



HOULIHAN LAWRENCE
COMMERCIAL

2 S Broadway

Tarrytown, NY 10591

Exclusively Represented By:

Mike Rackenberg

Associate Broker

973 609 2105

mrackenberg@houlihanlawrence.com

OFFERING MEMORANDUM

Executive Summary

FOR SALE



Offering Summary

Price	\$3,250,000
Lot Size:	25,265 SF
Taxes:	\$70,233
Zoning:	RR
Parking Spaces:	13
Year Built	1898

Property Overview

Houlihan Lawrence Commercial is pleased to present this historic building at 2 S Broadway, Tarrytown, NY. The former bank is in the center of the village at the corner of Main Street and South Broadway, directly across from the historic Tarrytown Music Hall. The Spanish Renaissance style yellow brick building formerly housed several banks, including Citibank, until 2016. It includes tenant-controlled HVAC, a roof terrace, air conditioning, and a balcony. Just a short walk from the Metro-North station and offers immediate access to the New York State Thruway, I-287, and the Mario Cuomo Bridge .

Zoned for restricted retail (RR), the property is suitable for various uses, including restaurant or general retail. The desirable location in a high-foot-traffic area makes it ideal for a business looking to thrive in a vibrant community.

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Complete Highlights

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Property Highlights

- Huge visibility at primary commercial intersection in Tarrytown
- Historic landmark status, but interior renovations permitted
- Historic character and architectural presence (marble, high ceilings, classical finishes) provide a prestige appeal
- Mixed-use potential (retail / office / possibly residential) on second floor
- Ready demand from retailers, restaurants, boutiques in downtown Tarrytown
- 13 private parking spaces with 21 metered spaces
- Walking distance to Metro North Hudson line; in core of Tarrytown's commercial district

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Exterior Photos

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Interior Photos

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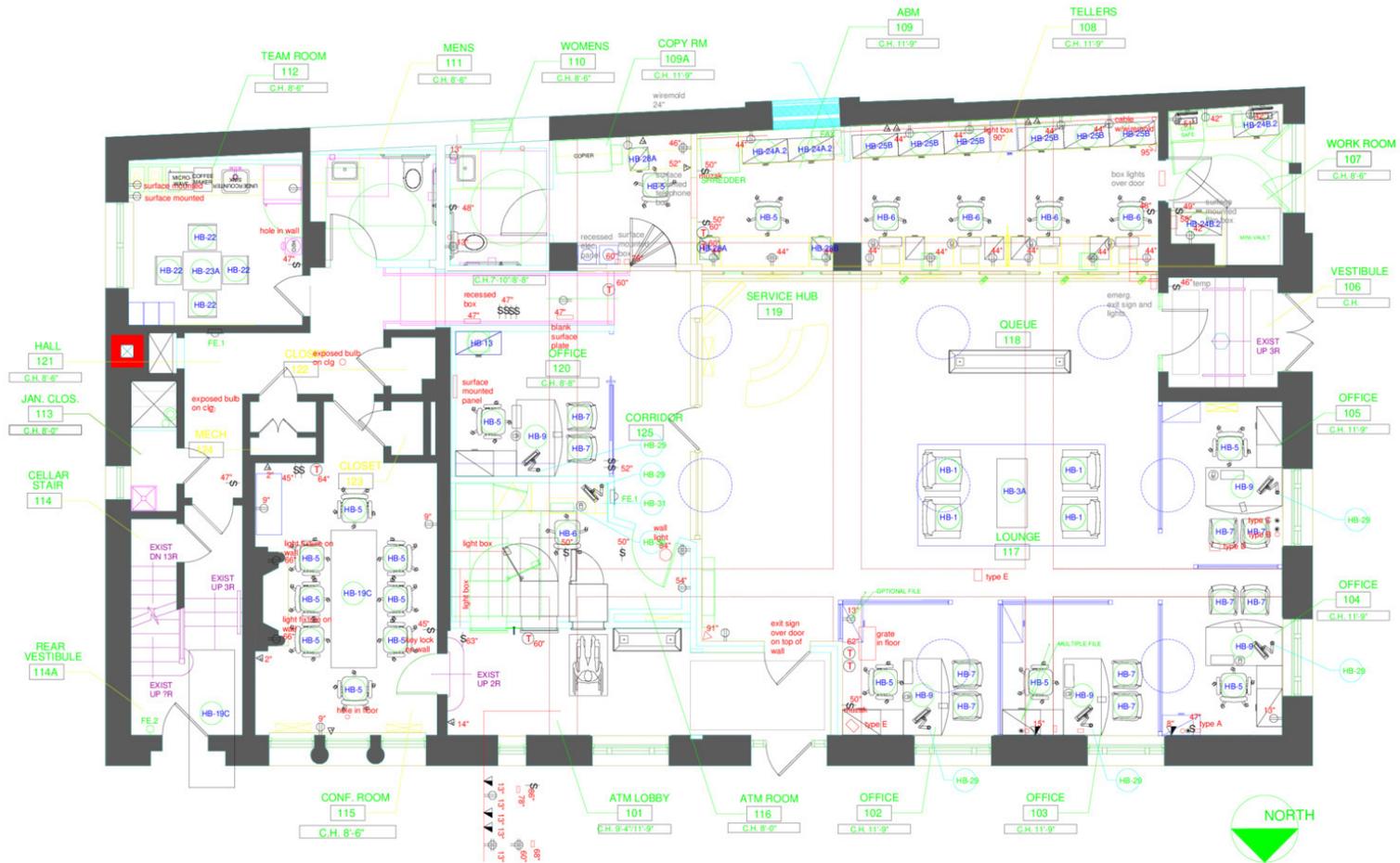
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First Floor - 4,270SF - Potential Year Round Outdoor Space

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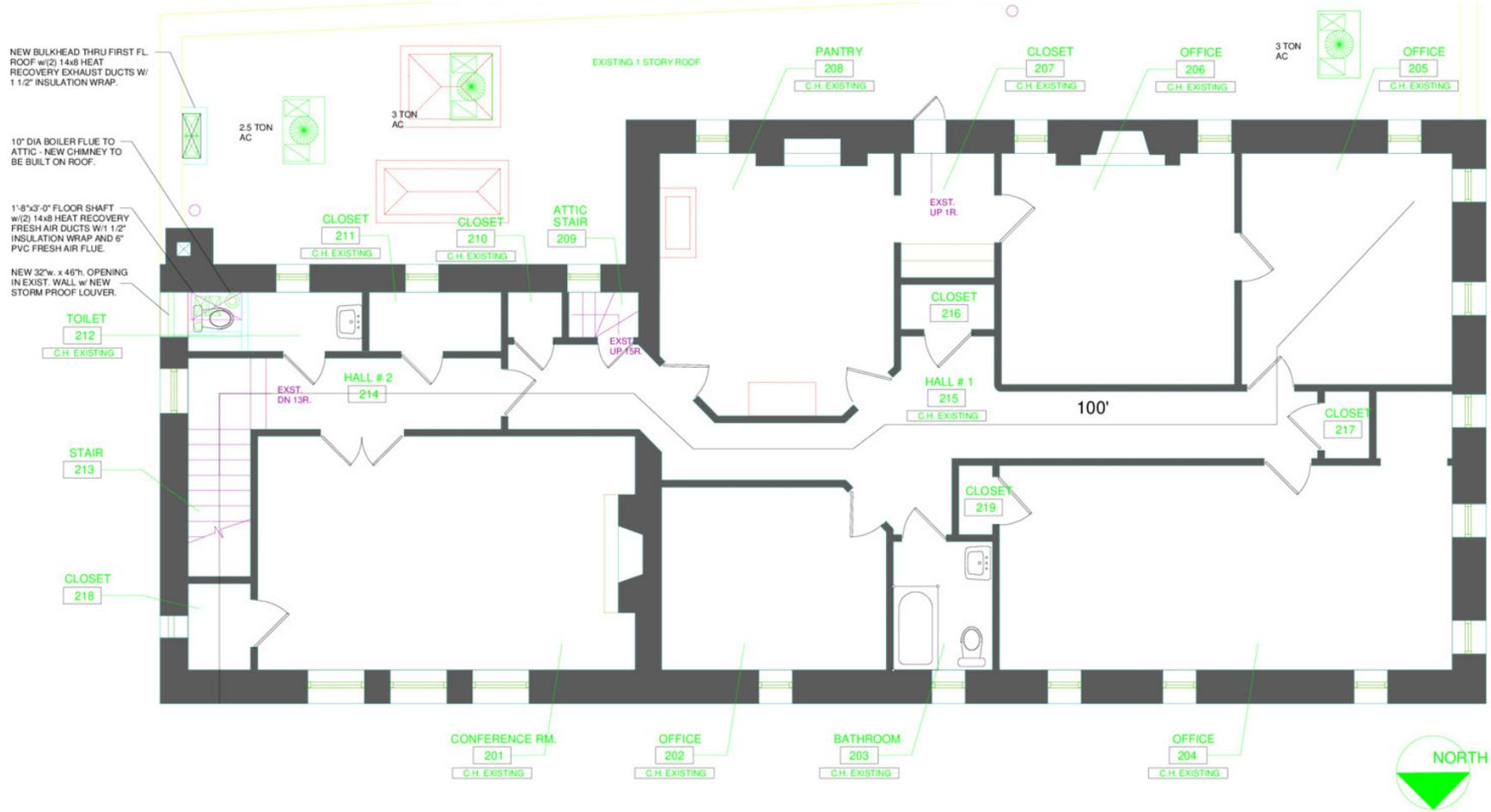
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Second Floor - 3,210 SF - Outdoor Terrace, Currently Houses HVAC

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Basement - 4,250 SF - Includes Original Bank Hall

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Location Description

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Tarrytown, NY, a vibrant Hudson River village that blends historic allure with modern convenience. Nestled in the heart of Westchester County, this area offers an enticing mix of boutique shops, eclectic eateries, and cultural attractions. Just moments from the property, investors will find the Tarrytown Music Hall, a beloved venue hosting live performances and events. Nearby, the Lyndhurst Mansion and Rockefeller State Park Preserve provide serene, picturesque settings for leisurely strolls. With a rich tapestry of local landmarks and a bustling commercial scene, this location captivates both visitors and potential investors seeking a prime retail or free-standing building opportunity.

Public Transportation	Distance	Walk	
Tarrytown Station	0.4 mi	1 min	8 min
Philipse Manor Station	1.9 mi	4 min	
Westchester County Airport	14.7 mi	21 min	
LaGuardia Airport	27.4 mi	40 min	

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Retailer Map

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Map data
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Google

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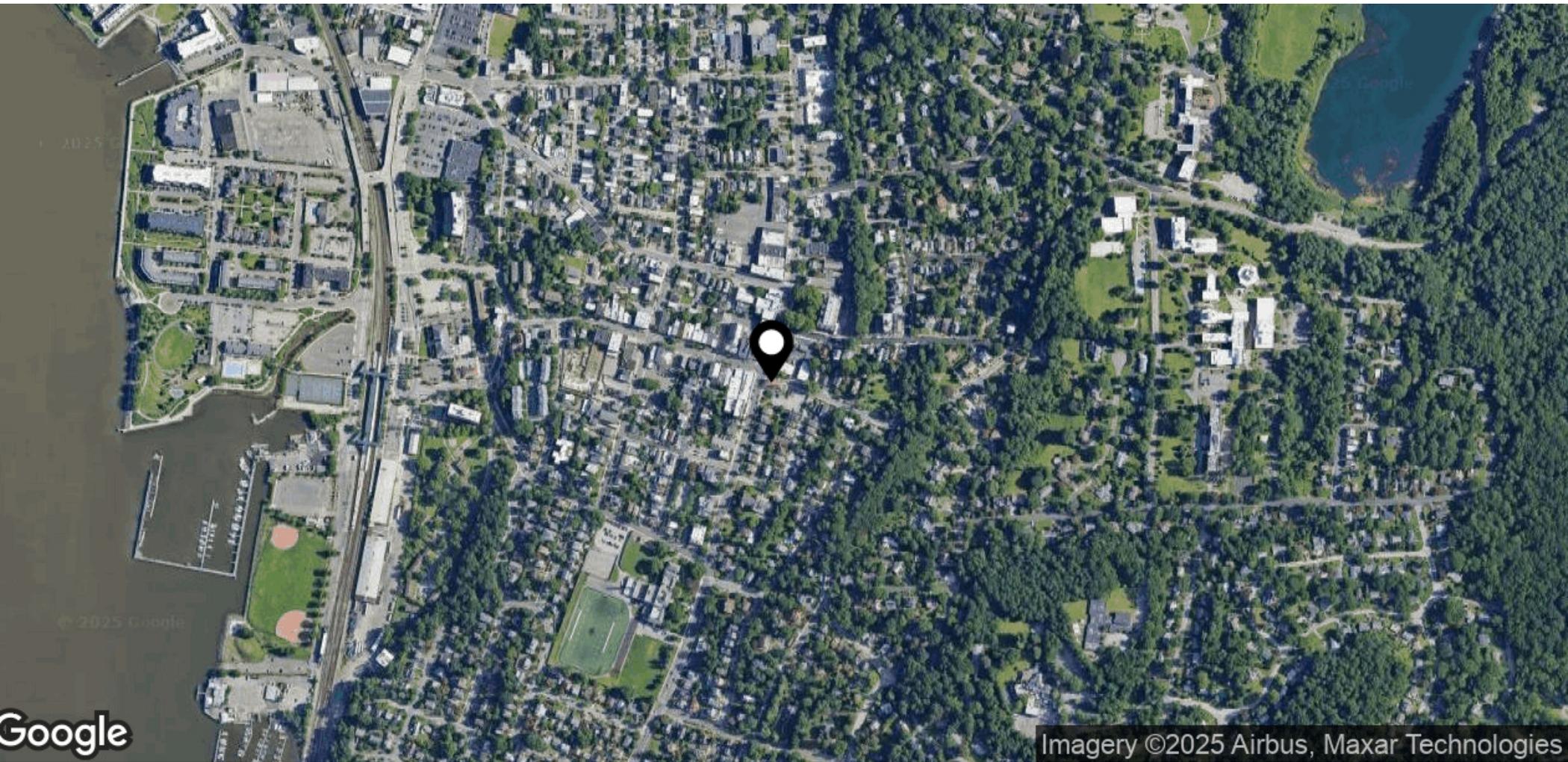
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Aerial Map

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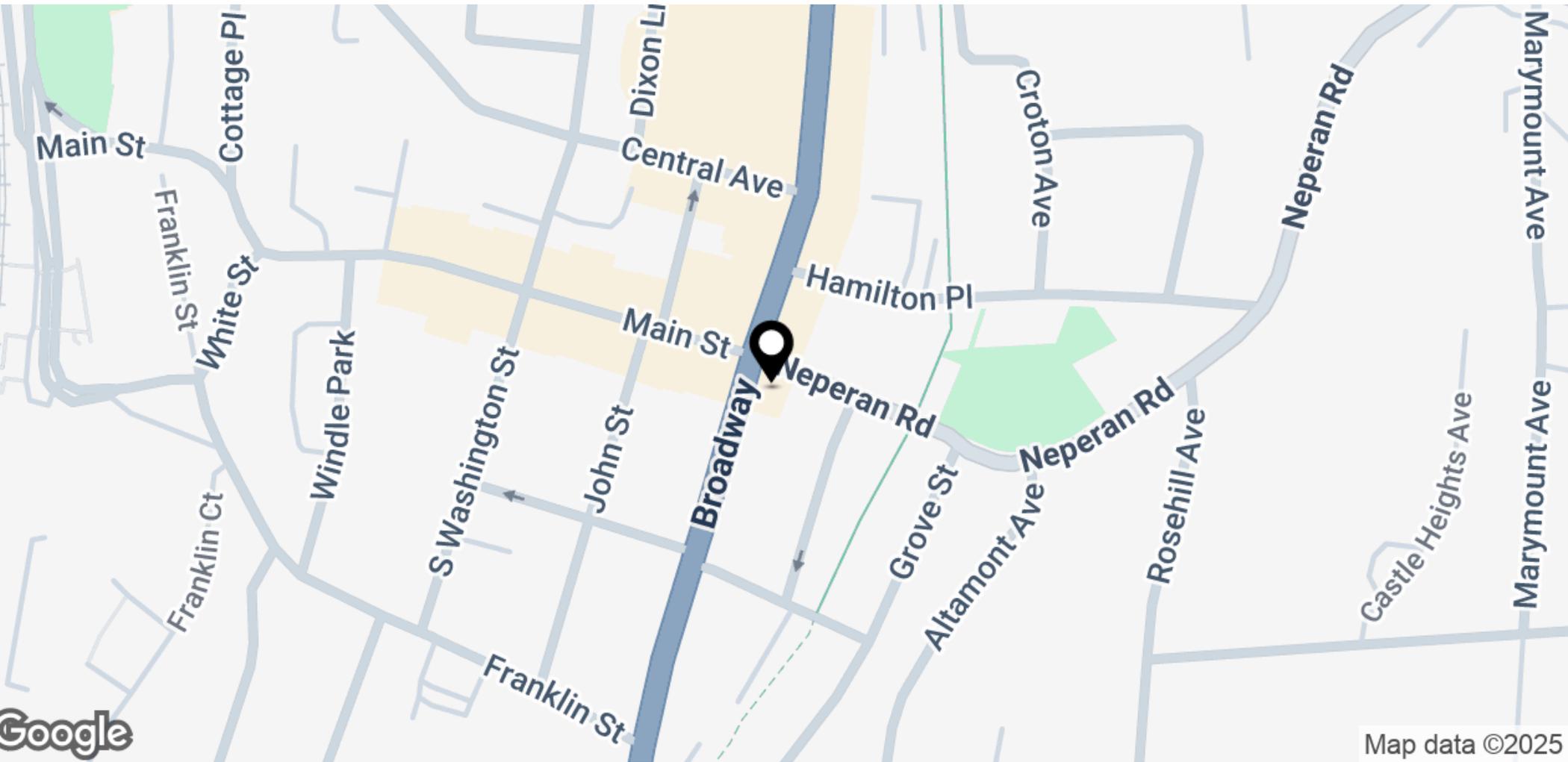
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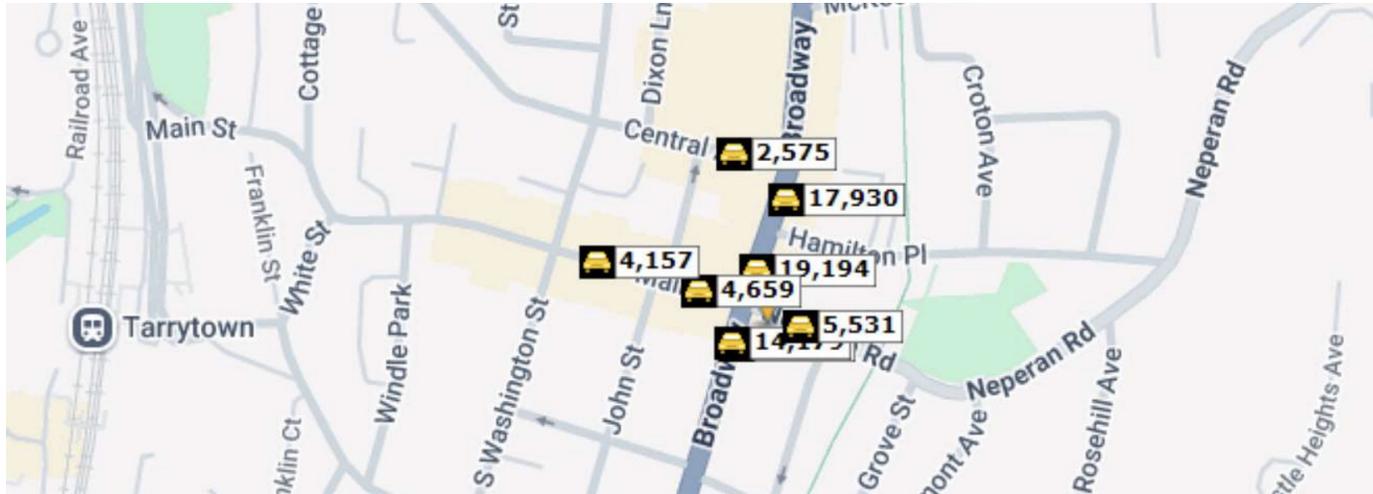
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Traffic Count & Map

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Broadway	Hamilton Pl	0.06 N	2024	14,361	MPSI	.02
2	S Broadway	Hamilton Pl	0.06 N	2025	14,179	MPSI	.02
3	Neperan Rd	Archer Pl	0.02 SE	2024	5,531	MPSI	.02
4	S Broadway	Hamilton Pl	0.02 NE	2024	19,194	MPSI	.03
5	W Main St	Kaldenberg Pl	0.02 W	2024	4,677	MPSI	.04
6	W Main St	Kaldenberg Pl	0.02 W	2025	4,659	MPSI	.04
7	S Broadway	Central Ave	0.02 N	2025	17,682	MPSI	.07
8	S Broadway	Central Ave	0.02 N	2024	17,930	MPSI	.07
9	Central Ave	Julia St	0.01 W	2024	2,575	MPSI	.10
10	W Main St	S Washington St	0.02 W	2025	4,157	MPSI	.10

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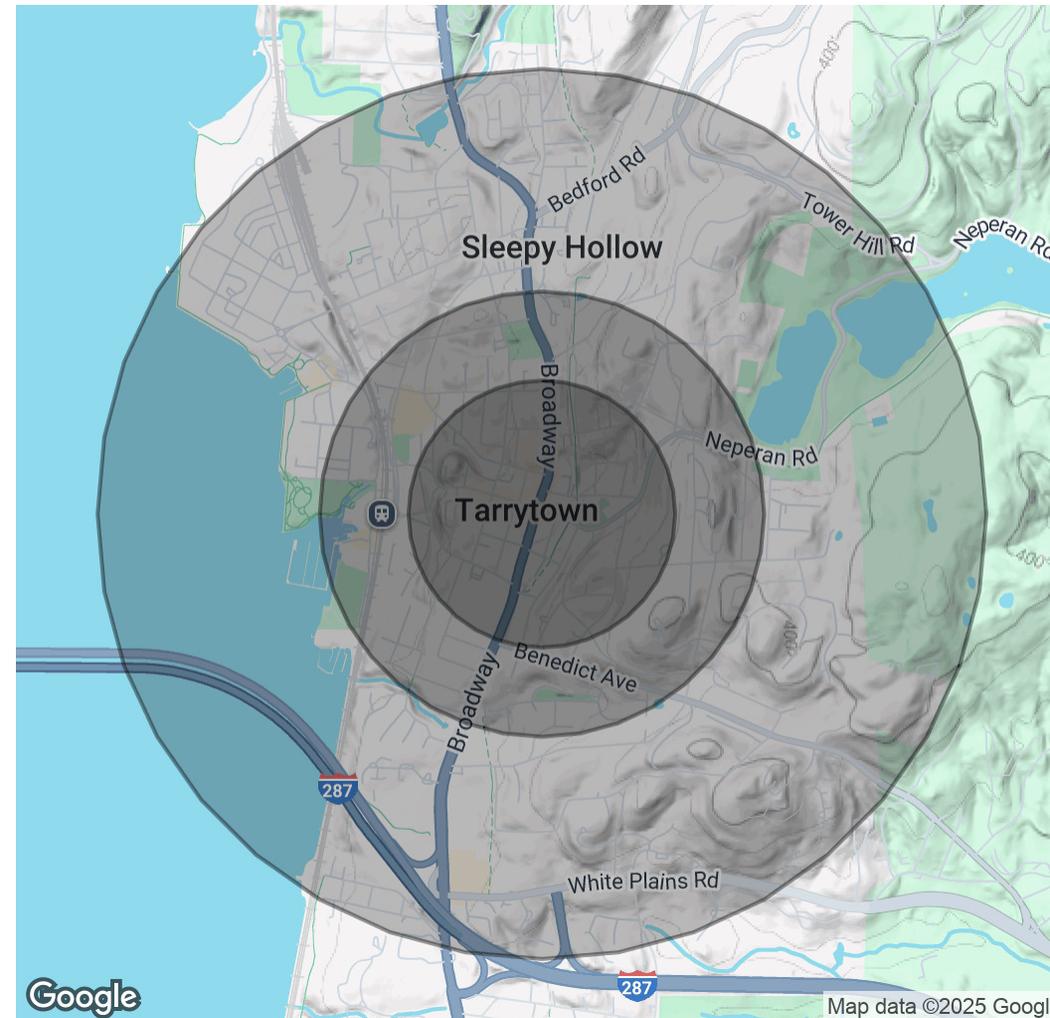
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,000	6,769	17,895
Average Age	44	43	42
Average Age (Male)	42	41	40
Average Age (Female)	45	44	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,204	2,648	6,941
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$155,870	\$151,245	\$148,898
Average House Value	\$822,149	\$788,631	\$787,251

Demographics data derived from AlphaMap



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