



## 350 Lexington Avenue

Mount Kisco, New York

### Property Features

- » 4,625 +/- SF Space 1A
- » Parking for 100 Cars
- » Ceiling Heights 13'
- » Great Location for Retail, Medical & Personal Service
- » Near Northern Westchester Hospital

Demographics	3 Mile	5 Mile	10 Mile
» Population	23,616	60,044	226,996
» Avg HH Income	\$173,815	\$189,125	\$181,269

» Asking Rent - \$22 PSF NNN

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, lease or withdrawal without notice.

### Contact:

Exclusive Agent:

**Pam Bren Goldschmidt**

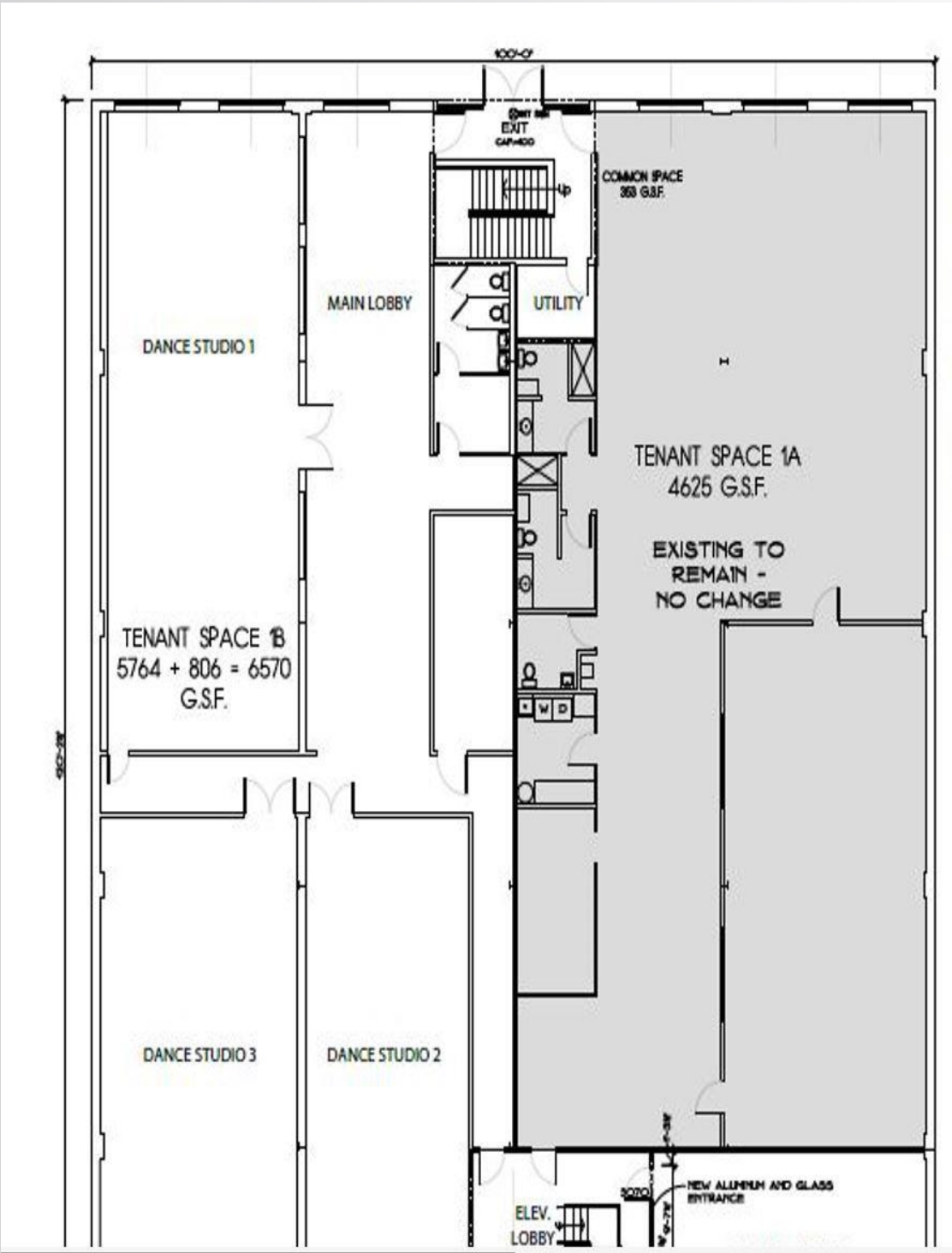
Phone: 914-723-1616

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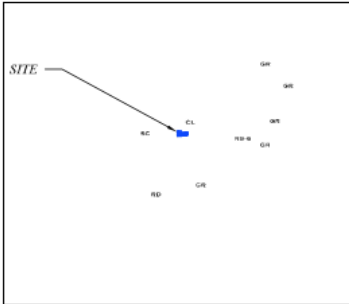
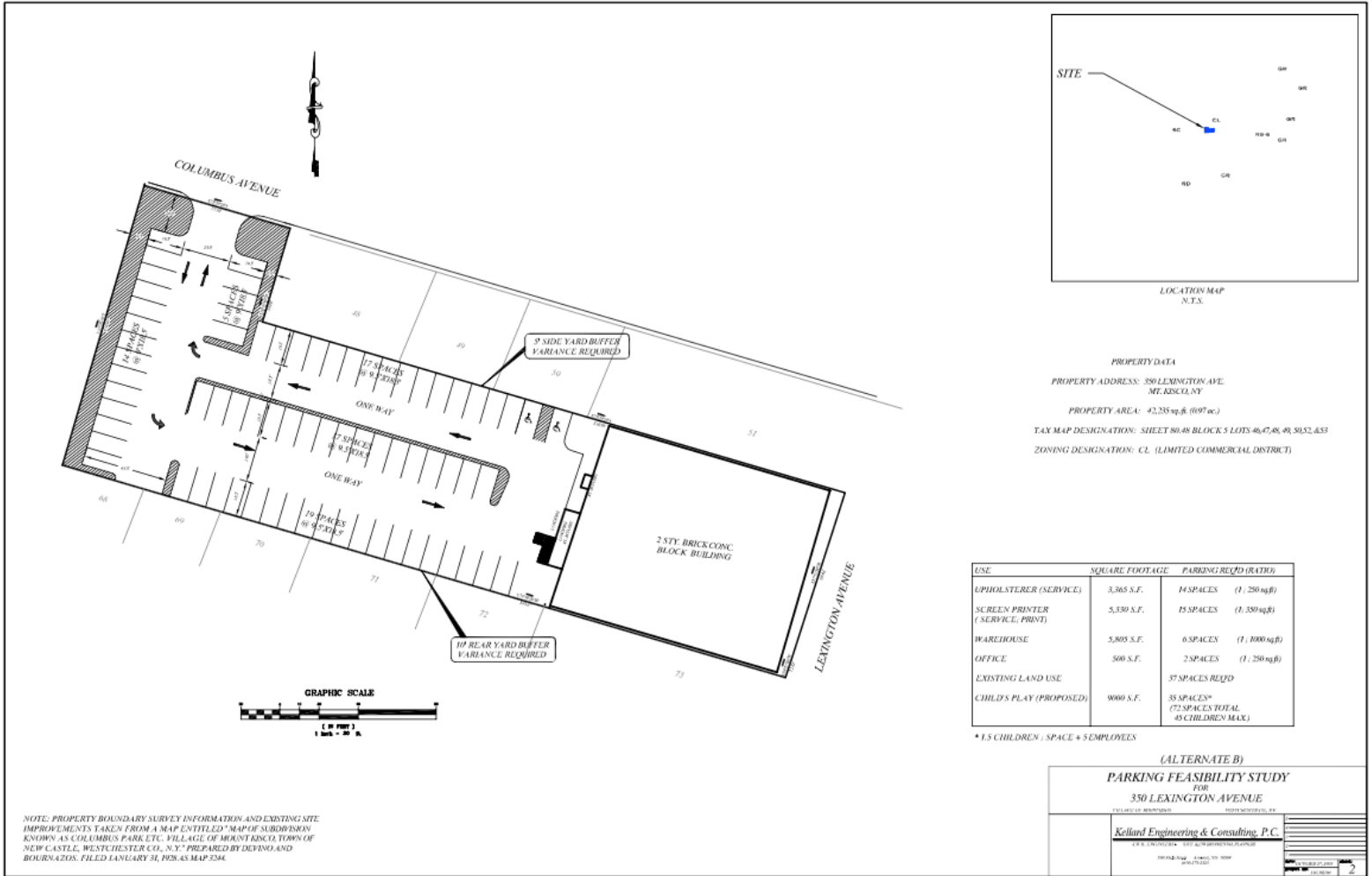
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LOCATION MAP  
N.T.A.

**PROPERTY DATA**  
 PROPERTY ADDRESS: 350 LEXINGTON AVE.  
 MT. KISCO, NY  
 PROPERTY AREA: 42,235 sq. ft. (0.97 ac.)  
 TAX MAP DESIGNATION: SHEET 80.48 BLOCK 3 LOTS 46, 47, 48, 49, 50, 52, 633  
 ZONING DESIGNATION: CL (LIMITED COMMERCIAL DISTRICT)

USE	SQUARE FOOTAGE	PARKING REQ'D (RATIO)
UPHOLSTERER (SERVICE)	3,365 S.F.	14 SPACES (1,250 sq ft)
SCREEN PRINTER (SERVICE, PRINT)	5,330 S.F.	15 SPACES (1,350 sq ft)
WAREHOUSE	5,805 S.F.	6 SPACES (1,100 sq ft)
OFFICE	500 S.F.	2 SPACES (1,250 sq ft)
EXISTING LAND USE		37 SPACES REQ'D
CHILD'S PLAY (PROPOSED)	900 S.F.	35 SPACES* (72 SPACES TOTAL 45 CHILDREN MAX.)

\* 1.5 CHILDREN / SPACE + 5 EMPLOYEES

(ALTERNATE B)  
**PARKING FEASIBILITY STUDY**  
 FOR  
**350 LEXINGTON AVENUE**  
 TOWN OF MOUNTAIN VIEW, WESTCHESTER COUNTY, NY

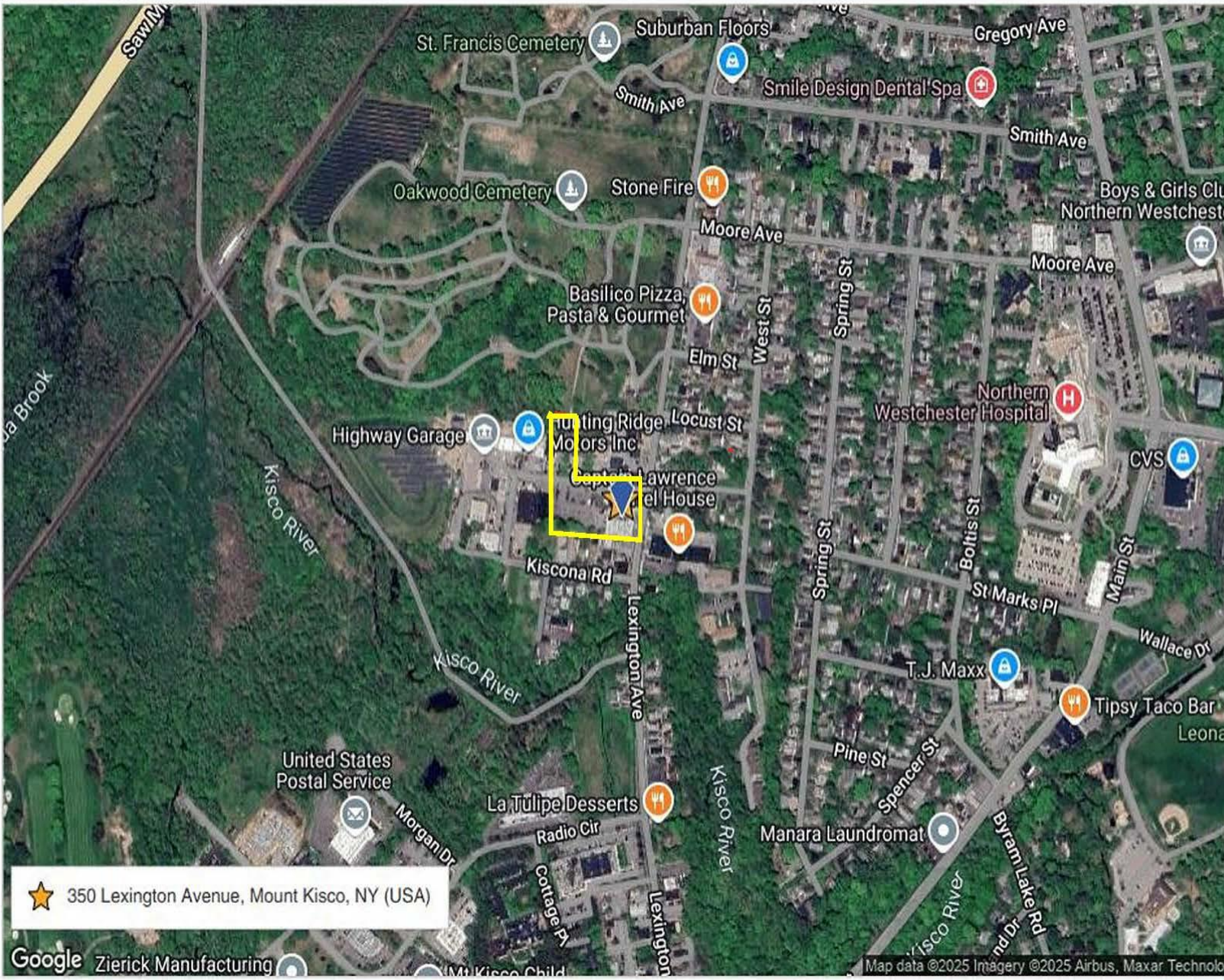
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DATE: 10/12/2011  
 SHEET NO.: 2

NOTE: PROPERTY BOUNDARY SURVEY INFORMATION AND EXISTING SITE IMPROVEMENTS TAKEN FROM A MAP ENTITLED "MAP OF SUBDIVISION KNOWN AS COLUMBUS PARK, ETC. VILLAGE OF MOUNTAIN VIEW, TOWN OF NEW CASTLE, WESTCHESTER CO., NY" PREPARED BY DEKING AND BOURNAZOS, FILED JANUARY 31, 1928 AS MAP 524.



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