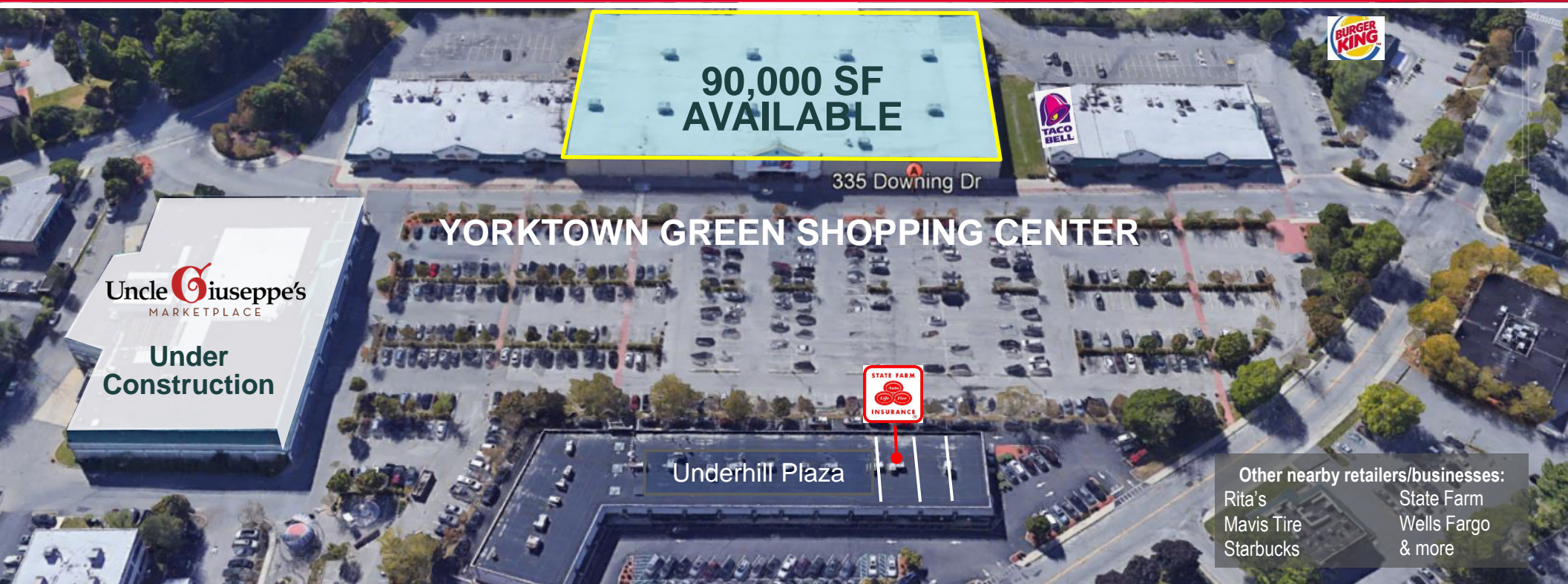




PRIME WESTCHESTER COUNTY RETAIL CENTER

335 Downing Drive

Yorktown Heights | Westchester County, NY 10598



Property Highlights

- 90,000 SF former K-Mart big box available for sublease
- Very reasonable sublease rate
- Centrally located in the heart of Yorktown
- Easy access & ample parking

Co-tenants include:

Burger King, Bijou's Nails, Das Auto, Caremount Dental, Hiramie Sushi, Huntington Learning Center, Nonna's Pizza, Spotlight Dance Studio, Susburban Wines, Taco Bell, Uncle Giuseppe's Marketplace (coming soon), Yorktown Grill.

DEMOGRAPHIC HIGHLIGHTS

5 Miles

Population	59,303
Households	20,555
Average Income	\$189,730

Source: US Census Bureau, Census 2010, ESRI Forecasts 2021

For more information, please contact:

John Coladonato
Real Estate Salesperson

+1 845 258 8424

jcoladonato@pyramidbrokerage.com

Lila "Lee" M. Salvetti
Associate Real Estate Broker

+1 315 445 8524

lsalvetti@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY
356 Meadow Avenue
2nd Floor
Newburgh, NY 12550
phone: +1 845 522 5900

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

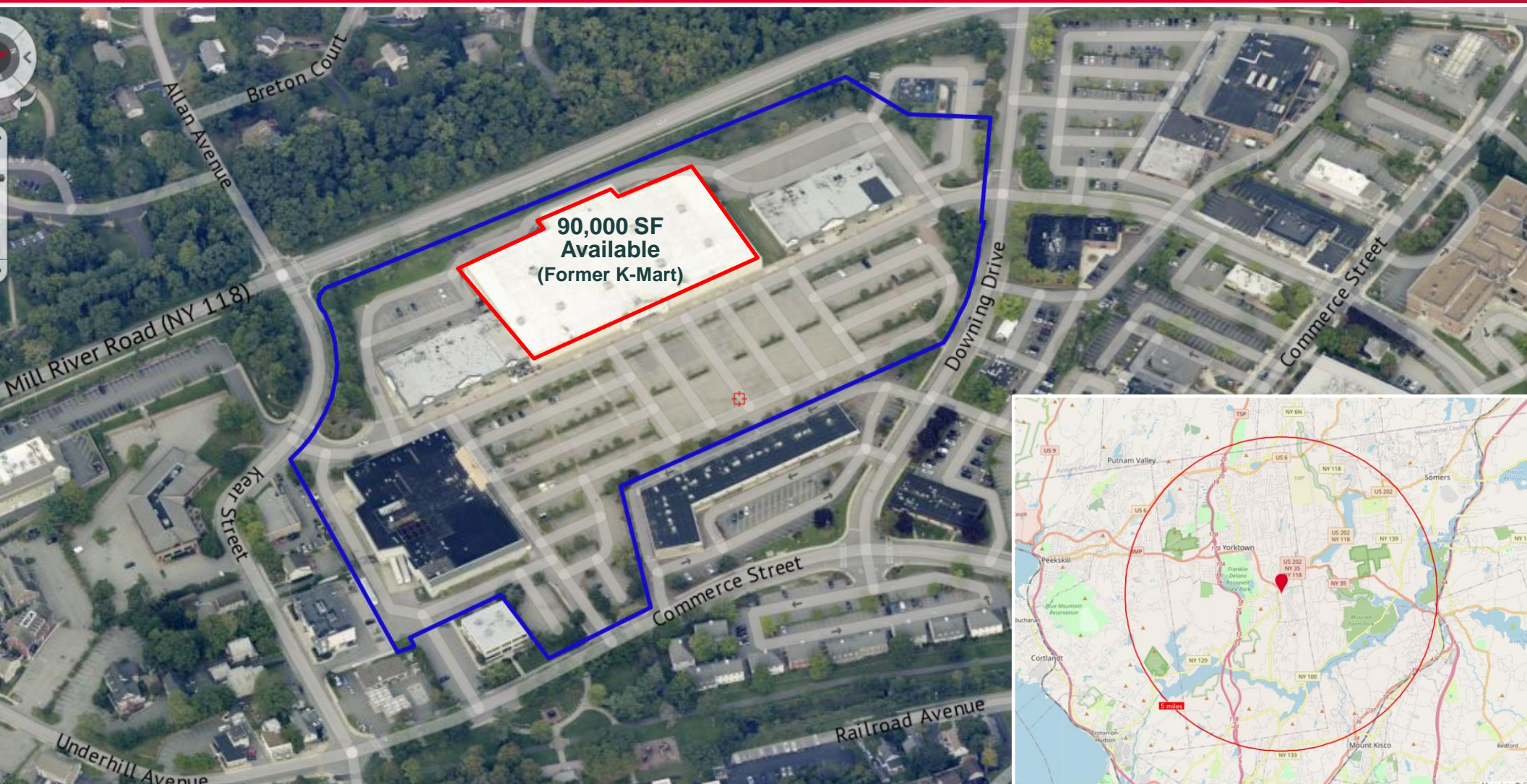


**Pyramid Brokerage
Company**

PRIME WESTCHESTER COUNTY RETAIL CENTER

335 Downing Drive

Yorktown Heights | Westchester County, NY 10598



For more information, please contact:

John Coladonato
Real Estate Salesperson

+1 845 258 8424

jcoladonato@pyramidbrokerage.com

Lila "Lee" M. Salvetti
Associate Real Estate Broker

+1 315 445 8524

lsalvetti@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY
356 Meadow Avenue
2nd Floor
Newburgh, NY 12550
phone: +1 845 522 5900

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

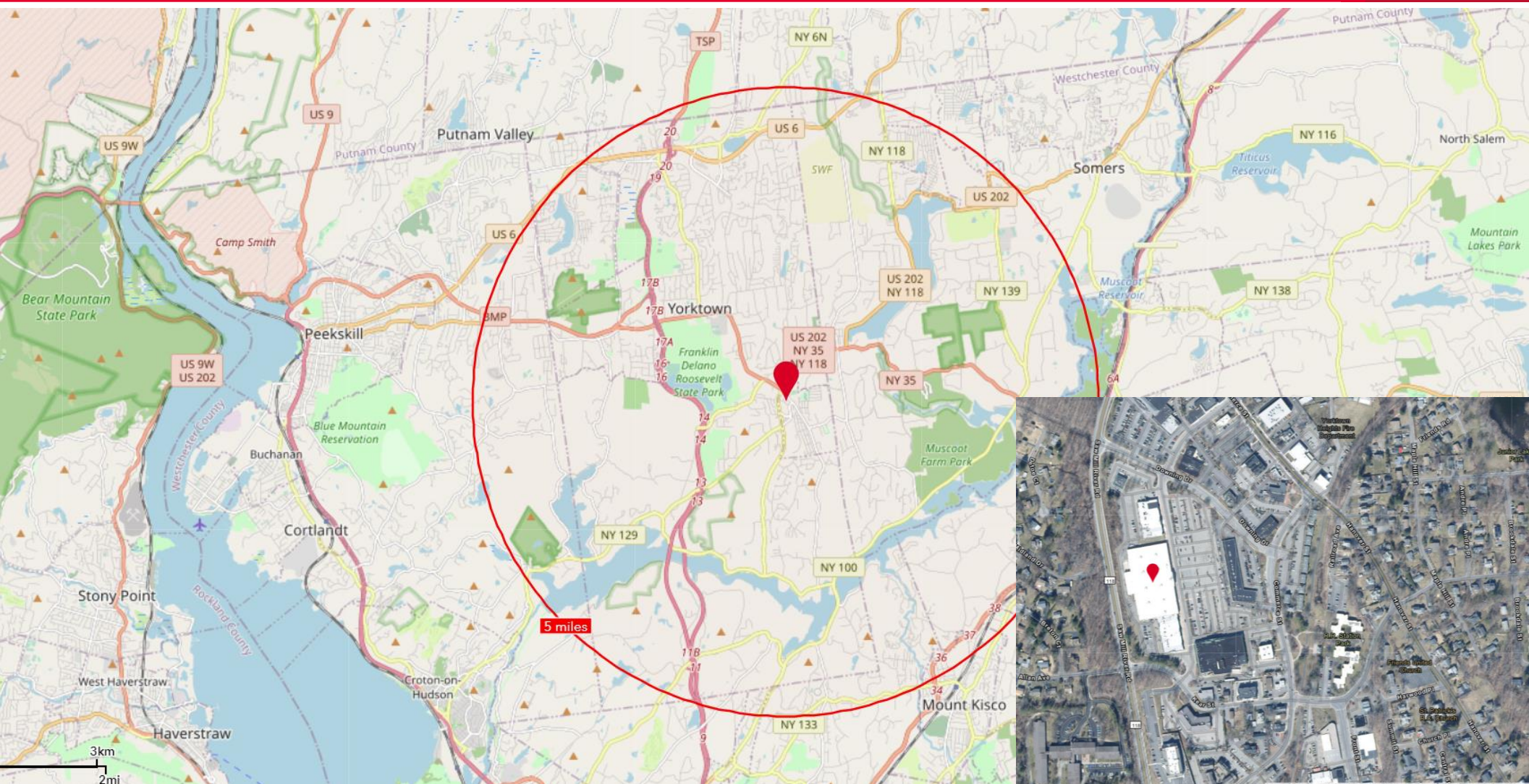


**Pyramid Brokerage
Company**

PRIME WESTCHESTER COUNTY RETAIL CENTER

335 Downing Drive

Yorktown Heights | Westchester County, NY 10598



For more information, please contact:

John Coladonato
Real Estate Salesperson
+1 845 258 8424
jcoladonato@pyramidbrokerage.com

Lila "Lee" M. Salvetti
Associate Real Estate Broker
+1 315 445 8524
lsalvetti@pyramidbrokerage.com

PYRAMID BROKERAGE COMPANY
356 Meadow Avenue
2nd Floor
Newburgh, NY 12550
phone: +1 845 522 5900

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.