



133 Parkway Road, Bronxville, New York 10708
 Phone: (914) 961-4840

- New Construction
- 4,360SF of New Retail Space
- On-site Parking
- One Block to Metro North
- Over 2,000 apartments within two blocks
- Good visibility



**34 South Lexington Avenue
 White Plains, NY 10606
 New Retail Development**

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Miles</u>
Population	43,355	117,342	216,850
Total Households	18,187	44,497	78,066
Average H.H. Income	\$168,238	\$205,848	\$235,323

Gerry Houlihan
 (914) 522-6850
gerryh@hom-realestate.com

Paul Ficalora
 (914) 591-4020
pficalora@gmail.com

Ramond Inello
 (914) 522-8989
raymondi@hom-realestate.com



HOULIHAN
& O'MALLEY
REAL ESTATE SERVICES

Exclusive Broker
FOR LEASE – 4,360 SF of Retail

ADDRESS: 34 South Lexington Avenue, White Plains, NY 10606

LOCATION: Street level retail on the northwest corner of South Lexington Avenue and Martine Avenue.

DESCRIPTION: 4,360 square feet of NEW Construction. This space is part of a group of 3 buildings which includes a 1,000-car parking garage, office/residential tenants, and 17,000 SF of new retail space. It is located between the White Plains Metro North Train Station, the US District Court House and the Westchester County Court House. There is a constant flow of foot traffic.

ZONING: Core Business 4 or CB 4: Allowable uses include: Bank, Restaurant, General Retail, Learning Center, Flower Shop, Pharmacy, Dry Cleaner, Insurance or Real Estate Office, Eye Glass Store, etc.

RENTAL: \$40.00 per square foot
TAXES & CAM: \$ 6.75 per square foot

TERM: To be negotiated.

UTILITIES: Tenant pays for all utilities.
HVAC: The space will have a separate unit. Tenant to maintain.

SECURITY: 2 Months

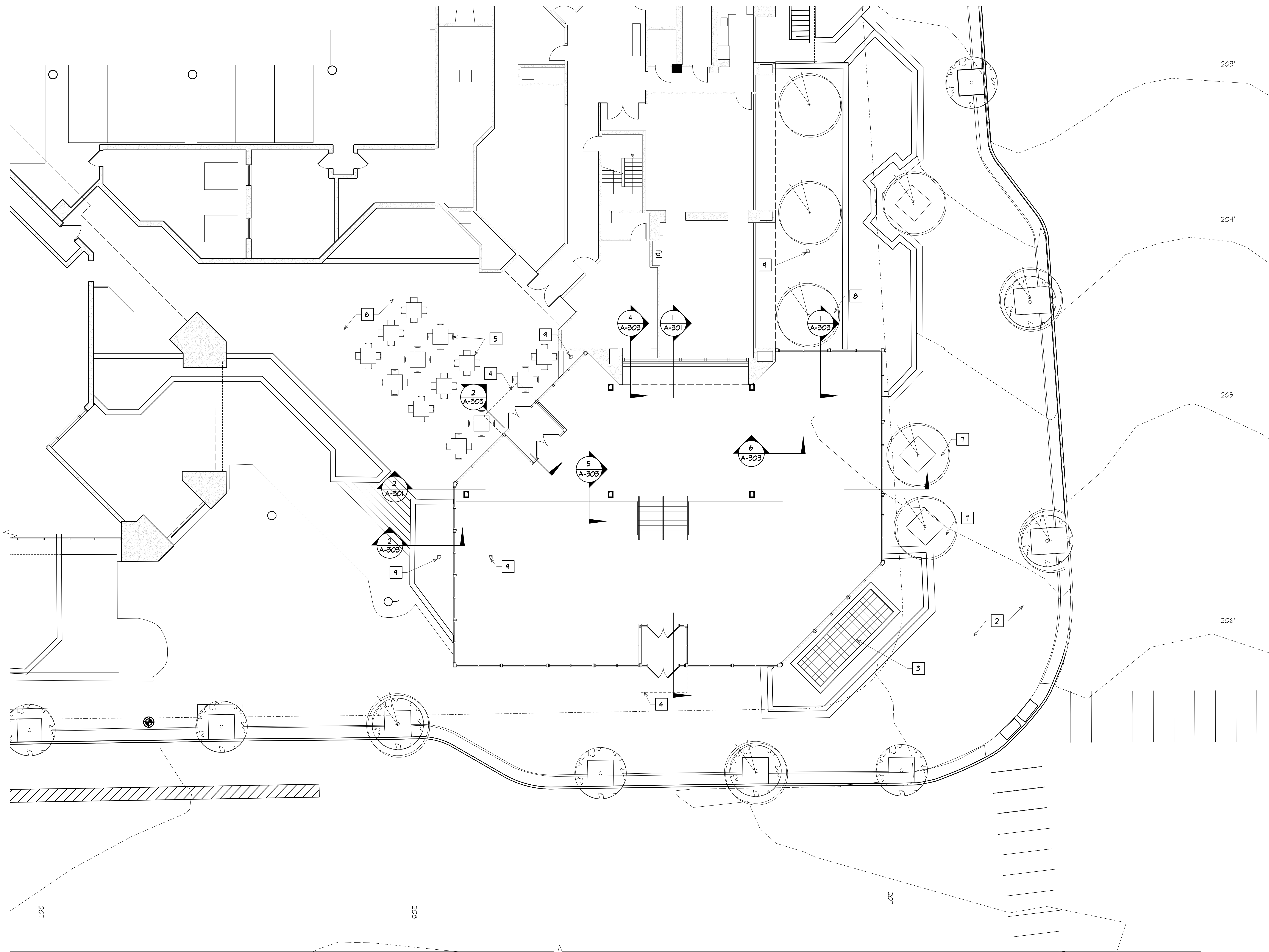
COMMENTS: This is very unique retail space. There are over 2,000 market rent apartments within a 5-minute walk and the space is surrounded by Class A office buildings.

CONTACT: Gerry Houlihan: (914) 961-4840 Gerryh@hom-realestate.com
Paul Ficalora: (914) 591-4020 Pficalora@gmail.com
Raymond Inello: (914) 522-8989 Raymondi@hom-realestate.com

Inspection by appointment only

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions, prior sales, lease or financing or withdrawal without notice. The advertiser herein is a dealer in real estate and may have an interest in the property being offered for sale or lease.

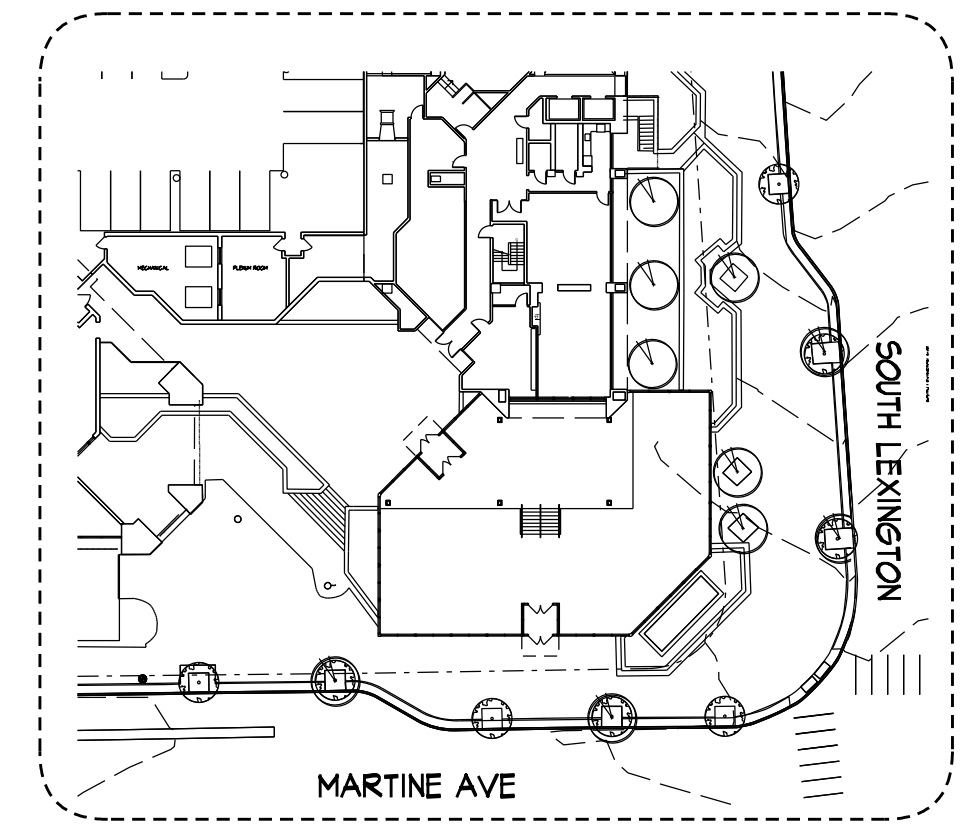
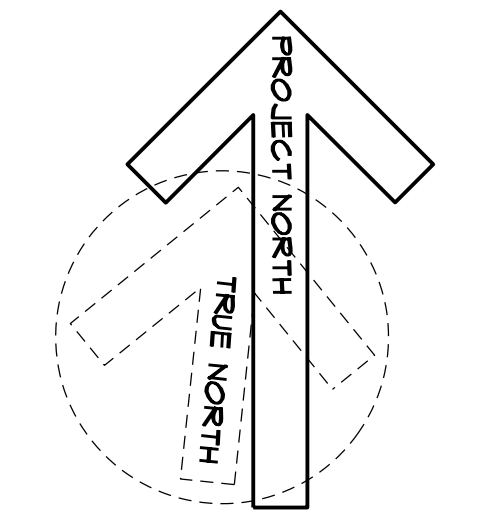
1/8/2021 4:05:35 PM C:\1136.04 - City Square - Martine-SuzanZ CADD.XM1SY-101.s01



- SITE PLAN NOTES: □
1. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE. ALL DIMENSIONS GIVEN TO FACE OF STUDS OR MASONRY UNLESS OTHERWISE NOTED. CONTRACTOR(S) AND SUBCONTRACTOR(S) FAILURE TO COMPLY WITH CLEARANCES OR DIMENSIONS NOTED WILL BE A VIOLATION OF THE FEDERAL AND STATE LAWS AND CONTRACTOR SHALL BEAR RESPONSIBILITY FOR CORRECTIONS AND/OR LIABILITY ASSOCIATED. ALL DIMENSIONS NOTES MAXIMUM (MAX.) MINIMUM (MIN.) CLEAR, OR TYPICAL MUST BE THE DIMENSION AS STATED. ALL DIMENSIONS TO BE FIELD VERIFIED.
 2. NEW SIDEWALK PAVING, SEE SITE CIVIL DRAWINGS
 3. EXISTING INTAKE SHAFT FOR GARAGE
 4. PROPOSED ENTRANCE CANOPY ABOVE
 5. PROPOSED OUTDOOR SEATING, TYP.
 6. PATCH AND REPAIR EXISTING WALKING SURFACE AS REQUIRED
 7. EXISTING TREE TO BE REMAIN
 8. EXISTING TREE TO BE REMOVED ONLY IF PLACEMENT IMPACTS PROPOSED ADDITION
 9. PROPOSED PLANTER DRAIN IF EXISTING PLANTER DRAIN IS INFILLED DUE TO ADDITION



34 SOUTH LEXINGTON
 WHITE PLAINS, NY
 for GINSBURG DEVELOPMENT COMPANIES



KEY SITE PLAN
 SCALE: N.T.S.

REVISION NOTES	

WARSHAUER MELLUSI WARSHAUER ARCHITECTS, P.C.
 100 Clearbrook Rd. Elmsford, NY 10523
 Phone: 914-592-4466 Fax: 914-592-1645
 www.architects.com

PROJECT	1136.04
DATE	07/08/21
SCALE	1/8" = 1'-0"
DWN	KC, AG
IN PROGRESS 01/08/21	

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
SY-101

- EXTERIOR ELEVATIONS NOTES
- 1 NEW STOREFRONT ENCLOSURE
 - 2 PROPOSED DIMENSIONAL ARCHITECTURAL ANODIZED ALUMINUM METAL PANEL BY ORR-DESIGN OR EQUAL COLOR: CHAMPAGNE
 - 3 NEW ENTRANCE CANOPY
 - 4 ENTRY DOUBLE DOOR
 - 5 NEW SIDEWALKS ADJACENT TO ENTRY DOOR
 - 6 EXISTING PLANTER
 - 7 EXISTING OUTDOOR STAIRS & RAILING
 - 8 EXISTING RAILINGS/GUARDRAIL
 - 9 EXISTING BUILDING

34 SOUTH LEXINGTON
WHITE PLAINS, NY
for GINSBURG DEVELOPMENT COMPANIES

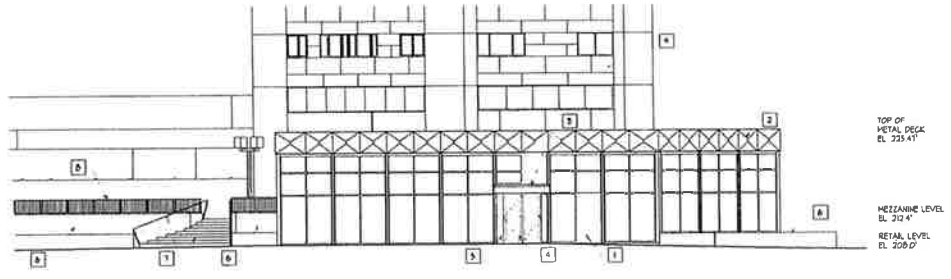
NO. 01	DATE	DESCRIPTION

WARSHAUER HELLER WARSHAUER
ARCHITECTS P.C.
400 CAMPBELL RD. SUITE 400 WEST
PHILA. PA 19104-3808
PHONE 215-381-1000 FAX 215-381-1005
WWW.WARSHAUER.COM

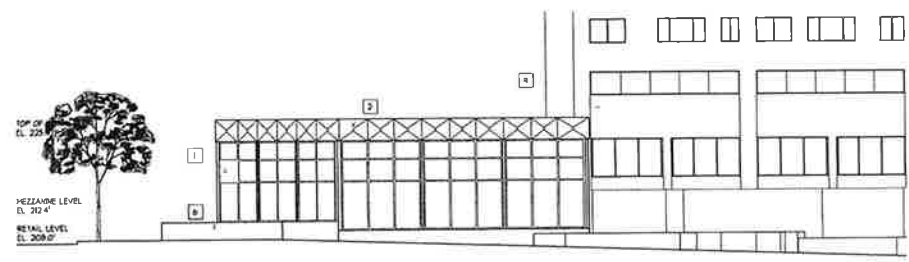
DATE: 01/11/12
SCALE: AS SHOWN
PROJECT: 34 SOUTH LEXINGTON
DRAWN BY: PHC/KRL/AS
CHECKED BY: HJ/08/21

ELEVATIONS

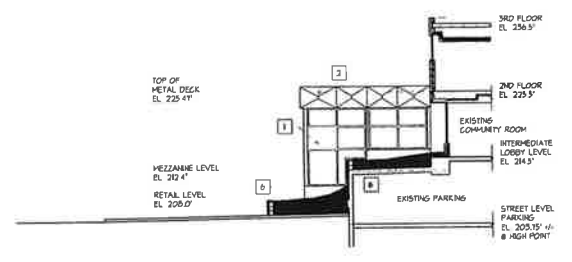
A-201



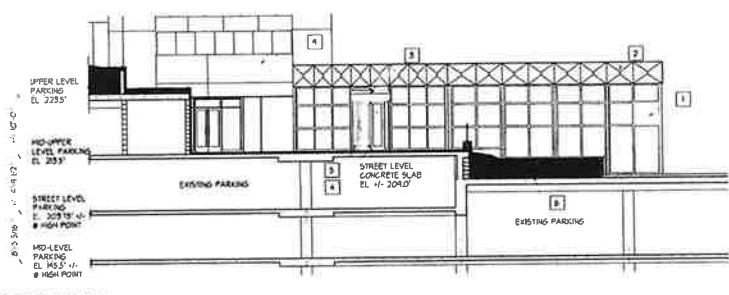
1 SOUTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 WEST ELEVATION

