



JEFFERSON VALLEY MALL | YORKTOWN HEIGHTS, NY

DEMOGRAPHICS

POPULATION

5 miles: 83,691

10 miles: 223,903

15 miles: 463,370

HOUSEHOLDS

5 miles: 29,614

10 miles: 80,499

15 miles: 165,092

AVG. HOUSEHOLD \$

5 miles: \$139,407

10 miles: \$142,753

15 miles: \$147,510

NEWLY RENOVATED REGIONAL MALL LEASING OPPORTUNITY IN WESTCHESTER COUNTY!!!

The mall is situated at the intersection of the Taconic State Parkway & Rt. 6.

KEY RETAILERS: Join Macy's and over 50 small shop retailers including Forever 21, Ulta, Dicks, New York & Co., Bath & Body Works, Express, Footbik Soccer Academy, H&M, LOFT, Orange Theory Fitness, Torrid, Visionworks, Victoria's Secret/PINK, Stone Rose Steakhouse and many more.

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS:

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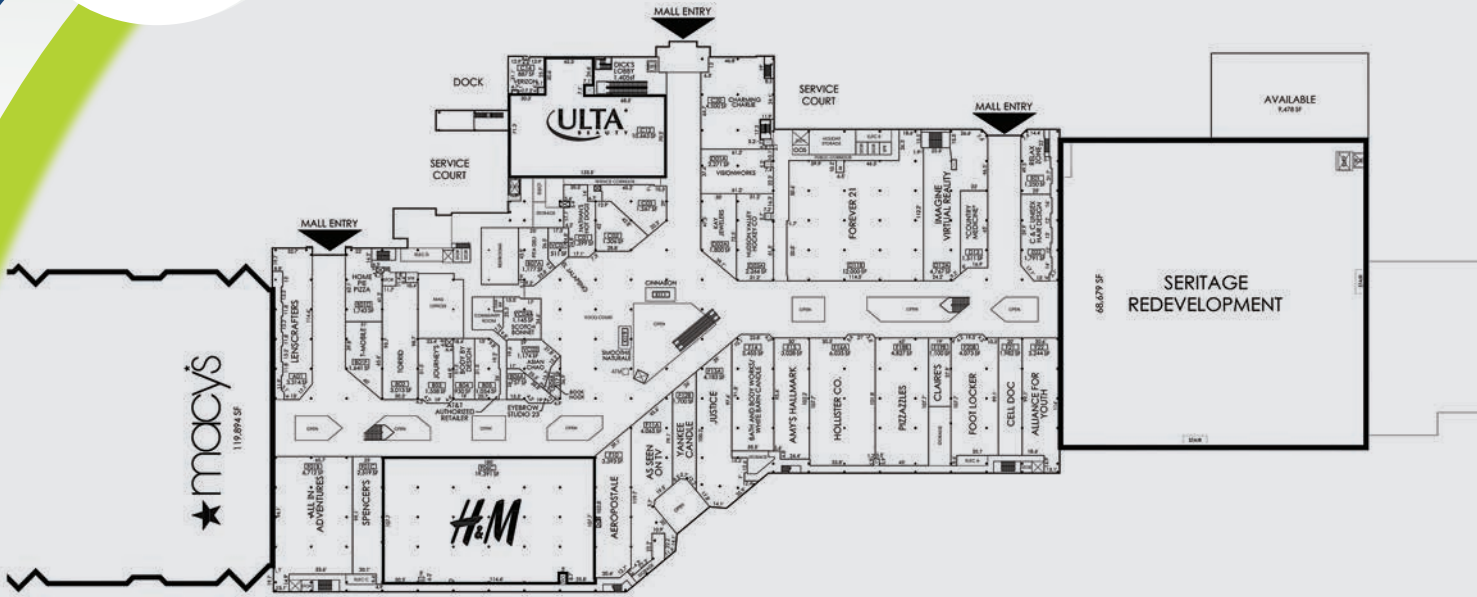
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JEFFERSON VALLEY MALL | YORKTOWN HEIGHTS, NY



UPPER LEVEL



LOWER LEVEL

★ macy's
FOREVER 21 **H&M**

ULTA BEAUTY **DICK'S** SPORTING GOODS

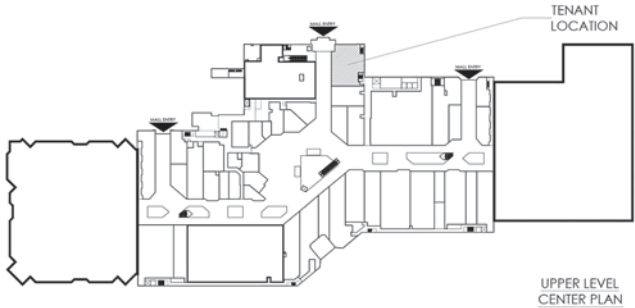
VICTORIA'S SECRET
PINK

Bath&BodyWorks®

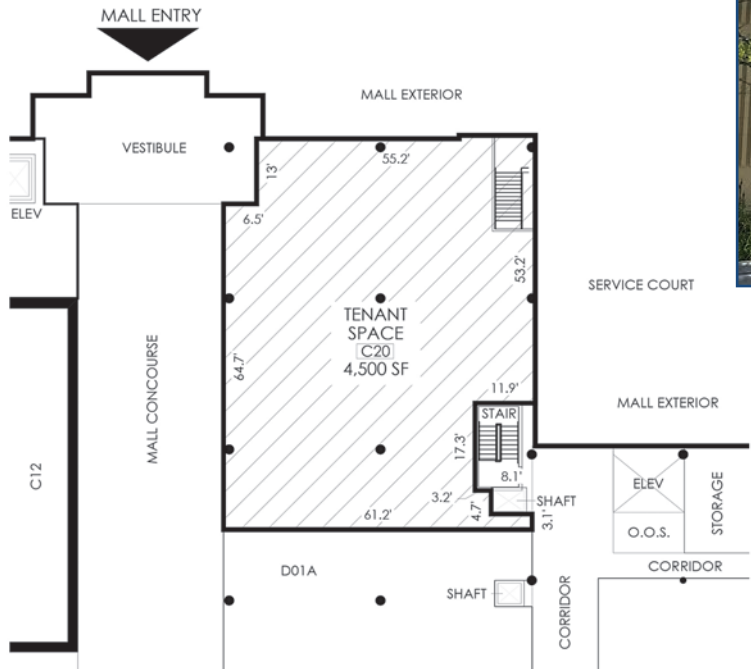
NEW YORK & COMPANY



EXHIBIT "A" - CENTER PLAN/LEASE OUTLINE DRAWING



Except for the space leased to Tenant and except as may be expressly set forth in the Tenant's Lease, the designation and location on this plot plan of store unit sizes, tenant's names and other detailed information respecting the Shopping Center, its building, and other common areas, is not a representation by Landlord that such conditions exist or that they will continue to exist throughout all or any part of the term of Tenant's Lease.



01 SPACE NUMBER C20
1" = 20'-0"

LEASE OUTLINE DRAWING

This drawing has been prepared from Architectural and Engineering plans, and therefore it is not the Landlord's intent to represent that this information has been field verified. Tenant should field verify existing conditions. Tenant names are not a representation or warranty that all tenants are or will remain as shown.



JEFFERSON VALLEY MALL | YORKTOWN HEIGHTS, NY

Jefferson Valley Mall is a two-level regional shopping center located in Yorktown Heights, New York, an affluent northern Westchester County suburb approximately 45 miles north of New York City. The mall is conveniently located on US 6, just a quarter of a mile east of the Taconic Parkway. Anchored by Macy's, Dick's Sporting Goods, and H&M, Jefferson Valley Mall is home to more than 80 specialty shops. Shopper amenities include convenient free parking and a 400-seat Dining Pavilion.



1 JEFFERSON VALLEY MALL

Major Retailers:
Macy's, Dick's Sporting Goods, H&M, Ulta, Forever 21

2 RETAIL CENTERS

DeCicco Market Place Plaza:
DeCicco Family Markets, Subway

3 APARTMENT COMPLEXES

Coach 'N Four Manor Apartments:
Apartments and condos, 84 units
Jefferson Woods Apartments: 90 units

4 CORPORATE HEADQUARTERS

Yorktown Water Department:
Serves approximately 10,000 accounts

5 MAJOR OFFICE COMPLEXES

Jefferson Valley Medical Professional Center:
Condominium complex, 20 professional offices
Jefferson Valley Professional Center

6 SINGLE-FAMILY RESIDENTIAL

Canterbury Crossing: Two- and three-level townhouses, 106 units

High Meadow Condominiums:
Within walking distance of Jefferson Valley Mall

Jefferson Village:
55+ active adult condominium community within walking distance of Jefferson Valley Mall

Maple Brook:
67 townhouses, \$300K-\$400K

Single-Family Homes:
\$400K-\$1M Surrey Court Condos

Trump Park Residences:
\$110 million development for active adults 55+, 50 acres, 141 condominiums

7 OTHER

Club Fit: Comprehensive health and fitness facilities serving, in addition to Briarcliff Outlet, more than 10,000 members

Jefferson Valley Bowl

John C. Hart Memorial Library

Lakeland Copper Beach Middle School

Lakeland High School

Nazareth College of Rochester

Sinapi Ceola Manor

Yorktown Stage:
Family entertainment



Jefferson Valley Mall is located at the intersection of US 6 and Lee Boulevard, a quarter of a mile east of the Taconic State Parkway.

TRADE AREA DEMOGRAPHICS

Trade Area Population: 113,246

Total Daytime Population: 66,749

Trade Area Households: 40,471

Average annual HH income: \$148,958

Median Age: 41.5

2021 Projections | Source: Sites USA

SPECIALTY RETAILERS RESTAURANTS AND ENTERTAINMENT

Aéropostale, Bath & Body Works, The Children's Place, Express, Foot Locker, GameStop, Ulta, White Barn Candle, Stone Rose Steak House, Hot Topic, Hollister Co., Journeys, Justice, Kay Jewelers, LensCrafters, LOFT, Men's Wearhouse & Tux, New York & Company, Torrid, PINK, Shoe Dept. Encore, Victoria's Secret, Zales Jewelers, Spencer's, Hallmark, Claire's, Yankee Candle

