

# OFFERING MEMORANDUM







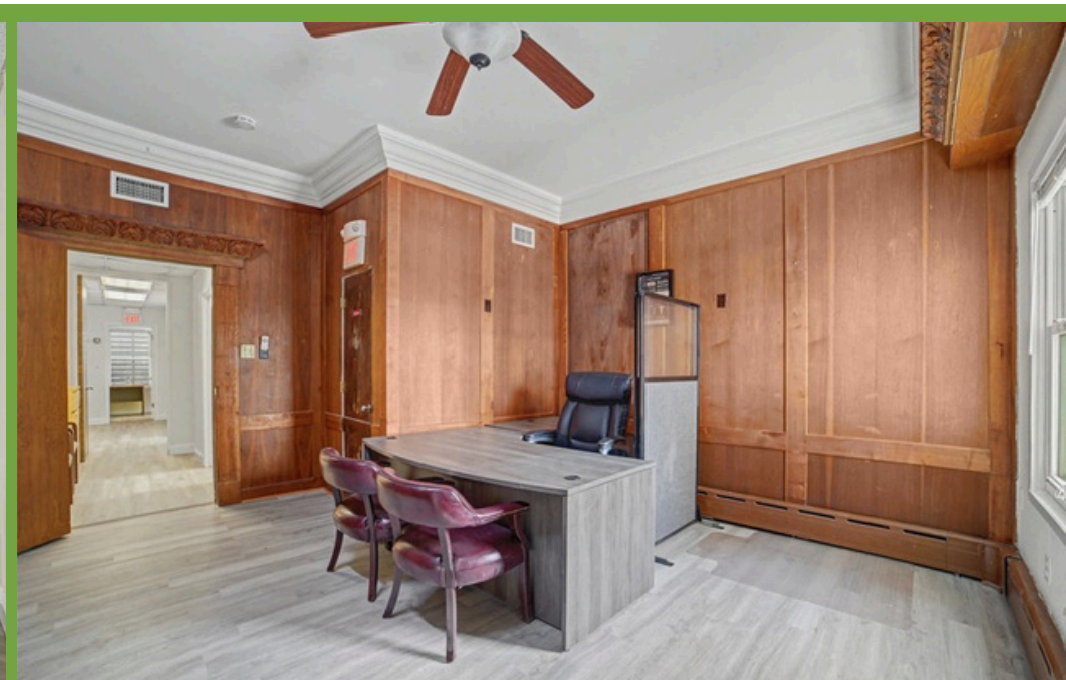
A dynamic workspace in a truly unbeatable location.

## DESCRIPTION








- Located at 100 SHighland Avenue in Ossining, NY, this 1,400 square foot ground-level professional office space presents an excellent opportunity for medical and professional users seeking a well-located, move-in ready workspace.
- The suite features six rooms, a bright reception area, kitchenette with full refrigerator, and two half bathrooms including one ADA-compliant restroom.
- The space is situated on the ground level with direct access from the parking area, providing excellent accessibility for ~~on-site~~ clients and staff. The building also features management and ample parking with more than 10 spaces available.
- The offering includes approximately 1,400 rentable square feet with a total monthly rent of \$3,000.
- This property represents a rare opportunity for medical or professional tenants to secure a flexible, well-configured office space in a convenient Ossining location.

## PROPERTY SUMMARY

<b>Lease Rate</b>	\$3000/month (Main Floor)
<b>Building SqFt</b>	18,000 SqFt
<b>Zoning Type</b>	Commercial
<b>County</b>	Westchester



# PROPERTY HIGHLIGHTS

-  Prime Ossining Location – 100 S Highland Ave professional office building.
-  ±1,400 SF Layout – Six rooms, reception area, kitchenette, and Private restroom. Private Exterior Office – One office with direct outside access.
-  Medical / Professional Use – Ideal for healthcare and licensed professionals.
-  Turnkey Office Space – Recently vacated and fully finished.
-  Ample Parking – 10+ spaces available.
-  Utilities – Common charges include utilities and exterior maintenance.
-  Flexible Configuration – Offices can be combined or used separately.

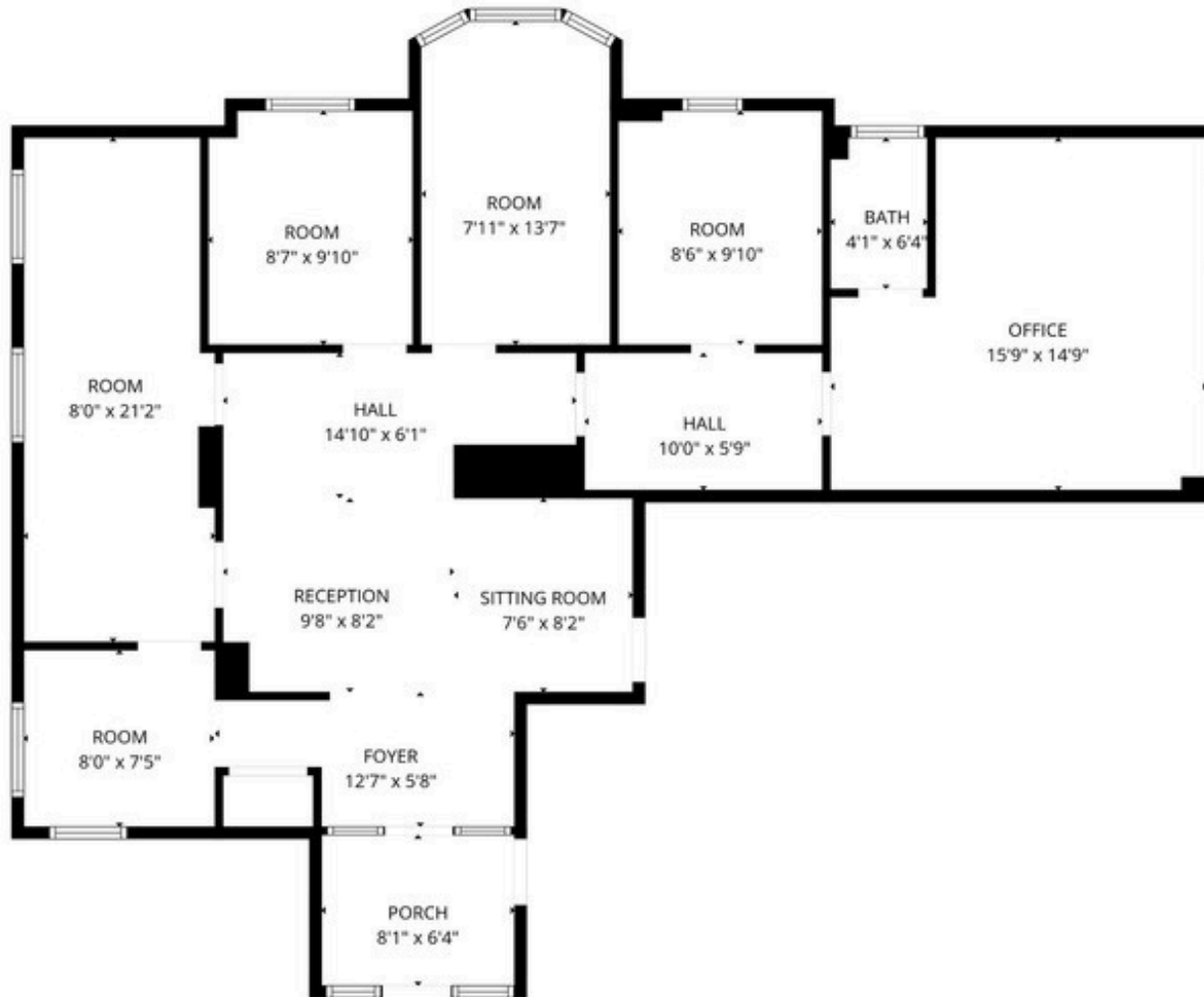






**Where Location Meets  
Opportunity**

# FLOOR PLAN



**Total GLA: 1201 sq. ft | Total: 1252 sq. ft**  
1st floor: 1201 sq. ft (Excluded areas 51 sq. ft)

FLOOR PLAN CREATED BY CURICADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

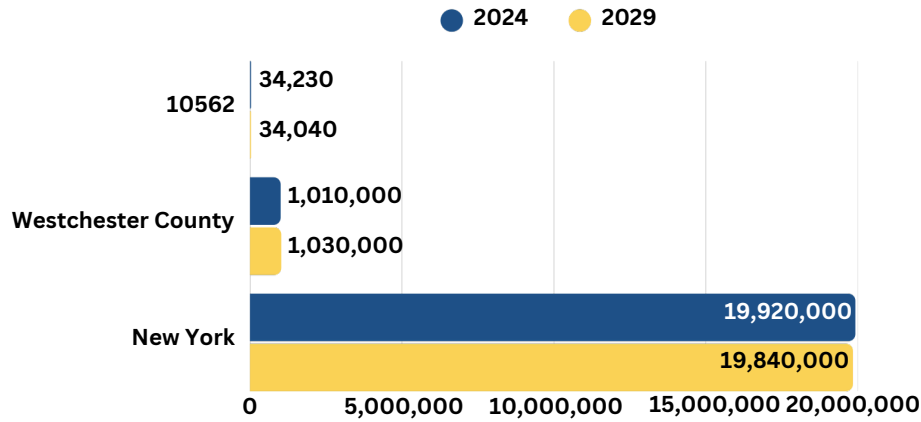
# Demographic Facts and Stats for Ossining

100 S Highland Ave, Ossining, NY 10562

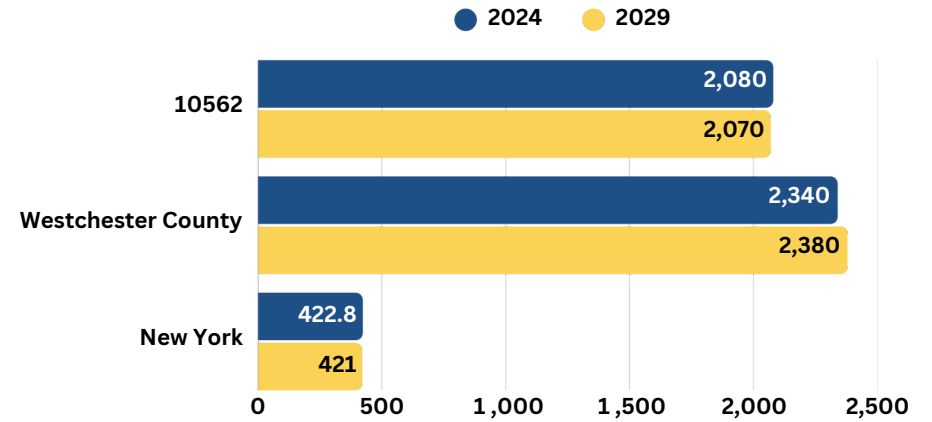


# POPULATION

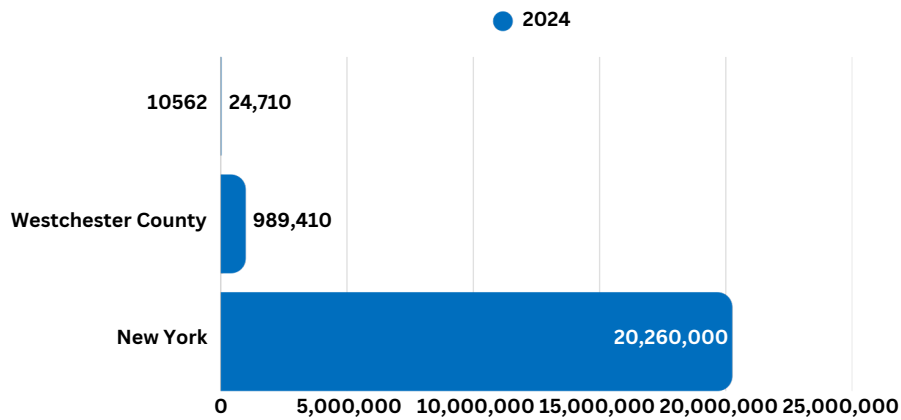
## Total Population



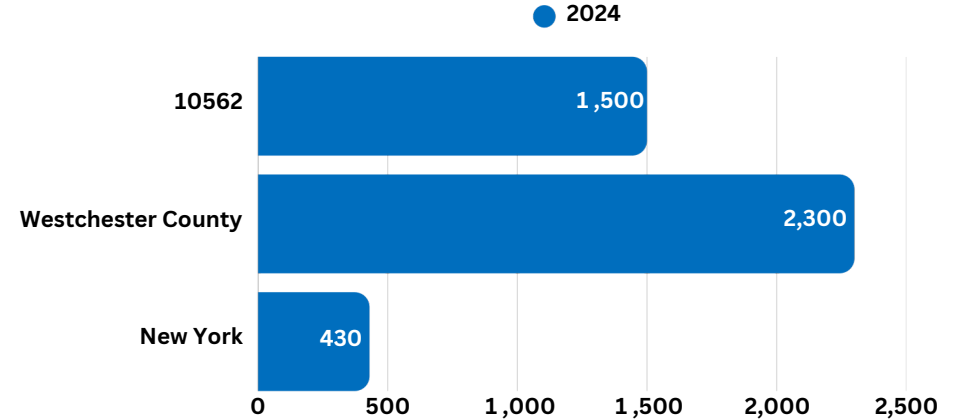
## Population Density



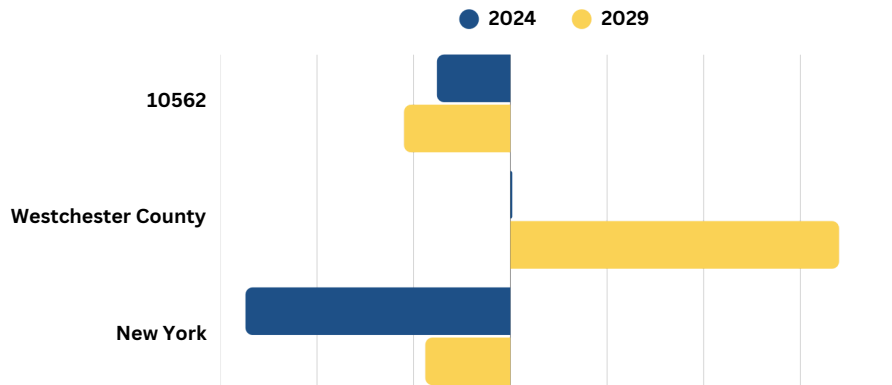
## Total Daytime Population



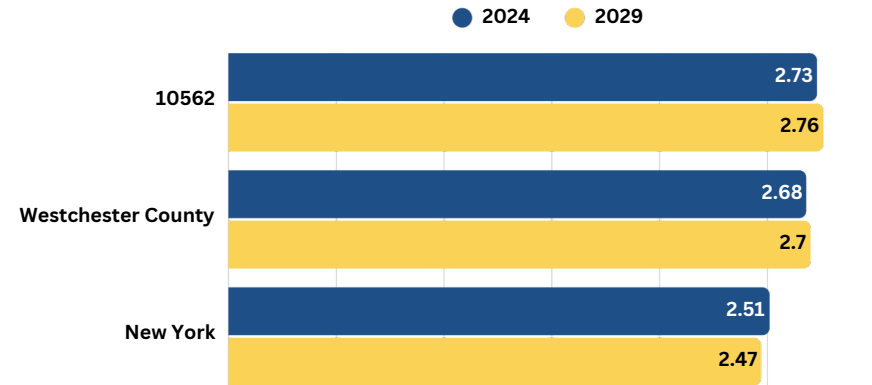
## Daytime Population Density



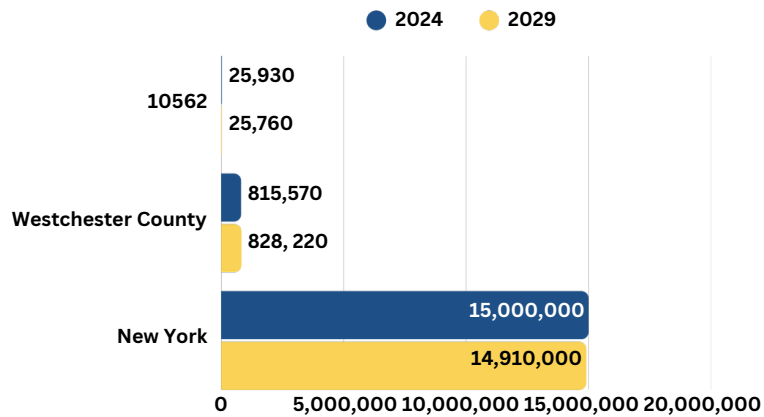
## Population Change Since 2020



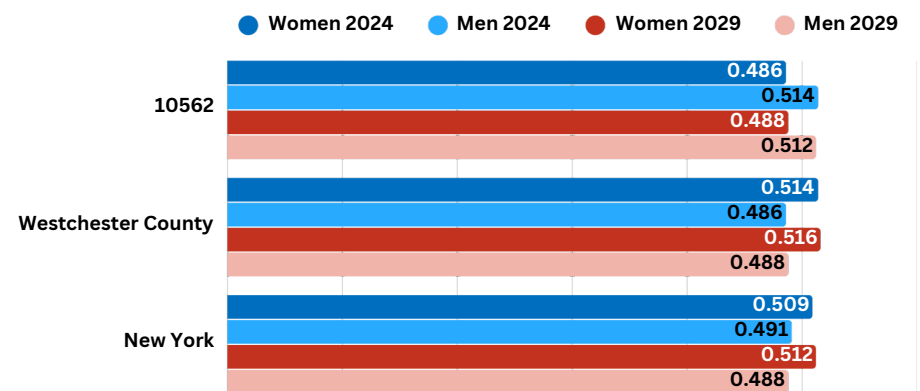
## Average Household Size



## Population Living in Family Households

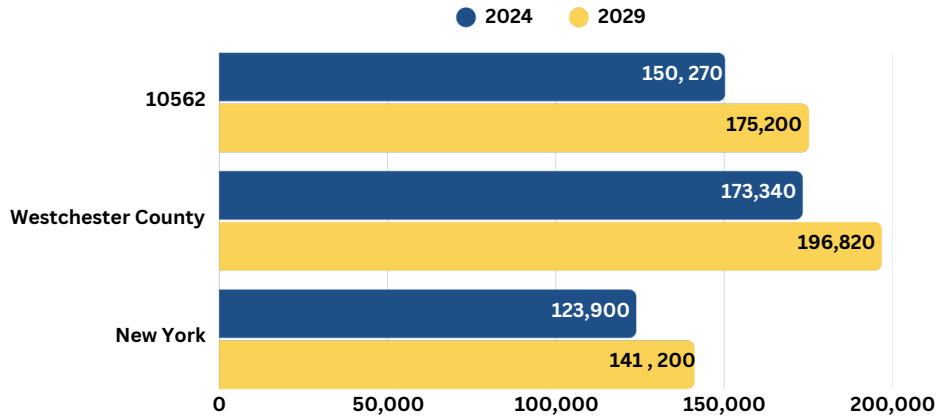


## Family / Male Ratio

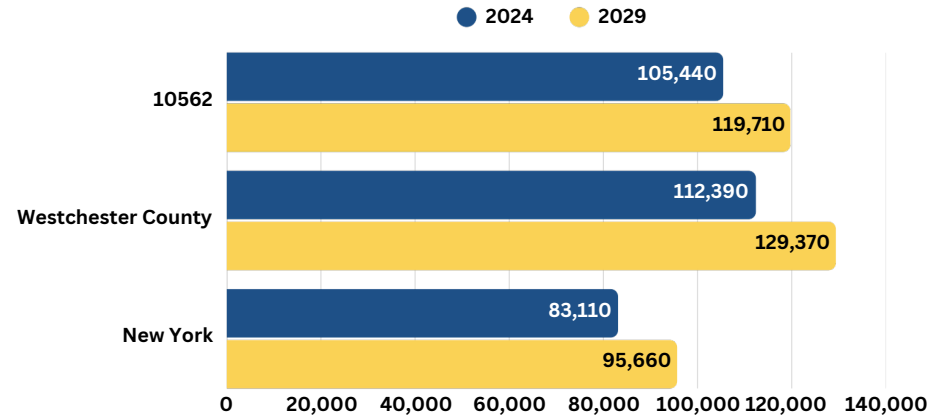


# INCOME

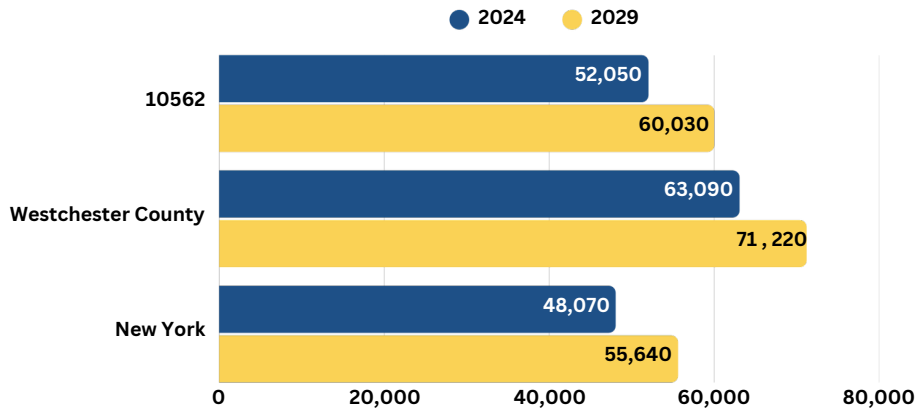
## Average Household Income



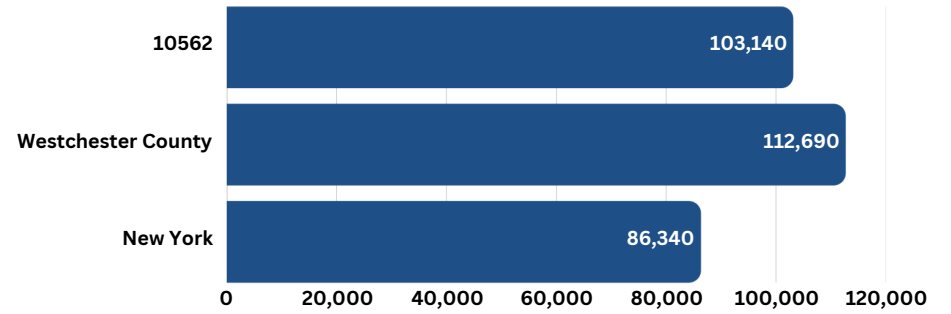
## Median Household Income



## Per Capita Income

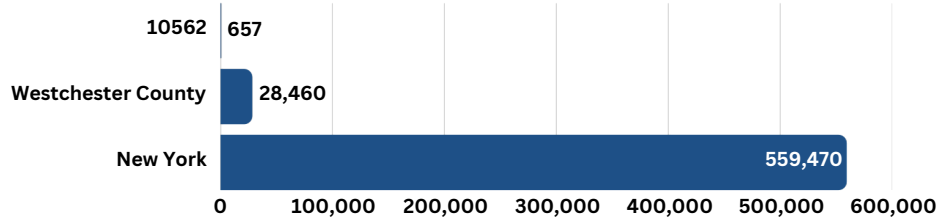


## Average Disposable Income

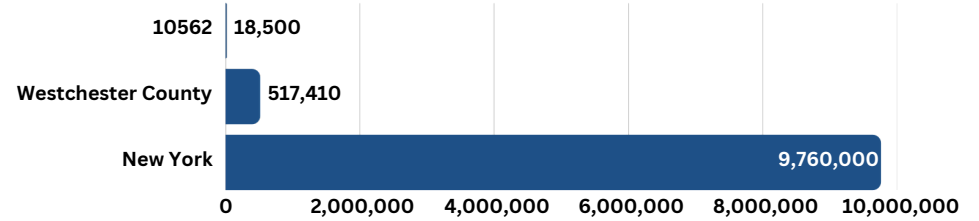


# ECONOMY

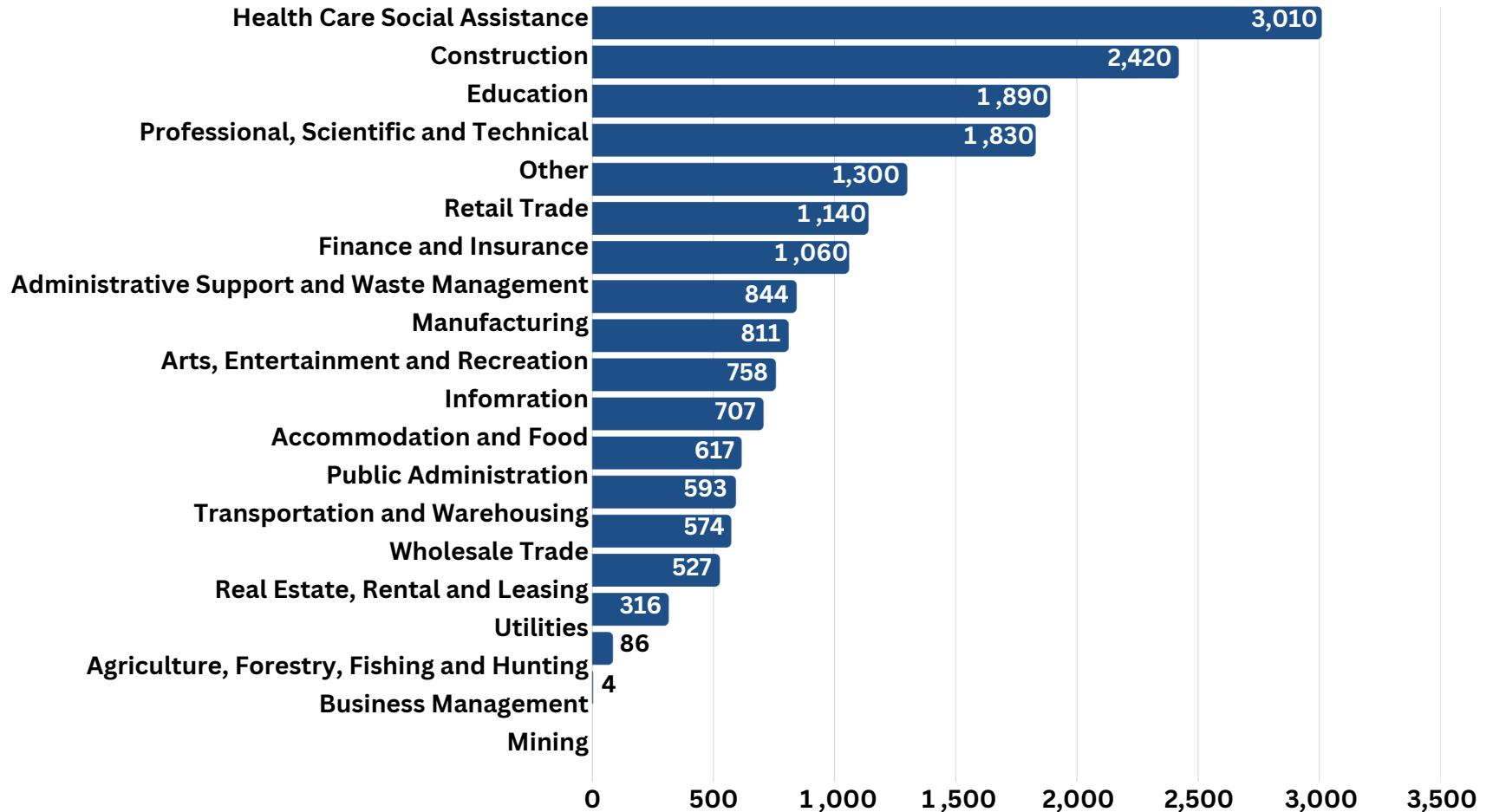
## Unemployment Number



## Employment Number



● 2024

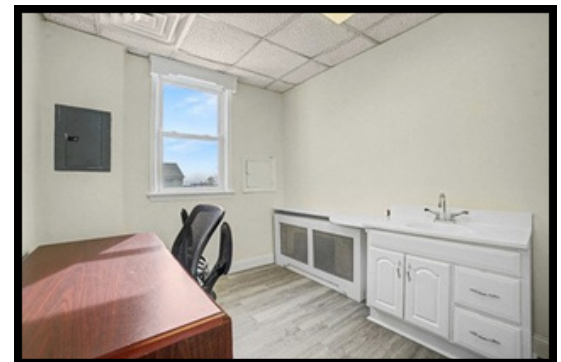
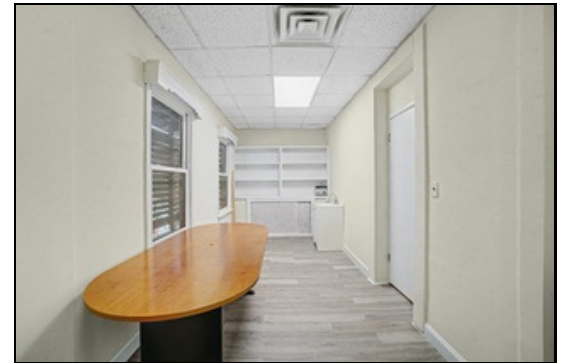


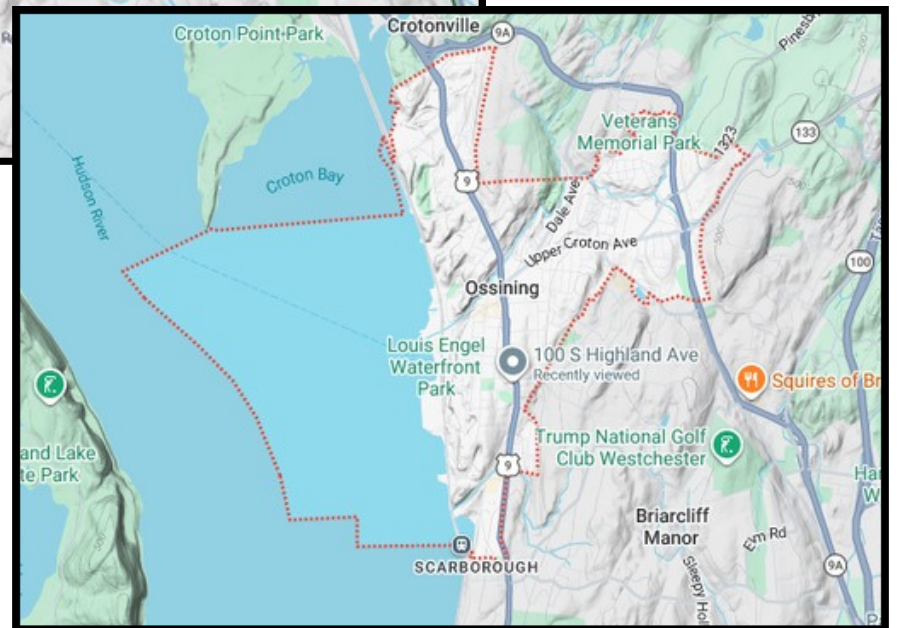
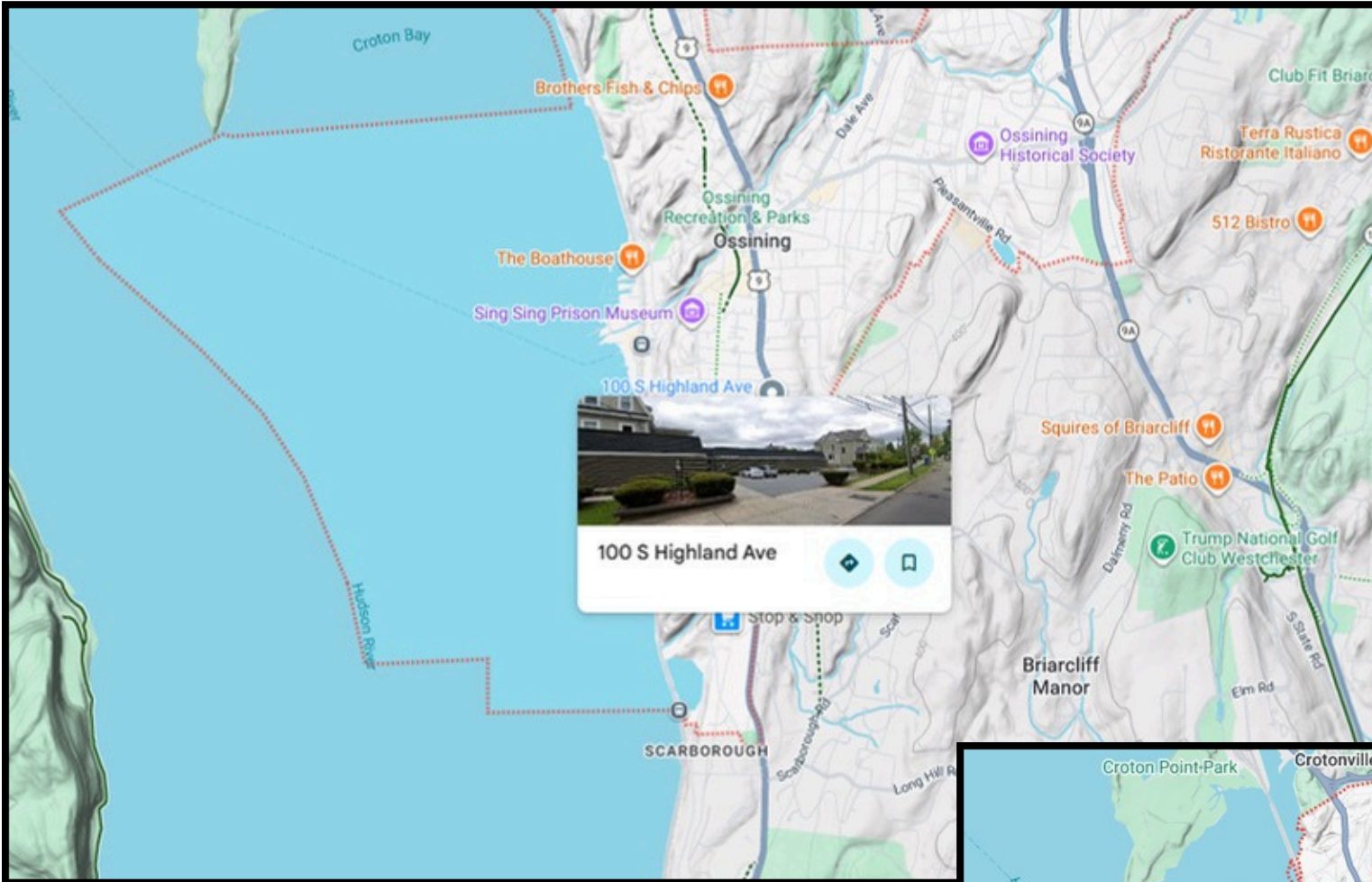
# CONSUMER SEGMENTATION

Categories	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5
<b>Top Tapestry Segments</b>	Diverse Convergence	City Lights	Urban Chic	Top Tier	Pleasantville
<b>% of Households</b>	3,848 (32.8%)	2,320 (19.8%)	2,025 (17.3%)	1,081 (9.2%)	952 (8.1%)
<b>Lifestyle Group</b>	Next Wave	Middle Ground	Upscale Avenues	Affluent Estates	Upscale Avenues
<b>Urbanization Group</b>	Urban Periphery	Urban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery
<b>Residence Type</b>	High-Density Apartments; Single Family	Multi-Units; Single Family	Single Family	Single Family	Single Family
<b>Household Type</b>	Married Couples w/ Kids	Married Couples	Married Couples	Married Couples	Married Couples
<b>Average Household Size</b>	2.85	2.56	2.42	2.83	2.84
<b>Median Age</b>	35.7	40.2	43	46	42.6

# TRADE AREAS NEARBY OSSINING

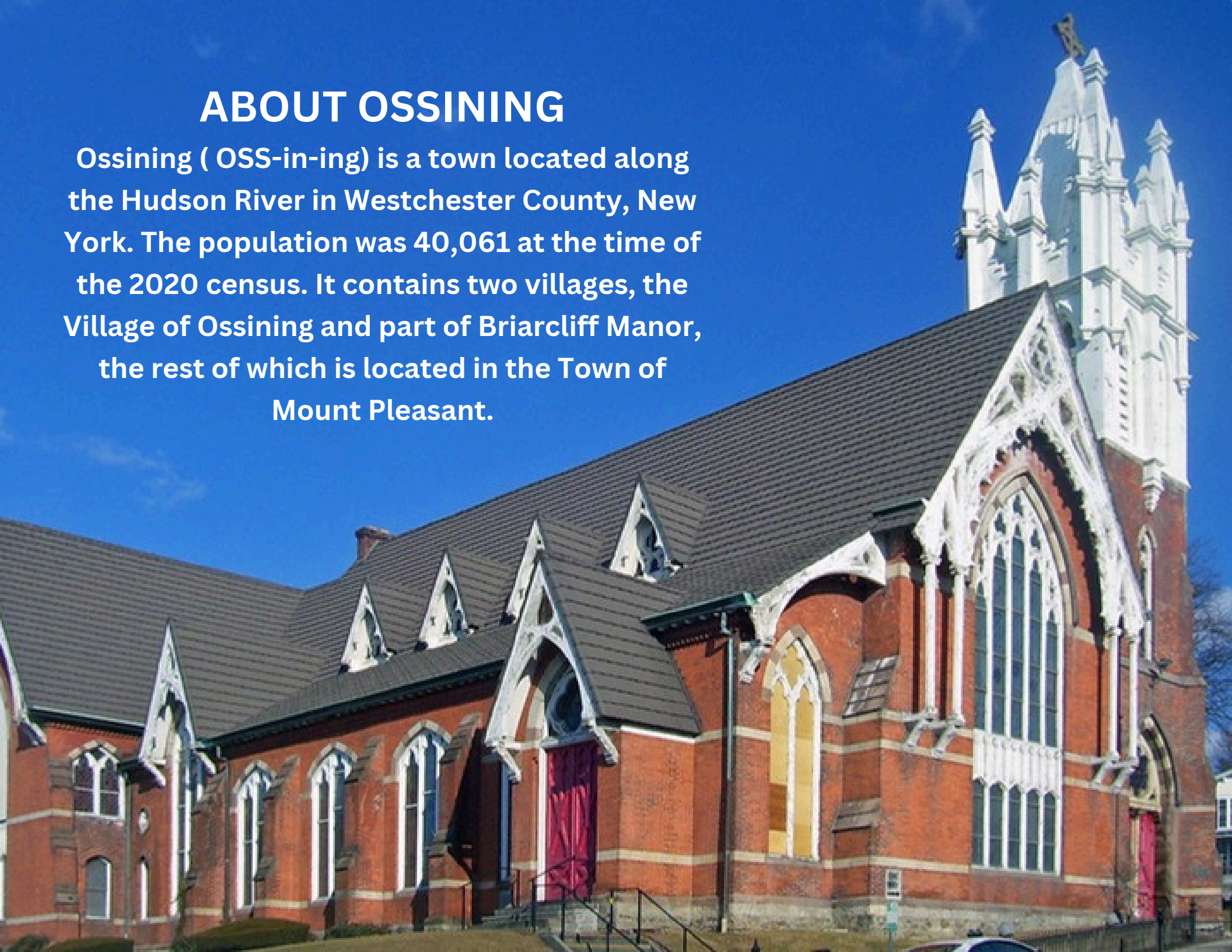
Community	Zip Code	Median Household Income	Median Age	Population	Dominant Lifestyle Segment
Millwood	10546	> \$200,000	45.5	1,371	Top Tier
Briarcliff Manor	10510	\$195,674	49	10,365	Top Tier
Chappaqua	10514	> \$200,000	42.8	12,332	Top Tier
Croton-on-Hudson	10520	\$131,206	47.6	13,270	Golden Years
Pleasantville	10570	\$177,103	38.9	14,119	Top Tier
Mount Kisco	10549	\$115,613	42.3	16,865	City Lights
Congers	10920	\$142,092	44.9	8,533	Pleasantville
Thornwood	10594	\$179,523	43	4,896	Pleasantville
Hawthorne	10532	\$129,323	44.3	5,059	Pleasantville





# ABOUT OSSINING

Ossining ( OSS-in-ing) is a town located along the Hudson River in Westchester County, New York. The population was 40,061 at the time of the 2020 census. It contains two villages, the Village of Ossining and part of Briarcliff Manor, the rest of which is located in the Town of Mount Pleasant.



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