

30 N Main St

Port Chester, NY 10573



HOULIHAN LAWRENCE
COMMERCIAL



Exclusively Represented By:

Darren Gordon

Sales Associate

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FOR LEASE

Property Summary

FOR LEASE

Sun Drenched Medical or Business Office

Steps from Train

Offering Summary

Lease Rate:	\$16.00 SF/NNN
Number of Units:	1
Available SF:	2,400 SF

Property Highlights:

- 6 Parking Spaces Included
- Clean Empty Second Floor Office Available Now
- Huge Windows Providing Natural Sunlight to Large Rooms
- Two Dedicated Heat and Air Conditioning Units
- Two Private Bathrooms
- Sprinklers Throughout
- Abundant Parking or Walk to Train
- Upgraded Building Electric with Sufficient Power for all Medical
- ~~Use~~ Zoning is CD-5
- Great Visibility at the Center of Historic Downtown Port Chester New
- Development across the Street has begun

2000 Apartments have already broken ground with 5000 approved

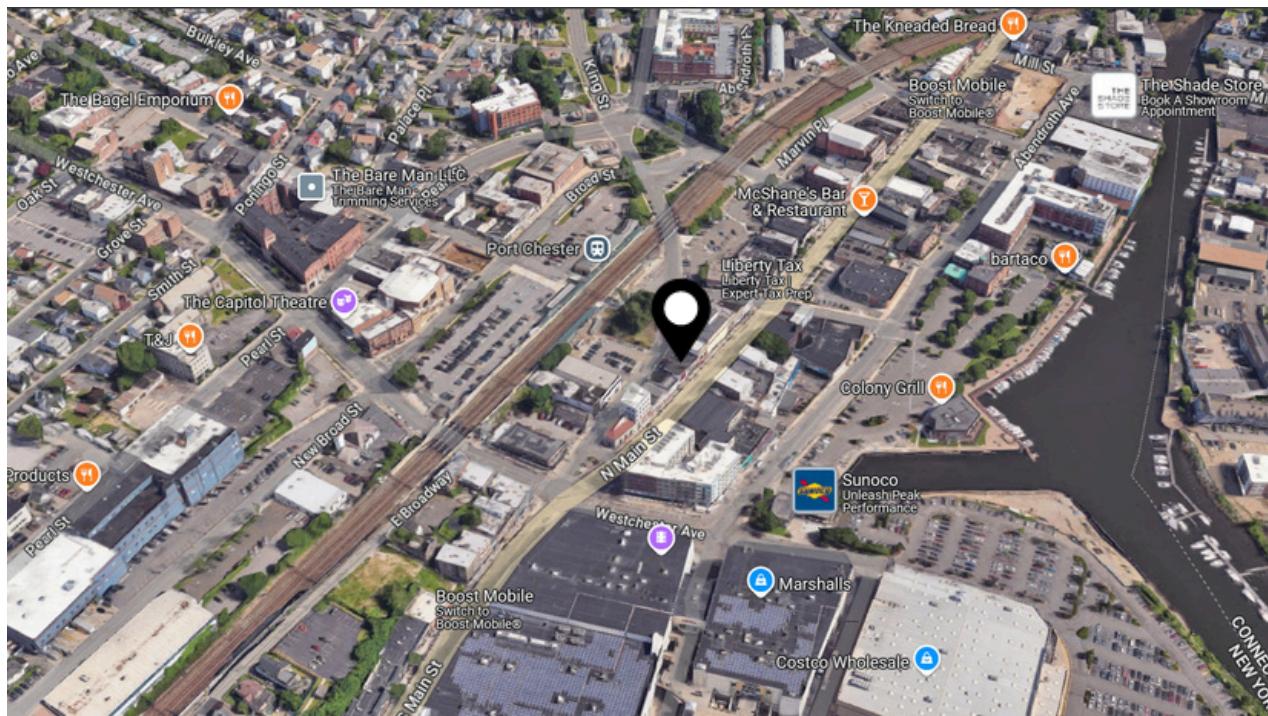
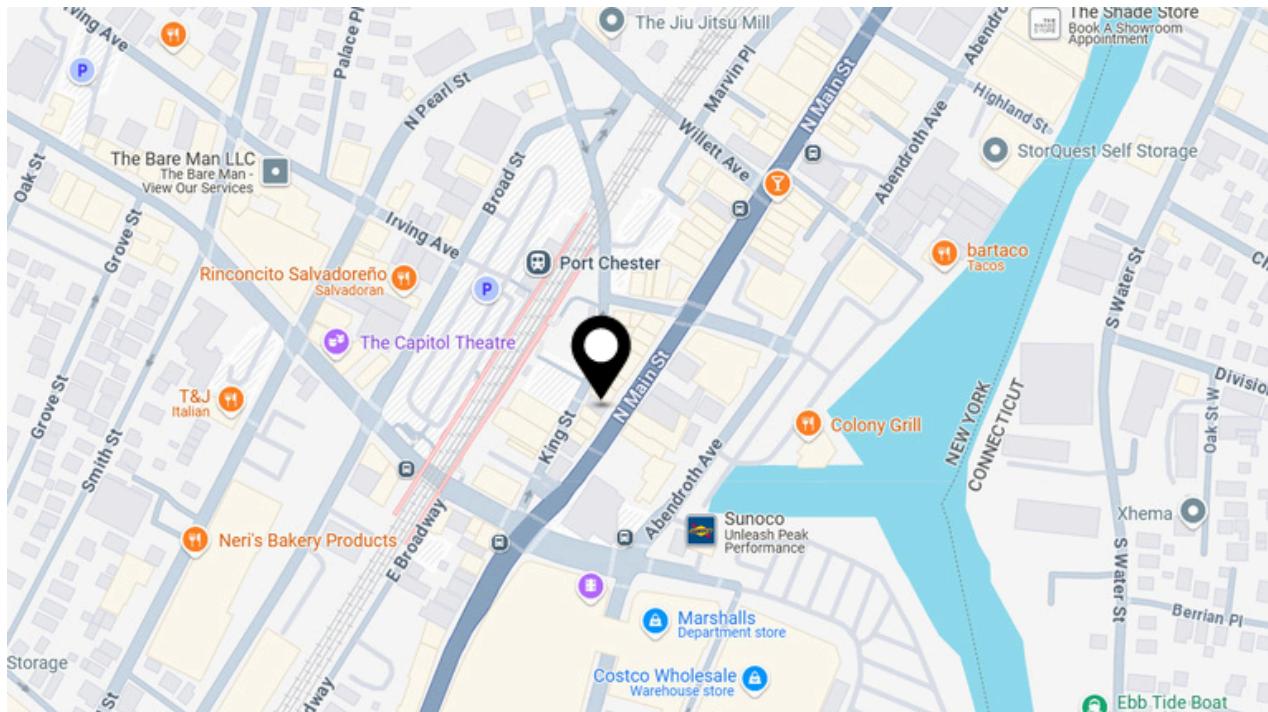
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Maps

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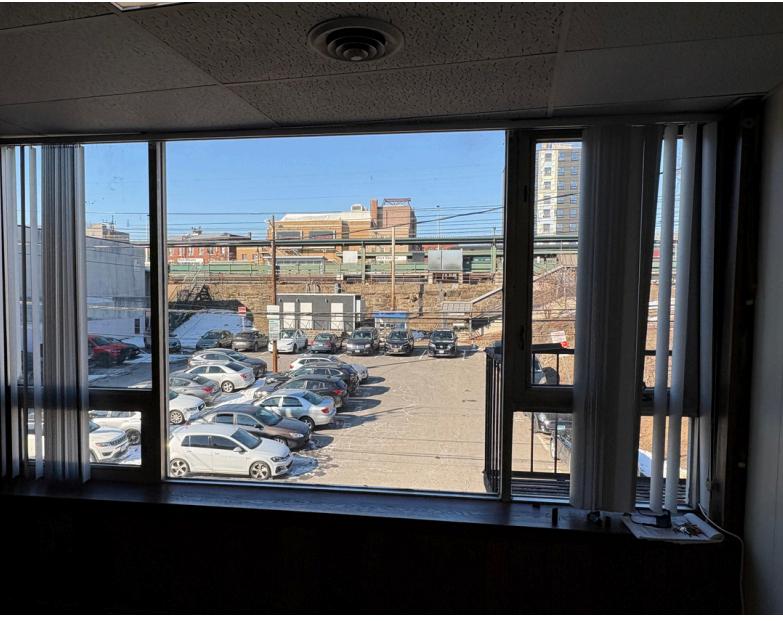
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Interior Photos

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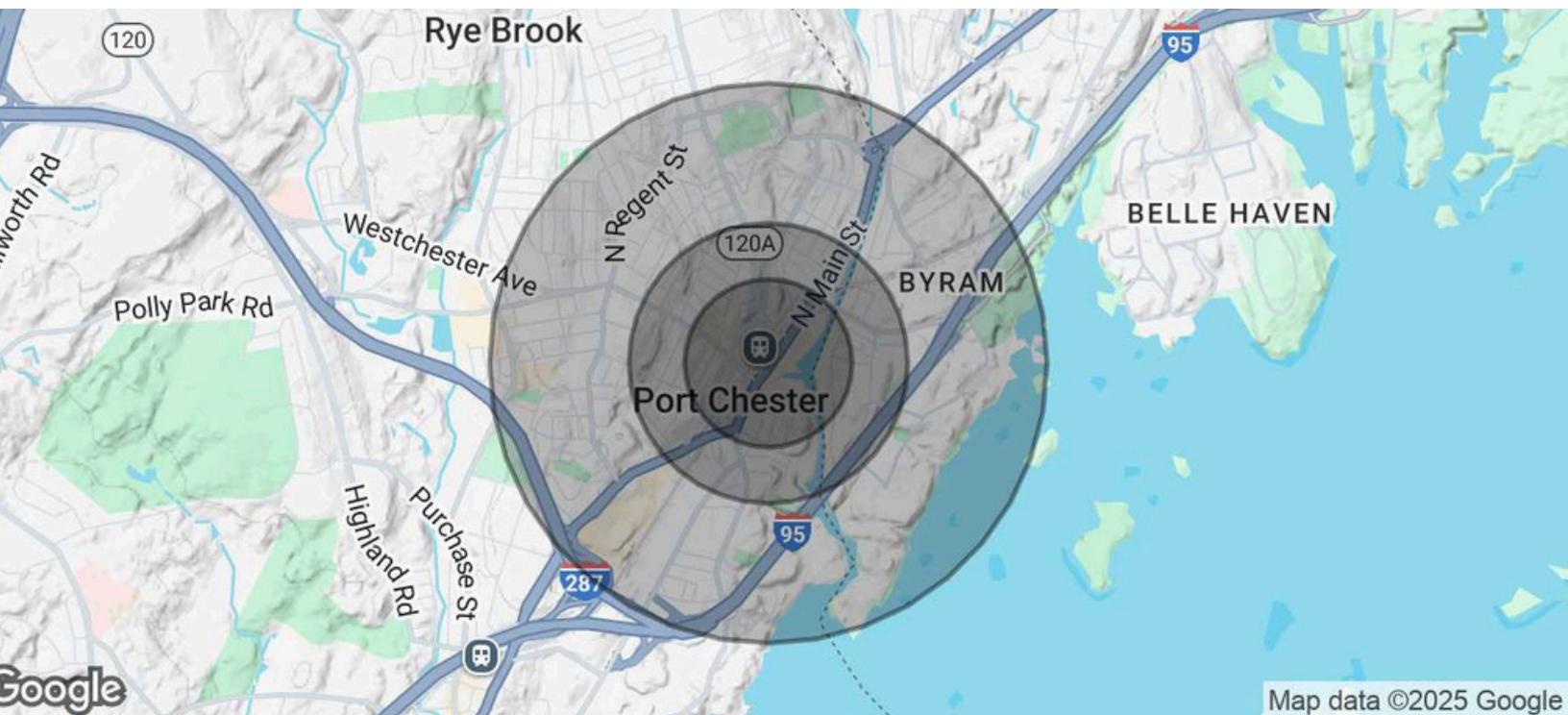
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Demographics Map & Report

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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,423	13,358	34,577
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households # of Persons per	1,428	4,457	11,770
HH Average HH Income Average	3.1	3	2.9
House Value	\$120,311	\$132,540	\$133,573
<i>Demographics data derived from AlphaMap</i>	\$632,510	\$662,701	\$721,701

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