

**FOR LEASE: 1,000 SF MULTIPLE-USE SPACE**

Located in Center with Dunkin' Donuts and UPS

**BRIARCLIFF MANOR, NY**

74 N State Rd

CONTACT FOR FULL  
RENTAL INFORMATION

CLICK [HERE](#)  
FOR VIRTUAL TOUR



CONTACT OWNER'S  
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

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**SITE HIGHLIGHTS**

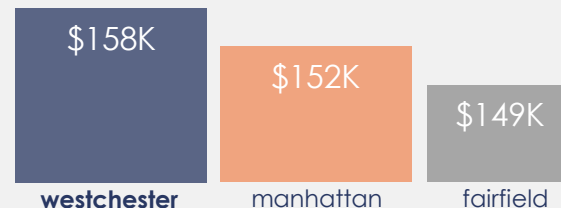
- Situated in vibrant shopping center with great mix of retailers including Dunkin' Donuts, UPS, A Maze Pottery, and Squires Restaurant
- Across from Starbucks, Value Drugs, Euro Pizza, and Green's Natural Market
- Various uses permitted including retail, food, office, medical, dental, QSR, fitness, financial, etc.
- Ample on-site parking
- Triple sink included
- Storage area with shelving
- Private bathroom
- Currently set as (2) rooms; wall can be demised for one open space
- Walking distance to bus stop
- Located on busy and highly trafficked intersection of Route 9A and North State Road
- Highway access: Taconic State Parkway
- Zoning: Central Business District 2

**NEW YORK'S WESTCHESTER COUNTY**

**STRONG SPENDING POWER**

\$22.1 billion in Westchester RETAIL DEMAND

**HIGH AVERAGE HOUSEHOLD INCOME**



**KEY FACTS** (3-Mile Radius of Site)

POPULATION	HOUSEHOLDS
55,788	18,939
AVG INCOME	MEDIAN INCOME
\$207,399	\$143,272

**DEMOGRAPHICS**

By Radius	1-Mile	2-Mile	3-Mile
Average HH Income	\$241,911	\$194,917	\$207,399
Median HH Income	\$185,090	\$131,023	\$143,272
Population	5,367	34,775	55,788
Total Households	2,019	11,035	18,939

ADDITIONAL EXTERIOR PHOTO

**BRIARCLIFF MANOR, NY**

74 North State Road



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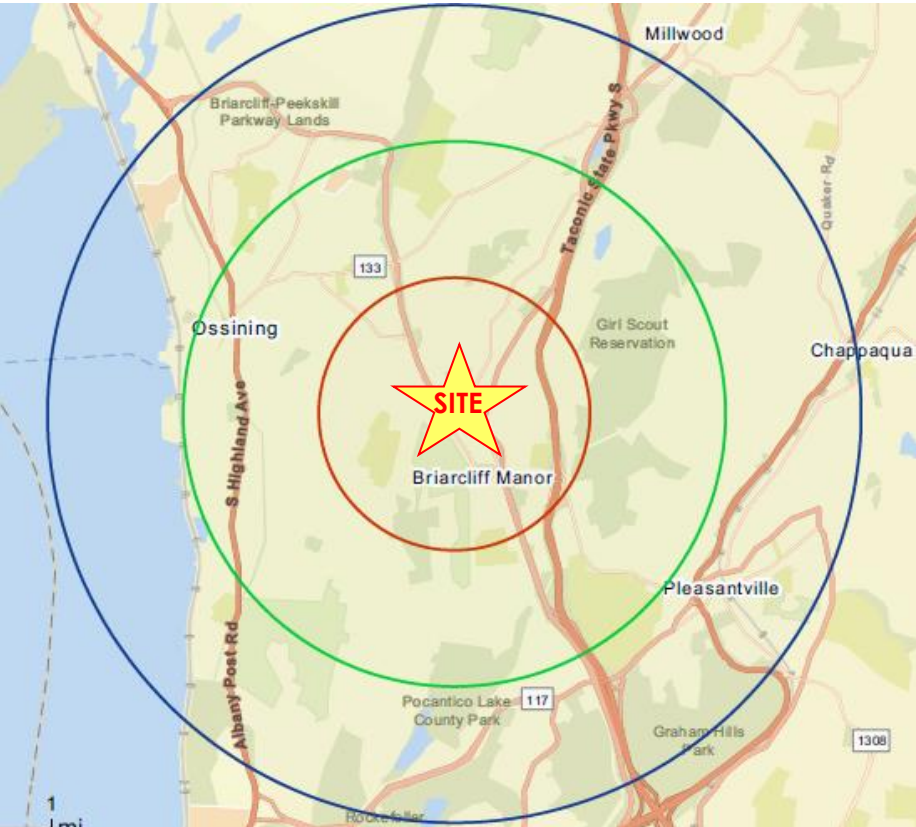
# SITE MAP & TRAFFIC COUNT

# BRIARCLIFF MANOR, NY

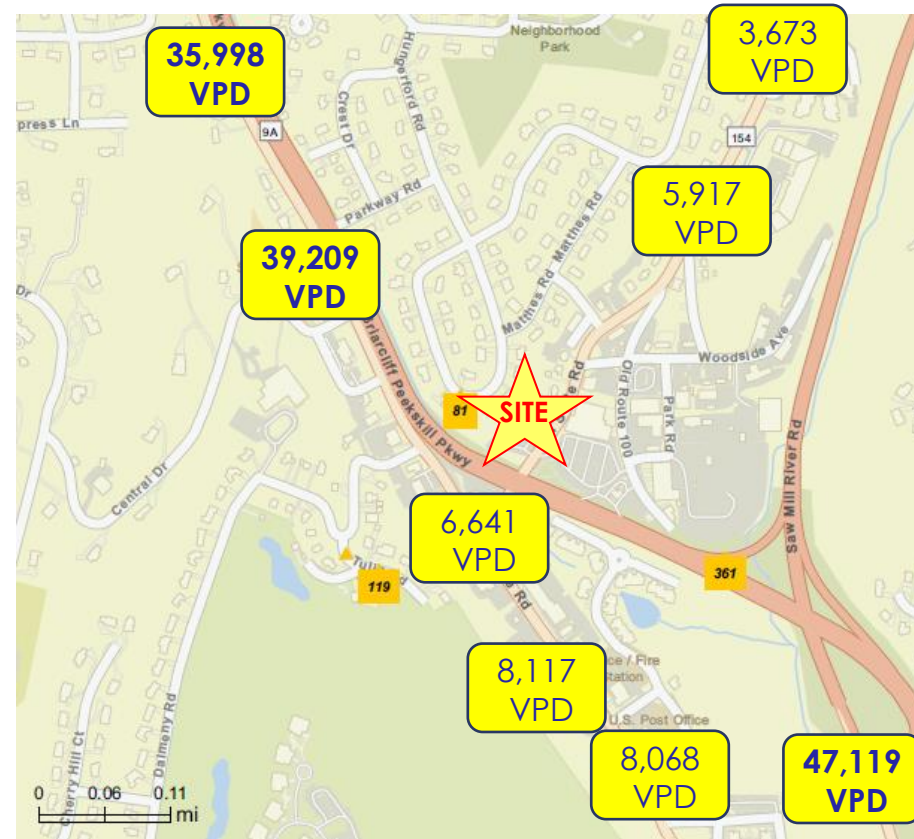
74 North State Road

## SITE MAP

RADIUS: **1-MILE** **2-MILE** **3-MILE**



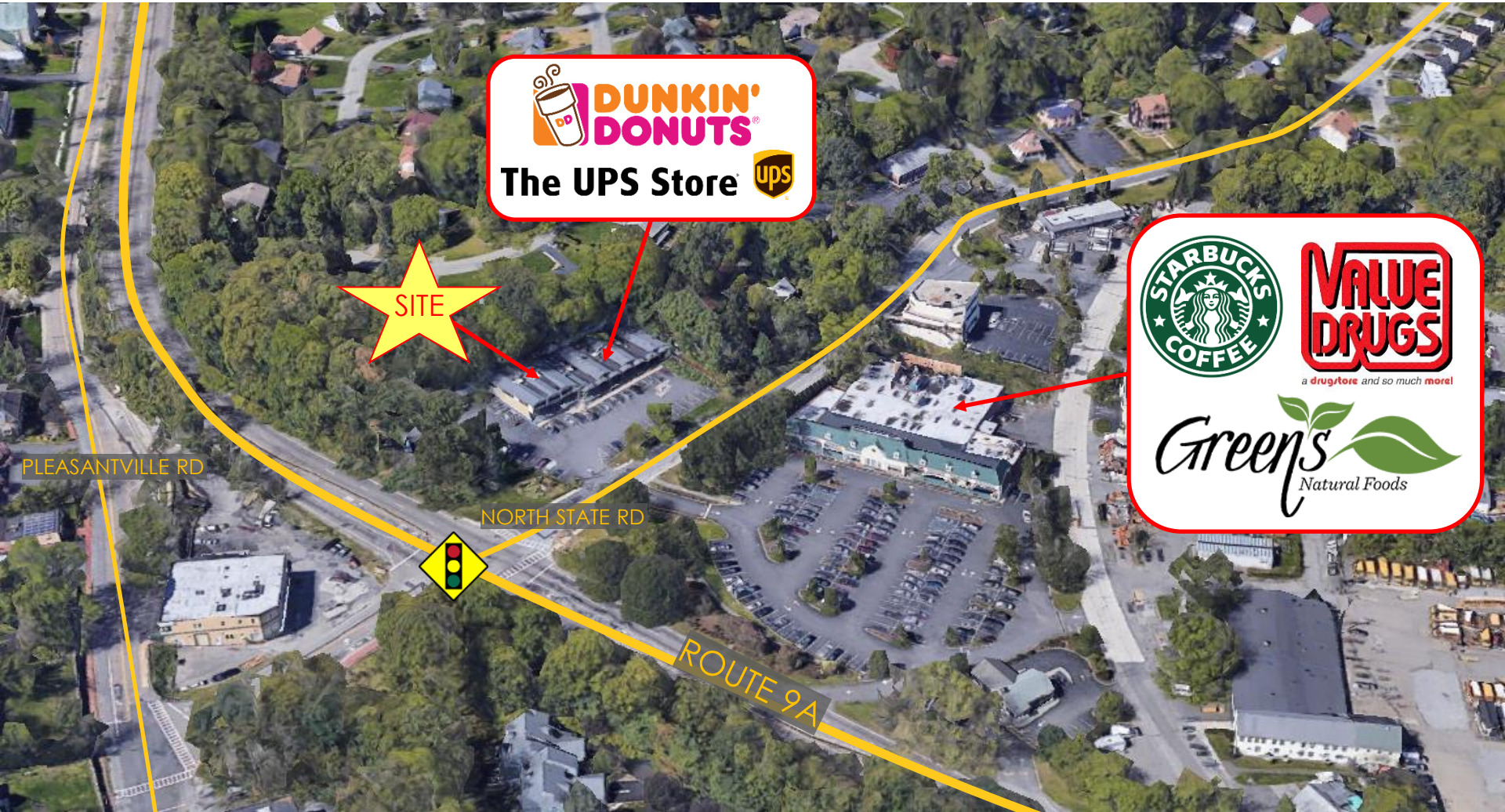
## TRAFFIC COUNT



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The Village of Briarcliff Manor, New York is located in affluent Westchester County, nestled along the historic and scenic Hudson River. With 5 3/4 square miles of land, the Village offers a rustic residential environment within easy commuting distance to Manhattan and all that New York City has to offer. Less than thirty miles north of Manhattan, Briarcliff Manor is easily accessible via Route 9, Route 9A, Route 100, Saw Mill River Parkway, and Taconic State Parkway. Metro-North railroad makes regular stops at the Village's Scarborough Train Station, providing many residents with the opportunity to commute to New York City by train.

The Village's Central Business District is a quaint, tree-lined commercial area offering charming shops, restaurants, and convenient services. With brick sidewalks, free parking, and period street lighting, the area is one of the most desirable in the region.

The Village's population was 7,569 according to the 2020 U.S. Census. Briarcliff Manor is situated within the Town of Ossining and the Town of Mount Pleasant, with over 91% of the residents in the Town of Ossining. Two public school districts, Briarcliff Manor and Ossining, serve the Village. Both districts have been recognized for their excellence.



<https://www.briarcliffmanor.gov/374/About-Briarcliff-Manor>



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