



## **Goldschmidt & Associates partners with Celestial Capital Group for 3.4 acre mixed-use development in Yorktown**

November 19, 2007 - Shopping Centers

Celestial Capital Group and Goldschmidt & Associates recently partnered for a mixed-use development. The 3.4 acre parcel situated at a very strategic corner on Rte. 6 is being developed into a mixed use office and retail center.

Across from the CVS Shopping Center, also owned by a subsidiary of Celestial Capital Group which includes CVS, Verizon, Emigrant Saving Bank, Charlie Browns, Subway and other local tenants, the corner with traffic light site has been approved for a 4,000 s/f free-standing bank with 2 drive-thrus, a 4,000 s/f office building, a 10,000 s/f private childcare center, and a town park. A lease has been signed for the child care center and an agreement has been executed for the entire 4,000 s/f building by a financial institution.

Both transactions were brokered by Bill Gerstein of Goldschmidt & Associates. Construction will begin in early 2008 with a completion date in early 2009. Discussions have also begun with various banks for a land lease at the corner of Rte. 6 and Mohegan Ave.

Eric Goldschmidt, partner at Goldschmidt & Associates welcomes this development as a perfect complement to the 36,000 s/f fully leased CVS center across the street. "There is a definite demand for quality retail and services at this corner. As soon as we began marketing the site we attracted the child care center and financial institution before final plans were drawn. The town of Yorktown is excited about their proposed new waterfront park and the new center for the area residents. Once we have secured a bank for the highly visible corner, the site will be a win-win-win for everyone."

The firm has also brokered the sale of Maxx Properties Headquarters. Maxx Properties moved into their new 24,000 s/f space at 600 Mamaroneck Ave. in Harrison. They are leasing the fifth floor in the newly upgraded building at the Saxon Woods Corporate Park managed by Celestial Capital.

The company sold their 32,000 s/f office building at 875 Mamaroneck Ave., Mamaroneck, to KOSL Building Corp. The asking price was \$250 per s/f. Goldschmidt was retained by Maxx Properties to find them new space and to sell their headquarters building. Goldschmidt was the sole broker for both transactions.

Goldschmidt & Associates was also recently named exclusive leasing agent for five retail properties, according to Goldschmidt.

The White Plains Shopping Center on Rte. 119 had 16,000 s/f available for rent. Goldschmidt already negotiated a 6,000 s/f expansion of the Wine Warehouse which was represented by Richard Goldstein of Goldstein Realty Inc. The remaining 10,000 s/f can be divided and will be supervised by Goldschmidt and David Szabo.

834 Rte. 6, Mahopac, has been approved for a 7,900 s/f retail building. Site work has just begun. The property can be built-to-suit or land leased. The site is just north of Mahopac Village. Representing the owners are Goldschmidt and Bill Gerstein.

207 North Ave., New Rochelle with 3,700 s/f of retail space and 1,900 s/f basement is situated in a retail location between Main and Huguenot Sts. within 2 blocks of the new Trump Tower, Avalon complex, and transportation center. Citibank, also represented by Goldschmidt & Associates just moved into a new 6,000 s/f branch across the street. 207 is represented by Goldschmidt and Rob Seitz.

41 S. Moger Ave., currently occupied by Washington Mutual, is being marketed for lease by Pam Bren. The 3,200 s/f space overlooks the Mt. Kisco shoppers parking lot and is near national and local retailers on South Moger Avenue, and the Mt. Kisco train station.

10 Chase Rd., in the heart of the Scarsdale Village, has 1,250 s/f with 25 ft. of frontage. The space is being represented by JoAnn Picarillo.

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