

MATTHEWS™



HUDSON VALLEY STEAKHOUSE

3360 Old Crompond Rd, Yorktown Heights, NY 10598

**Retail
Investment Opportunity**
Offering Memorandum

EXCLUSIVELY LISTED BY



Jack Lenihan

Vice President

(214) 692-2886

jack.lenihan@matthews.com

License No. 712201 (TX)

Cory Rosenthal

Broker of Record

Broker Lic No. 10311210106 (NY)

Firm Lic No. 10991237833 (NY)

MATTHEWS™





Table of Contents

04	Property Overview
10	Financial Overview
12	Market Overview

PROPERTY OVERVIEW

Hudson Valley Steakhouse

3360 Old Crompond Rd, Yorktown Heights, NY 10598



INVESTMENT HIGHLIGHTS

Area Highlights

- **Premier Westchester Location** – Situated in the heart of Westchester County, one of New York’s most affluent suburban markets, just 40 miles north of Manhattan.
- **High-Visibility Corridor** – Features a combined 288 feet of frontage along Old Crompond Rd/Route 202, a heavily trafficked east–west artery in northern Westchester.
- **Affluent Demographics** – Average household incomes exceed \$190,723 within a 5-mile radius, supporting strong demand for upscale dining and specialty retail.
- **Destination Retail Node** – Established as a regional draw, attracting visitors from across Westchester County due to its curated mix of top-ranked dining and specialty tenants.

Tenant Highlights – Hudson Valley Steakhouse

- **Top-Ranked Dining Destination** – Recognized as the #1 steakhouse in Yorktown Heights (OpenTable), with consistently strong ratings across OpenTable, Yelp, and TripAdvisor.
- **Affluent, Loyal Customer Base** – Serves a repeat clientele of high-income families and professionals, driving consistent revenue performance.
- **Long-Term Lease Stability** – Secured by a triple-net lease through 2030, featuring 2.5% annual rent escalations and a 5-year renewal option.
- **Proven Operator** – Established brand with strong local recognition, reducing tenant turnover risk and enhancing long-term income reliability.

Investment Highlights

- **Stable, Growing Cash Flow** – Triple-net lease structure with built-in 2.5% annual increases ensures predictable income growth.
- **Modern, Low-Maintenance Asset** – Built in 2015, the ±4,398 SF property features high-quality masonry construction and premium finishes.
- **Exceptional Exposure** – Includes 156 feet of frontage along Old Crompond Rd/Route 202, maximizing visibility along a major commercial corridor.





CUBESMART
self storage

BJS
Live Generously.

Staples
crumbl cookies
SMOOTHIE KING
DOLLAR TREE
LEVEL FITNESS

Walgreens

POPEYES

Wendy's

Adrian Auto Body

202

± 23,400 VPD



Subject Property

Pest
PLUMBING
TILE & STONE

Old Crompond Rd

Crompond Crossing
±26 Units





 **Crompond Crossing**
±26 Units

Adrian Auto Body



Subject Property



202

± 23,400 VPD



Old Crompond Rd



3360 Old Crompond Rd
Yorktown Heights, NY 10598

±4,398 SF

GLA

2015

Year Built

±23,400

Vehicles Per Day

NNN

Lease Type

\$462.54

Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Hudson Valley Steakhouse

3360 Old Crompond Rd, Yorktown Heights, NY 10598



FINANCIAL SUMMARY

\$2,034,255

List Price

6.75%

Cap Rate

\$137,313

NOI

±0.65 AC

Lot Size

Tenant Summary

List Price	\$2,034,255
PPSF	\$462.54
Cap Rate	6.75%
NOI	\$137,313
Years Remaining	±4 years
Building	±4,398 SF
Land	±30,056 SF
Lot Size	±0.65 AC
Coverage	14.63%
Zoning	C-2
Year Built	2015
Construction	Masonry
Lease Structure	Triple Net (NNN)

Annualized Operating Data

Rent Roll	Monthly	Annually	PPSF
11/1/2025-10/31/26	\$11,442.71	\$137,312.48	\$31.22
11/1/2026-10/31/27	\$11,728.77	\$140,745.30	\$32.00
11/1/2027-10/31/28	\$12,021.99	\$144,263.93	\$32.80
11/1/2028-10/31/29	\$12,630.61	\$147,870.53	\$33.62
11/1/2029-10/31/30	\$12,946.37	\$151,567.29	\$34.46



MARKET OVERVIEW

Hudson Valley Steakhouse

3360 Old Crompond Rd, Yorktown Heights, NY 10598



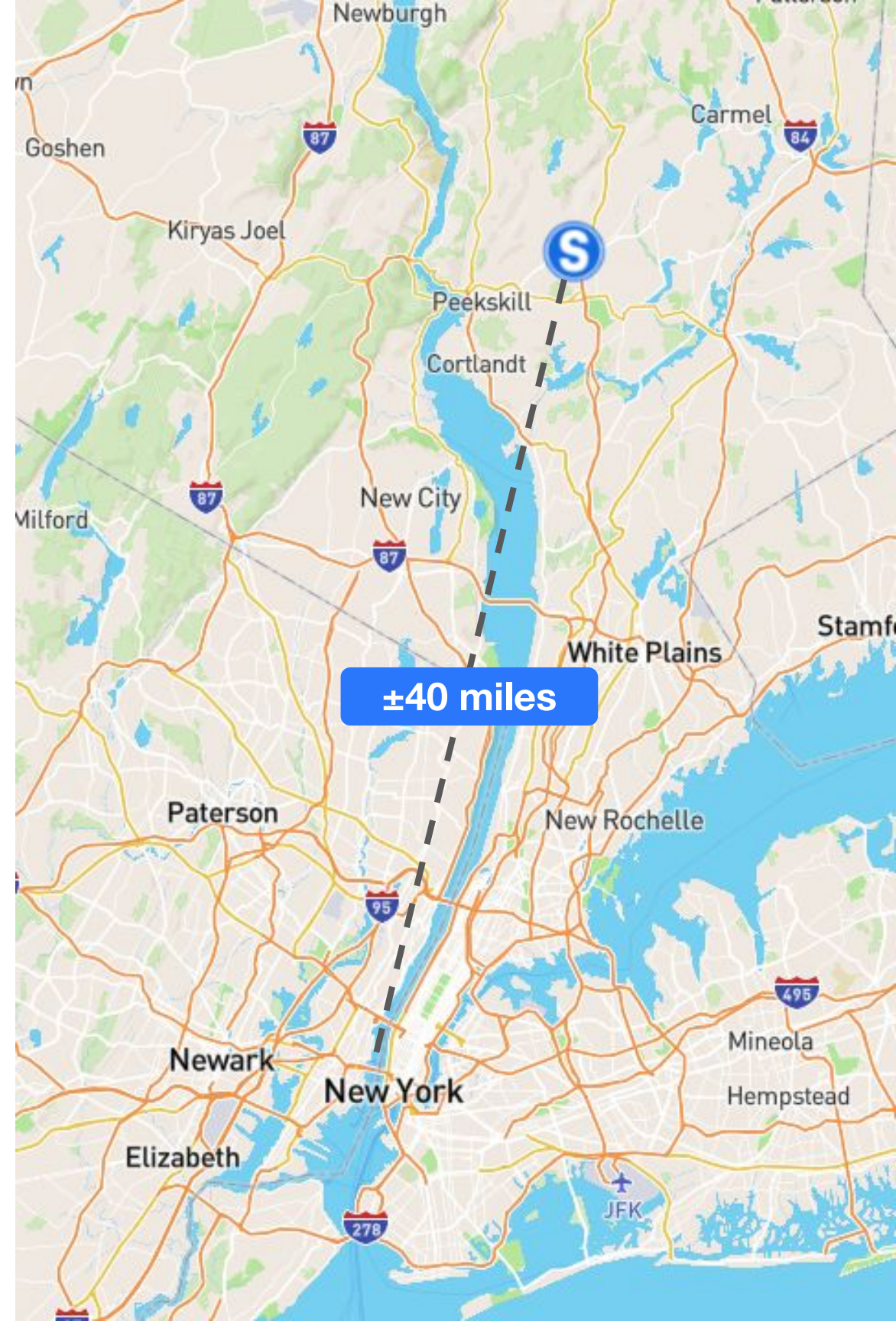
YORKTOWN HEIGHTS , NY

Yorktown Heights is a hamlet in northern Westchester County, New York, located approximately 40 miles north of Manhattan. The area is primarily residential and serves as a commuter base for those working in New York City and surrounding employment centers. It is known for its established neighborhoods, accessible local amenities, and proximity to regional highways. The community is supported by a network of schools, parks, and small businesses that contribute to steady residential demand.

New York City remains one of the most dynamic and competitive retail markets in the United States, supported by its dense population, global tourism appeal, and position as a leading economic center. The market has continued to recover and evolve post-pandemic, with improving fundamentals and shifting tenant demand across submarkets.

Retail fundamentals have strengthened over the past year, with declining vacancy rates and renewed leasing activity across key corridors. Manhattan retail vacancy has fallen to historically low levels in prime areas, supported by strong absorption and limited new supply.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,406	34,589	91,463
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	788	12,812	33,694
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$233,574	\$203,980	\$190,723



A photograph of the Statue of Liberty in the foreground, holding her torch high. In the background, the New York City skyline is visible, including the Empire State Building and the Freedom Tower, under a dramatic sunset sky with orange and purple hues. The sun is low on the horizon, creating a lens flare effect.

New York City is the most populous city in the United States, with an estimated population of over **8.35 MILLION** people as of 2026.

NEW YORK CITY, NY

New York City, often called NYC, is a global center for culture, business, and innovation. Comprising five distinct boroughs—Manhattan, Brooklyn, Queens, The Bronx, and Staten Island—each contributes to the city's unparalleled diversity.

Manhattan's towering skyscrapers, including the iconic Empire State Building and Times Square, define its iconic skyline, while Central Park provides contrast. The city's cultural significance is emphasized by landmarks such as the Metropolitan Museum of Art and the theaters of Broadway.

NYC's focus lies in its financial, media, and tech sectors. Wall Street in Lower Manhattan symbolizes its strong economy, while Brooklyn and Queens have transformed into creative hotspots. The city's extensive public transportation system, with its taxis and vast subway network, forms a vital circulatory system connecting neighborhoods and fostering innovation.

BUSINESS

The business landscape in New York, NY is a dynamic and thriving ecosystem that encompasses a vast array of industries and sectors. The city is a global financial hub, home to Wall Street and a multitude of banking, investment, and financial services firms. Additionally, it hosts a rich and diverse array of companies in sectors ranging from technology, media, and entertainment to fashion, healthcare, and real estate. The city's unparalleled connectivity, concentration of talent, and cultural diversity foster innovation, networking, and entrepreneurship, making New York a prime location for both established corporations and startups seeking growth opportunities in a fast-paced and competitive environment.



IBM

MetLife

verizon

CHASE

Goldman Sachs

ESTÉE LAUDER

citigroup

StoneX

MAJOR EMPLOYERS

NYC ECONOMY

New York City remains a global center for international business and commerce, with a diverse economy driven by financial services, media, communications, and technology. The city hosts the headquarters of numerous Fortune 500 companies, including JPMorgan Chase, Verizon Communications, Citigroup, MetLife, and StoneX Group. In 2024, New York City was home to 47 Fortune 500 companies, maintaining its leading position.

The city's economy has shown resilience, with the labor participation rate reaching a record high and employment surpassing pre-pandemic levels. The finance and insurance sector remains critical, accounting for 370,100 jobs as of September 2024, which is 21,500 more than pre-pandemic levels.

A significant construction boom is underway, with projections indicating the creation of 26 million square feet of office space. This expansion is particularly evident in Lower Manhattan, the third-largest central business district in the United States, home to the New York Stock Exchange on Wall Street and the NASDAQ at 165 Broadway. The presence of the United Nations headquarters further underscores the city's international significance.

As of 2022, the gross domestic product of New York City was approximately \$1.053 trillion, with Manhattan contributing \$781 billion, or 74% of the total. New York City's economy continues to grow, driven by key industries, a strong labor market, and major development projects that reinforce its global financial and business influence.

MATTHEWS™

EXCLUSIVELY LISTED BY



Jack Lenihan

Vice President

(214) 692-2886

jack.lenihan@matthews.com

License No. 712201 (TX)

Cory Rosenthal | Broker of Record | Broker Lic No. 10311210106 (NY) Firm Lic No. 10991237833 (NY)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3360 Old Crompond Rd, Yorktown Heights, NY, 10598** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.