



HOULIHAN LAWRENCE
COMMERCIAL

Shrub Oak Shopping Center

1366 E Main St & E Main St & Stoney St, Shrub Oak, 10588

*FULLY RENOVATED 6,300 SF FREESTANDING BUILDING |
TURNKEY AUTOMOTIVE OR FLEXIBLE RETAIL FOR LEASE*

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FOR LEASE



Property Summary

FOR LEASE



Property Description

Rare opportunity to lease a fully renovated 6,300 SF freestanding building within the Shrub Oak Shopping Center at 1335 East Main Street in the Town of Yorktown. This standalone structure has been taken down to the studs and rebuilt from the ground up, delivering a clean, modern, move in ready space that few comparable buildings in Northern Westchester can match. The renovation includes a new roof, new HVAC system, upgraded electrical service, new glass and storefront, and new plumbing throughout. The building is delivered fully turnkey for an automotive business, with the infrastructure already in place to support a service operation from day one. Equally well suited as a standalone retail, fitness, gym, restaurant, or quick service concept, the open floor plate and freestanding profile give an operator the flexibility to build out and brand the space as their own. The landlord will build to suit for well qualified tenants.

Positioned within an established, well trafficked neighborhood center anchored by ACME Markets and a strong roster of national and local tenants, the building benefits from steady daily foot traffic, ample on site parking, and excellent visibility along East Main Street. Shrub Oak sits in one of Northern Westchester's most desirable trade areas. The town is home to major employers including IBM, Nestlé Waters, UPS, and CareMount, and is the only Northern Westchester municipality served by both east to west and north to south major highways, with convenient access to two Metro North rail lines, Bee Line bus service, and five regional airports.

Highlights

- Listed rate may not include certain utilities, building services and property expenses
- Fully Built-Out as a Car Dealership
- Space is an outparcel at this property
- High End Trophy Space
- Finished Ceilings: 18'



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800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
[View Website](#)

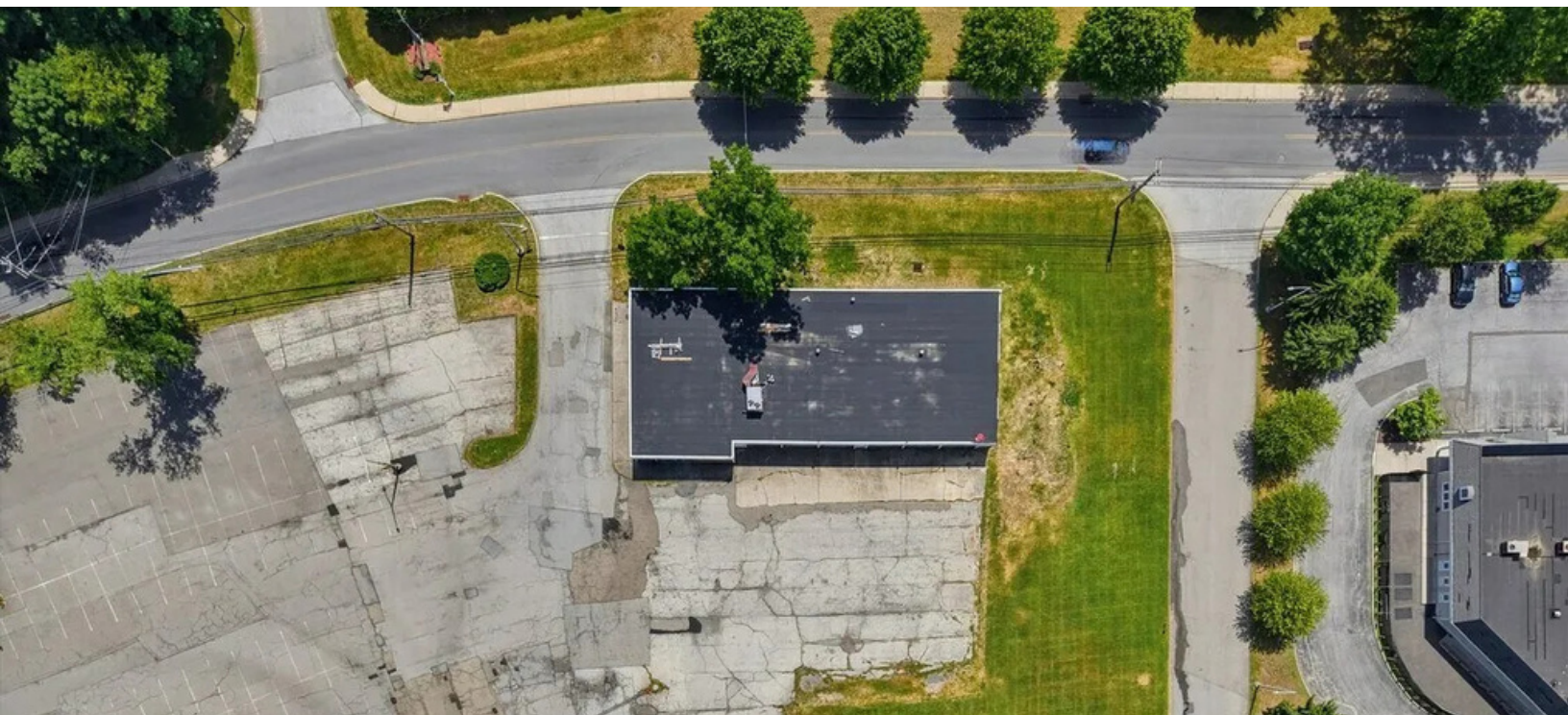


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Aerial

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Interior

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