

# 30 N Main St

Port Chester, NY 10573



HOULIHAN LAWRENCE  
COMMERCIAL



FOR LEASE

Exclusively Represented By:

**Darren Gordon**

**Sales Associate**

917 596 4789

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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 ChesterNew
  - Development across the Street has begun
- 2000 Apartments have already broken ground with 5000 approved

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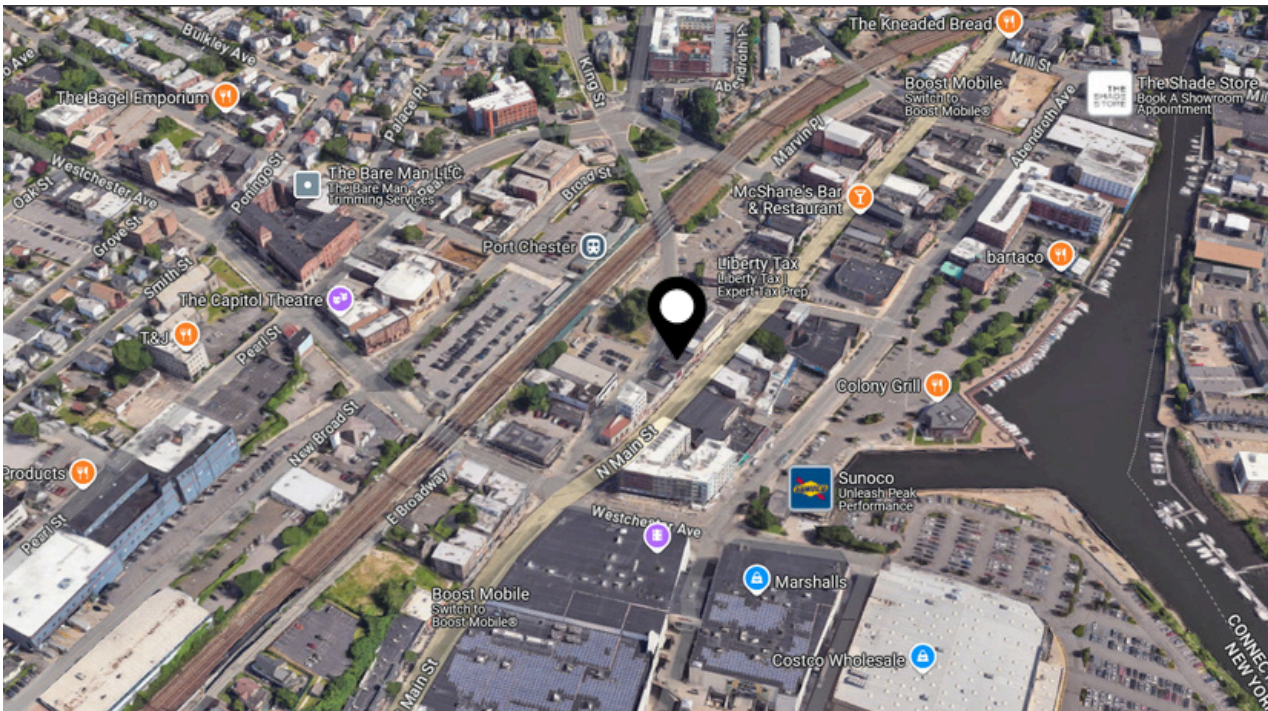
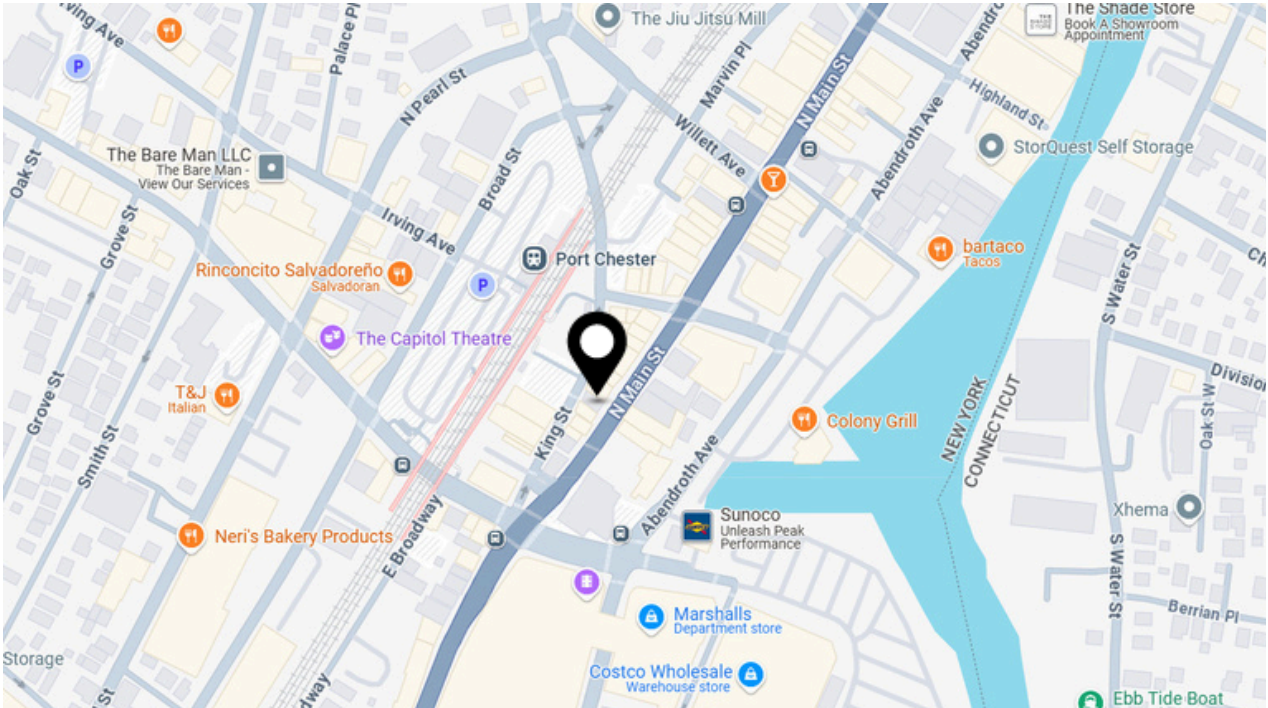
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800 Westchester Ave. Ste. N517  
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# Maps

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# Interior Photos

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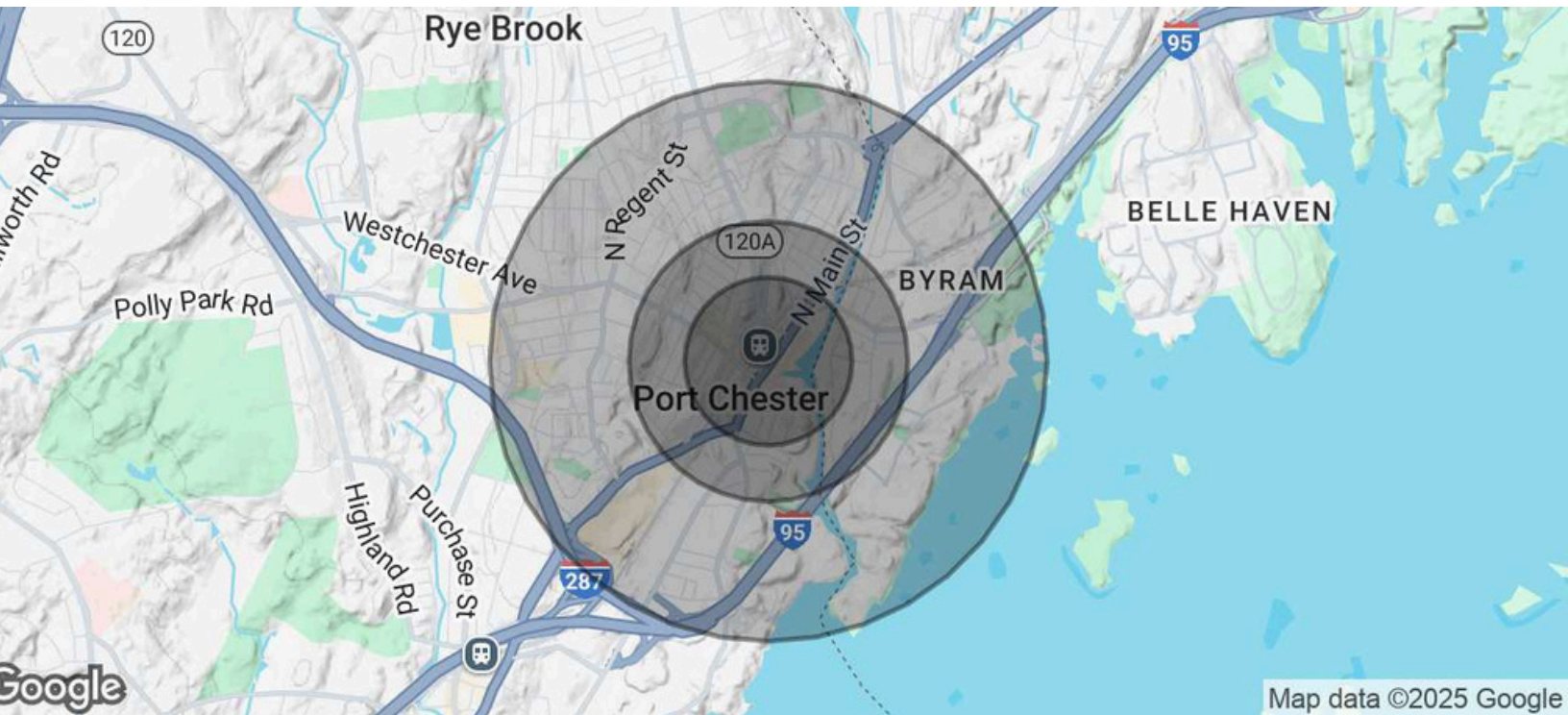
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# Demographics Map & Report

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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
Demographics data derived from AlphaMap	\$632,510	\$662,701	\$721,701

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