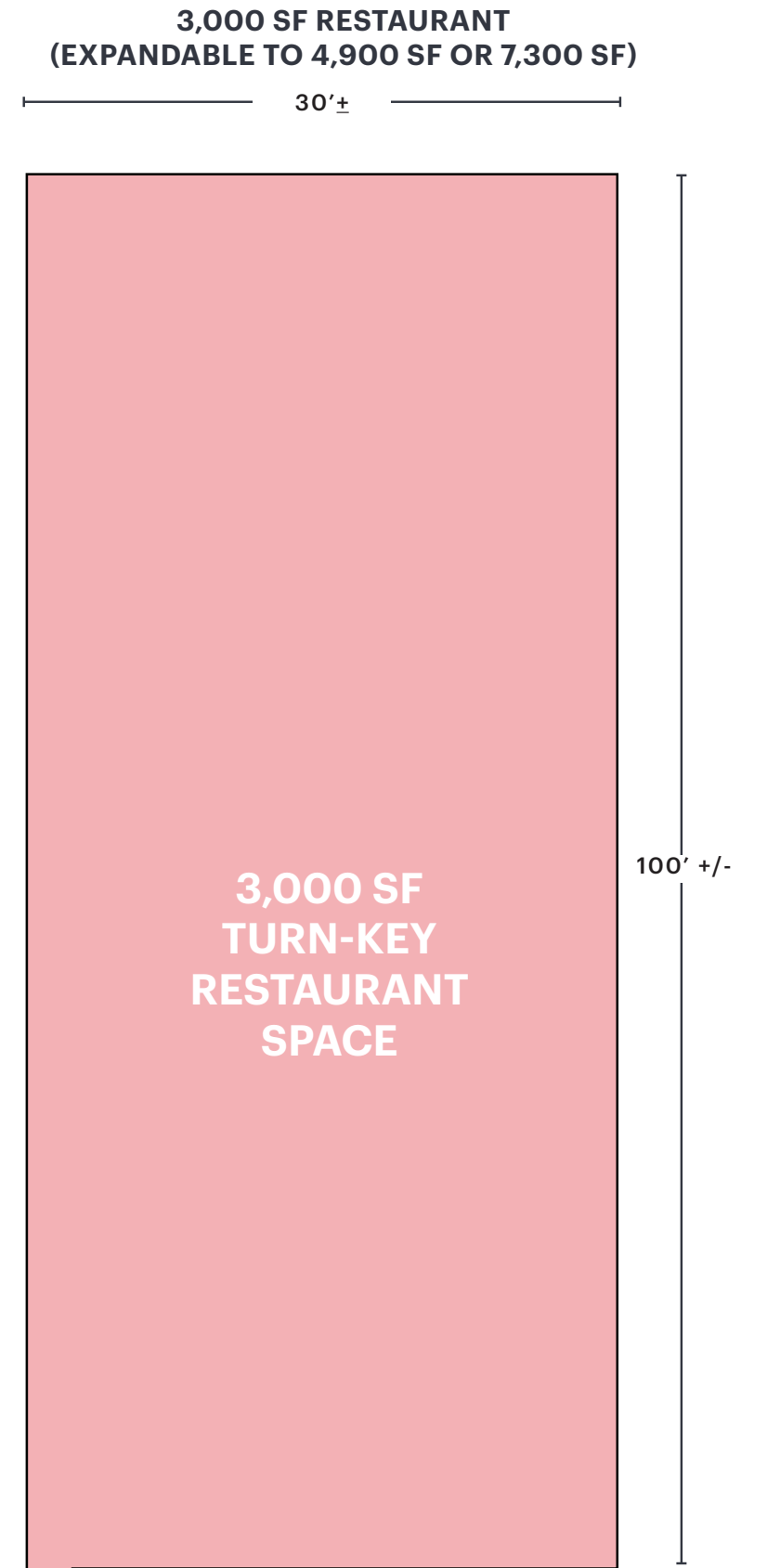
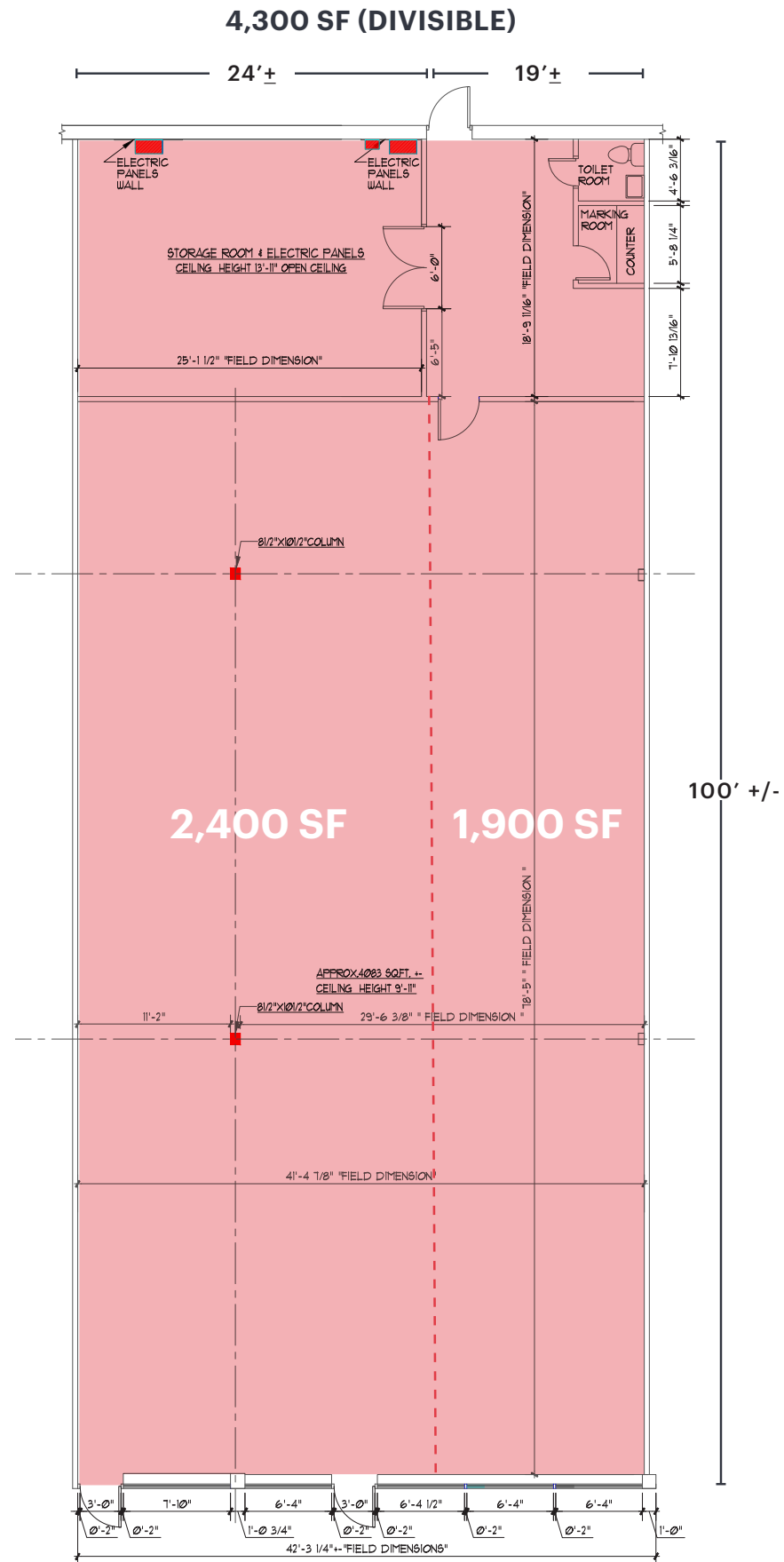
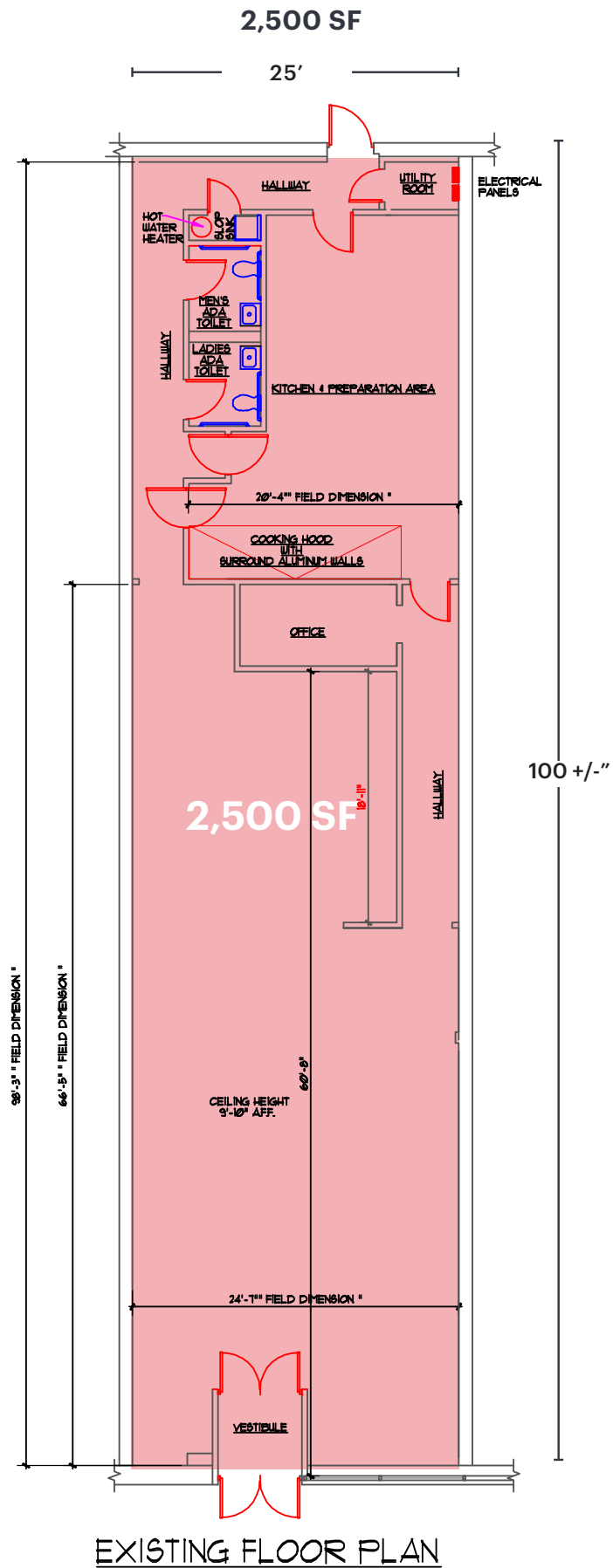
Bottom of Joist: 19'-5" \pm

***ALL MEASUREMENTS TO BE VERIFIED BY TENANT**

RESTAURANT AVAILABLE (TURN KEY) - 3,000 SF EXPANDABLE TO 4,900 OR 7,300 SF



SPACE PLANS

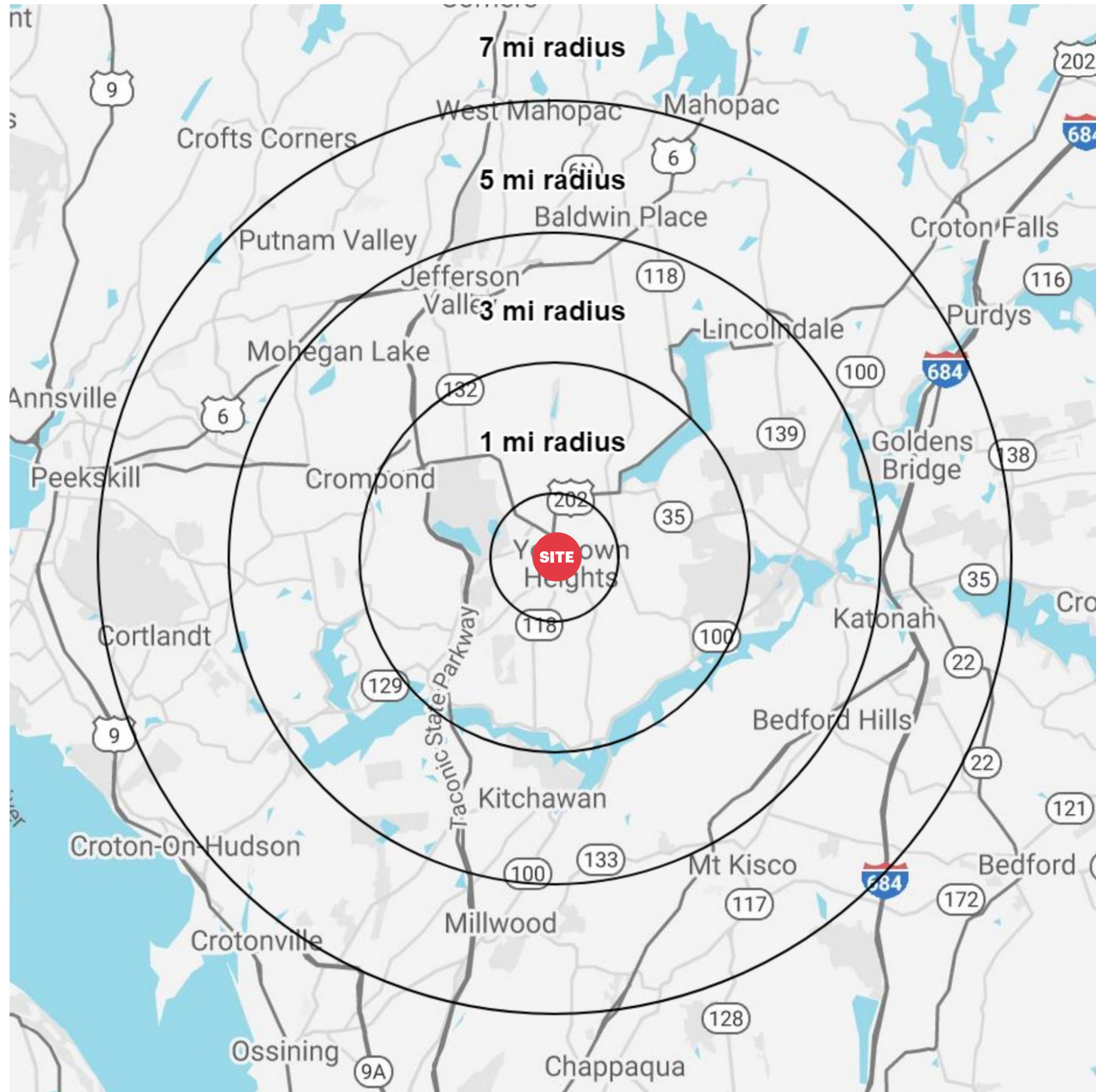


**CAN BE COMBINED FOR
4,900 SF OR 7,300 SF**

SITE PHOTOS



STRONG DEMOGRAPHICS



1 MILE RADIUS

POPULATION
4,154
HOUSEHOLDS
1,475
AVERAGE HOUSEHOLD INCOME
\$149,382
MEDIAN HOUSEHOLD INCOME
\$108,703

COLLEGE GRADUATES (Bachelor's +)
1,408 - 48%
TOTAL BUSINESSES
459
TOTAL EMPLOYEES
4,222
DAYTIME POPULATION (w/ 16 yr +)
6,304

3 MILE RADIUS

POPULATION
21,637
HOUSEHOLDS
7,253
AVERAGE HOUSEHOLD INCOME
\$222,586
MEDIAN HOUSEHOLD INCOME
\$163,364

COLLEGE GRADUATES (Bachelor's +)
9,225 - 60%
TOTAL BUSINESSES
796
TOTAL EMPLOYEES
8,247
DAYTIME POPULATION (w/ 16 yr +)
18,843

5 MILE RADIUS

POPULATION
59,909
HOUSEHOLDS
21,263
AVERAGE HOUSEHOLD INCOME
\$212,157
MEDIAN HOUSEHOLD INCOME
\$152,987

COLLEGE GRADUATES (Bachelor's +)
25,634 - 61%
TOTAL BUSINESSES
2,098
TOTAL EMPLOYEES
22,457
DAYTIME POPULATION (w/ 16 yr +)
51,797

7 MILE RADIUS

POPULATION
141,371
HOUSEHOLDS
51,585
AVERAGE HOUSEHOLD INCOME
\$195,332
MEDIAN HOUSEHOLD INCOME
\$135,159

COLLEGE GRADUATES (Bachelor's +)
58,912 - 59%
TOTAL BUSINESSES
5,431
TOTAL EMPLOYEES
60,663
DAYTIME POPULATION (w/ 16 yr +)
129,903

*2023 estimates

CONTACT EXCLUSIVE AGENT

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REAL ESTATE

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