



# 57 Main Street | Tarrytown, NY

**Contact**

**Todd Albright** 914.747.5000 x222 TA@princetonrealtygroup.com

December 2023

## Executive Summary



### OFFERING SUMMARY

<b>COUNTY</b>	Westchester
<b>BUILDING SIZE</b>	4,200 SF
<b>LOT SIZE</b>	0.12 Acres
<b>ZONING</b>	RR
<b>SALE PRICE</b>	\$1,200,000
<b>LEASE</b>	\$8,500 Mo. NNN
<b>AVAILABILITY</b>	Immediate

### PROPERTY OVERVIEW

Available for sale is rare and unique 2-story building located in the heart of the Village of Tarrytown right on Main Street. Zoned as restricted retail with numerous possibilities. Was previously the Veteran's Memorial Building.

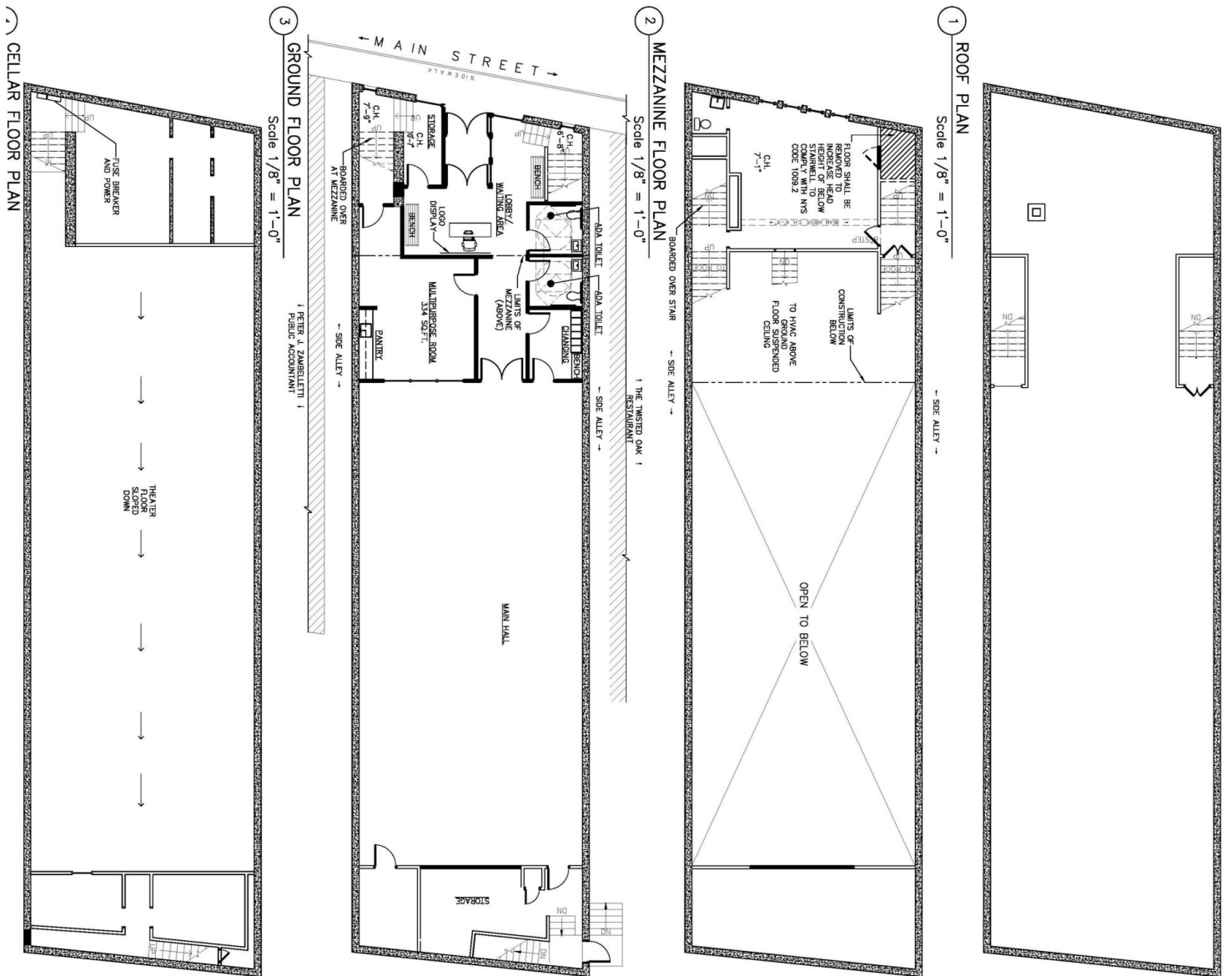
### LOCATION OVERVIEW

Located in the heart of the Village of Tarrytown, easy access to I-287 and the Saw Mill River Parkway.

Zoning RR: Business, Office & Commercial includes restaurants, municipal uses, house of worship, retail sales, dwelling above permitted use, banks.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

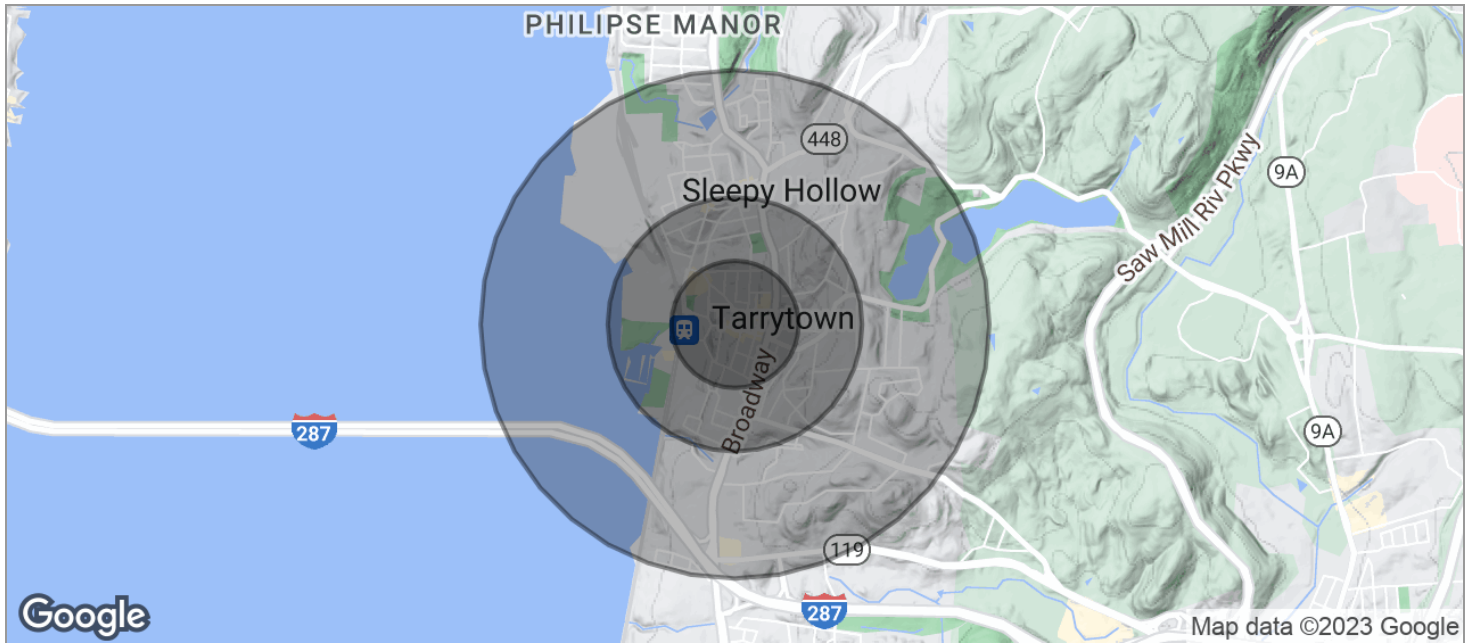
## Proposed Floor Plans



Proposed Rendering



## Demographics Map



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	2,192	7,704	14,060
<b>MEDIAN AGE</b>	38.2	37.6	41.4
<b>MEDIAN AGE (MALE)</b>	38.7	37.7	40.1
<b>MEDIAN AGE (FEMALE)</b>	37.0	37.7	41.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	978	3,111	5,927
<b># OF PERSONS PER HH</b>	2.2	2.5	2.4
<b>AVERAGE HH INCOME</b>	\$92,985	\$93,722	\$115,898
<b>AVERAGE HOUSE VALUE</b>	\$610,005	\$447,071	\$447,366

\* Demographic data derived from 2020 ACS - US Census

## Location Maps

