

NET LEASE OFFERING



Main St. Plaza

1719, 1721, & 1723 MAIN ST.
PEEKSKILL, NY 10566



KELCO
INVESTMENTS

Exclusive Investment Offering

PROPERTY SUMMARY

This is a rare opportunity to own a fully-occupied strip center located on one of Westchester County's prime US Hwy 6 (Main St.), the longest continuous US Route in the country. The 79-mile portion of US-6 in New York traces the storied Hudson River Valley and is a high-visibility, high-volume retail corridor commanding daily traffic counts of over 13,000 in a city of 26,000 people, packed into just 4.3 square miles, one of the tightest population densities in Westchester County.

The traffic generators extend beyond the city limits. US-6 serves as a gateway corridor to the most-visited tourist attractions in the Northeast, such as Bear Mountain, Harriman State Park, Storm King Art Center, and Taconic State Parkway, thus funneling a relentless stream of regional and tourist traffic directly past Main St. Plaza.

Peekskill, or "PK," is a city in **Westchester County** located in the renowned Hudson River Valley, just 50 miles north of NYC. Known for its dynamic arts scene, significant history, beautiful waterfront, easy access to trails, and walkable town, the vibrant city attracts day trippers, residents, and visitors from **Vassar College, Marist College, West Point Military Academy.**



Flat Iron building in downtown Peekskill

INVESTMENT SUMMARY

MAIN ST. PLAZA TOTAL PURCHASE PRICE	\$10,313,337
CAP RATE	6.50%
NET OPERATING INCOME	\$663,650

LEASE ABSTRACT



RENT ROLL

Year Built - Main St. Plaza	2017
Year Renovated - 1719 Main St.	2025
Ownership	Fee Simple
Building SF	26,667
Land Area (Acres)	1.72
Occupancy	100%

Tenant	Bldg SF	% of GLA	Annual Rent	Rent / SF	Rent Increase	Lease Start	Lease End	Renewal Options	TENANT Responsible
AutoZone	6,801	100%	260,000	38.23	10% during Option Periods	4/1/17	3/31/32	4, 5 Yr	NNN - Tenant directly responsible
Total 1721 Main St.									
Family Dollar	8,320	53.35%	145,197	17.45	8% of gross sales adjusted from previous year; 2025: \$1,814,967.81	4/27/17	4/26/27	2, 5 Yr	Snow Removal Reimbursement, All Interior, Non-structural, Utilities
Beer World	7,275	46.65%	242,898	33.39	2% Annually	3/1/21	2/28/31	1, 10 Yr	NNN - All Operating Expenses reimbursed
Total 1723 Main St.									
Dispensary	2,198	51.46%	67,200	30.57	4% Annually incl. during Option Periods	7/1/24	6/30/29	1, 5 Yr	RET and CAM incl. in Rent Payment
Redemption Center	2,073	48.54%	42,000	20.26	3% Annually	1/1/26	12/31/35	2, 5 Yr	NNN - All Operating Expenses reimbursed
Total 1719 Main St.									
Total SF	26,667		\$757,295						

Notes:

1. 1719 Main St. completely renovated including new roof in 2025.
2. 1719 Main St. can be purchased separately.
3. AutoZone (1721 Main St.) is owned by a separate owner and can be purchased separately.

INCOME & EXPENSES

	Redemption Center + Dispensary	Family Dollar + Beer World	AutoZone	Main St. Plaza Total
Income				
Base Rent	109,200	388,095	260,000	757,295
EXP Reimbursement Revenue				
RE Taxes	10,554	58,836		
Insurance	6,481	4,849		
CAM	20,707	5,598		
Snow Removal	10,000	9,000		
Utilities		6,541		
Management Fee		7,849		
Total Expense Reimbursements	47,743	92,674		140,416
Effective Gross Revenue	156,943	480,769	260,000	897,711
Operating Expenses				
RE Taxes - City Tax	11,128	78,549		
RE Taxes - School Tax	10,615	47,573		
Insurance	13,352	10,395		
Utilities - Exterior Electric	3,600	3,600		
Utilities - Water & Sewer	1,813	1,813		
Utilities - Fire	94	1,128		
Maintenance & Repair	3,200	4,200		
Snow Removal	10,000	9,000		
Landscaping / Parking Lot Cleaning	12,000	12,000		
Management Fee (10%)	6,580	16,826		
Total Expenses	65,803	168,259		234,061
Net Operating Income	91,140	312,510	260,000	663,650

Purchase Price	
1719 Main St. Cap Rate: 6.75%	\$1,350,222
1723 Main St. Cap Rate: 6.75%	\$4,629,781
AutoZone (1721 Main St.) Cap Rate: 6.00%	\$4,333,333
Main St. Plaza Blended Cap Rate: 6.50%	\$10,313,337

AREA TENANTS



Click here for aerial
video of Main St. Plaza

AREA TENANTS



MAJOR EMPLOYERS



MAJOR EMPLOYERS

**NewYork-
Presbyterian**
Hudson Valley
Hospital



WHITE PLAINS LINEN
LINENS à la CARTE



We create chemistry



UNITED STATES MILITARY ACADEMY
WEST POINT®

SunChemical®

a member of the DIC group



PEEKSKILL ATTRACTIONS



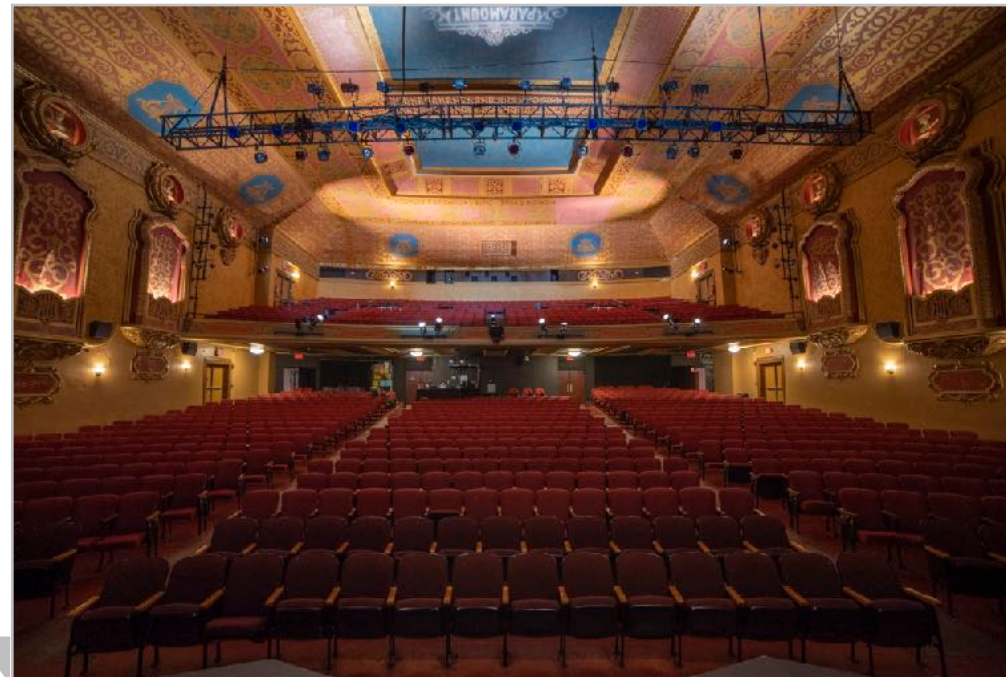
The Abbey Inn & Spa



Anthony's Nose via Camp Smith Trail near Peekskill is a popular trail that offers beautiful views of Hudson River. The peak of the hike rewards hikers with stunning vistas of the Bear Mountain Bridge over the Hudson River.

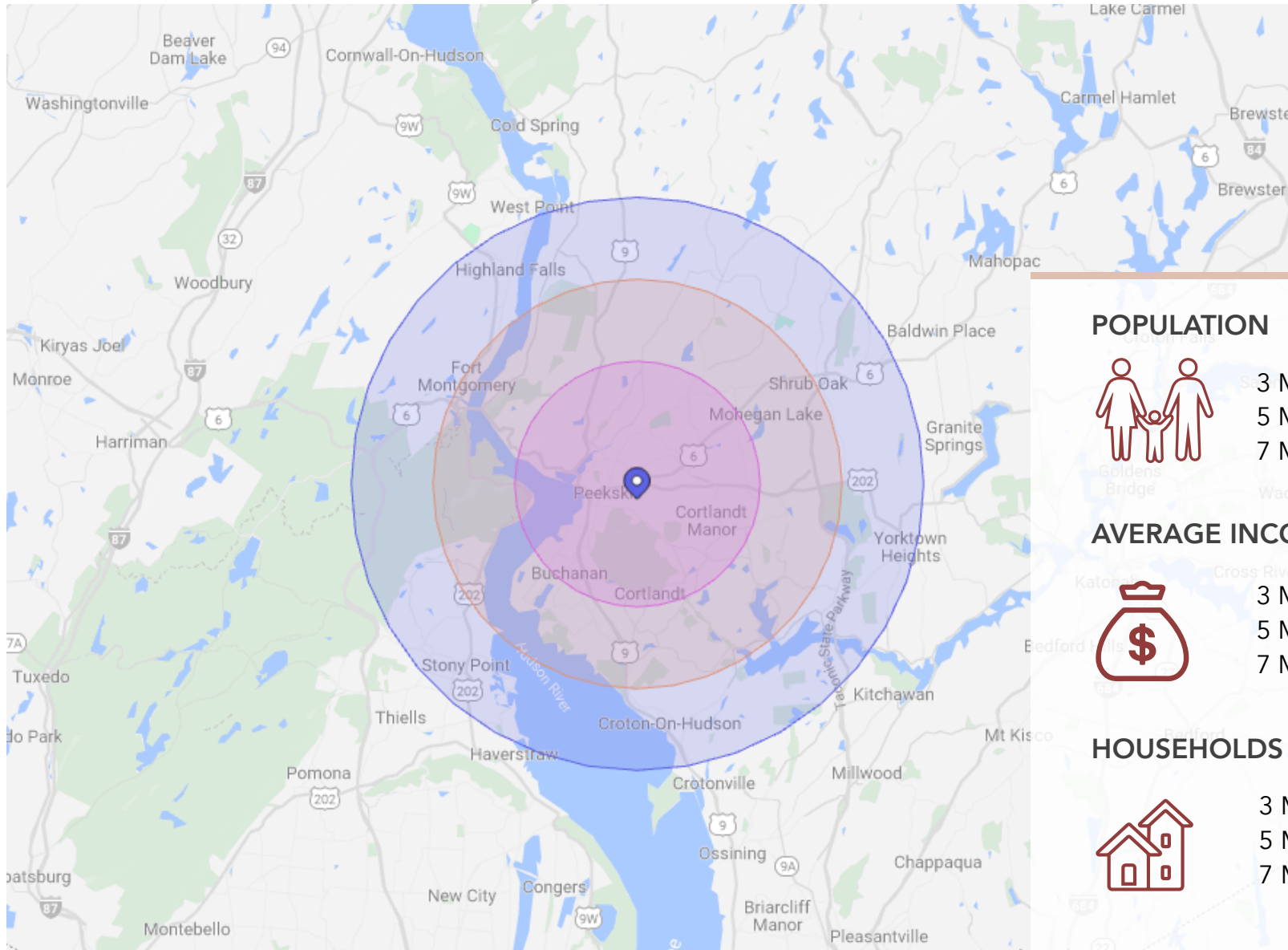


*Hudson Valley Museum of Contemporary Art
Adjacent to Main St. Plaza*



Hudson Valley Paramount Theater serves as the regional theater for live music, performances, and shows in Hudson Valley.

MAP & DEMOGRAPHICS





AutoZone, Inc. is the leading retailer and distributor of automotive replacement parts and accessories. Auto and truck parts, chemicals, and accessories are available through AutoZone's 7,140 stores in 50 U.S. states plus the District of Columbia, Puerto Rico, Mexico, and Brazil. Founded in 1979, AutoZone is based in Memphis, TN.

All AutoZone stores are corporately owned; the company does not have franchise operations. The 45-year-old company is an investment-grade company with an S&P rating of BBB. Its stock is traded on the NYSE under "AZO."

2023 Revenue

\$18.94 Billion

Revenue Growth

2.43% over 2024



Family Dollar is a major US discount retailer founded in 1959, operating over 7,500 neighborhood stores that provide low-priced household essentials, food, apparel, and seasonal items. As of July 2025, it operates as a private company, formerly owned by Dollar Tree. It focuses on convenience, particularly in urban and rural areas.

2025 Revenue

\$13 Billion

Comparable Sales
Growth

2.5%

ABOUT THE TENANT



Beer World is a prominent Hudson Valley-based beer and cigar retailer with 10 New York locations (Kingston, Middletown, Peekskill,) known for massive selection of craft, domestic, and imported beers. Beer World is New York's largest independent retailer of beer. We operate 10 stores having over 4000 varieties of beer, numerous assortments of cigars and tobacco along with redemption centers, lottery, growlers, crowlers and on-tap beer.

2025 Revenue

\$20 Million

Total Stores

10

For further information, please contact Owner's Exclusive Representative.

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