



HOULIHAN LAWRENCE
COMMERCIAL

FOR LEASE



733 White Plains Road

SCARSDALE, NY 10583

1,140
SQFT

Please Call
OFFERED AT

- RENOVATED SPACE TO BE DELIVERED AS A WHITE BOX
- APPROXIMATELY 1140 SF
- RENOVATED LOWER LEVEL IN EXCELLENT CONDITION
- LOCATED NEXT TO TRADER JOE'S EASTCHESTER
- GREAT LIGHT AND VISIBILITY
- NEW AC SYSTEM
- OPEN ELEVATOR FROM PARKING AREA
- FORMERLY ADRIATIC CAFE



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The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.



PROPERTY DESCRIPTION

- Renovated retail space with ample zoning allowing for personal services and medical use. Located in a highly visible location, contiguous to the Scarsdale/Eastchester Trader Joe's and next to the new Scarsdale SPEAR (physical therapy). It is also one block from the Grenville Elementary School. The Property enjoys extraordinary visibility, both, from White Plains Road (Rt 22) and from the Trader Joes' pedestrian and trade area.
- Space consists of 1140 square feet of light open space that will be delivered as a "white box". The space was recently fully renovated. Large windows in the front (facing RT 22) and in the back (facing the Trader Joe's trade area and parking) allow for a flexible internal design that maintains light and openness. There is front and back access to the space. The back access has an open lift from the Trader Joe's parking area that facilitates access for individuals with mobility challenges.
- Nearby stores include Trader Joe's, SPEAR, CITIBANK, and the Vernon Shopping Center (Fresh Market, Haiku, New York Presbyterian) and many others.



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LOWER LEVEL PHOTOS



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DEMOGRAPHICS



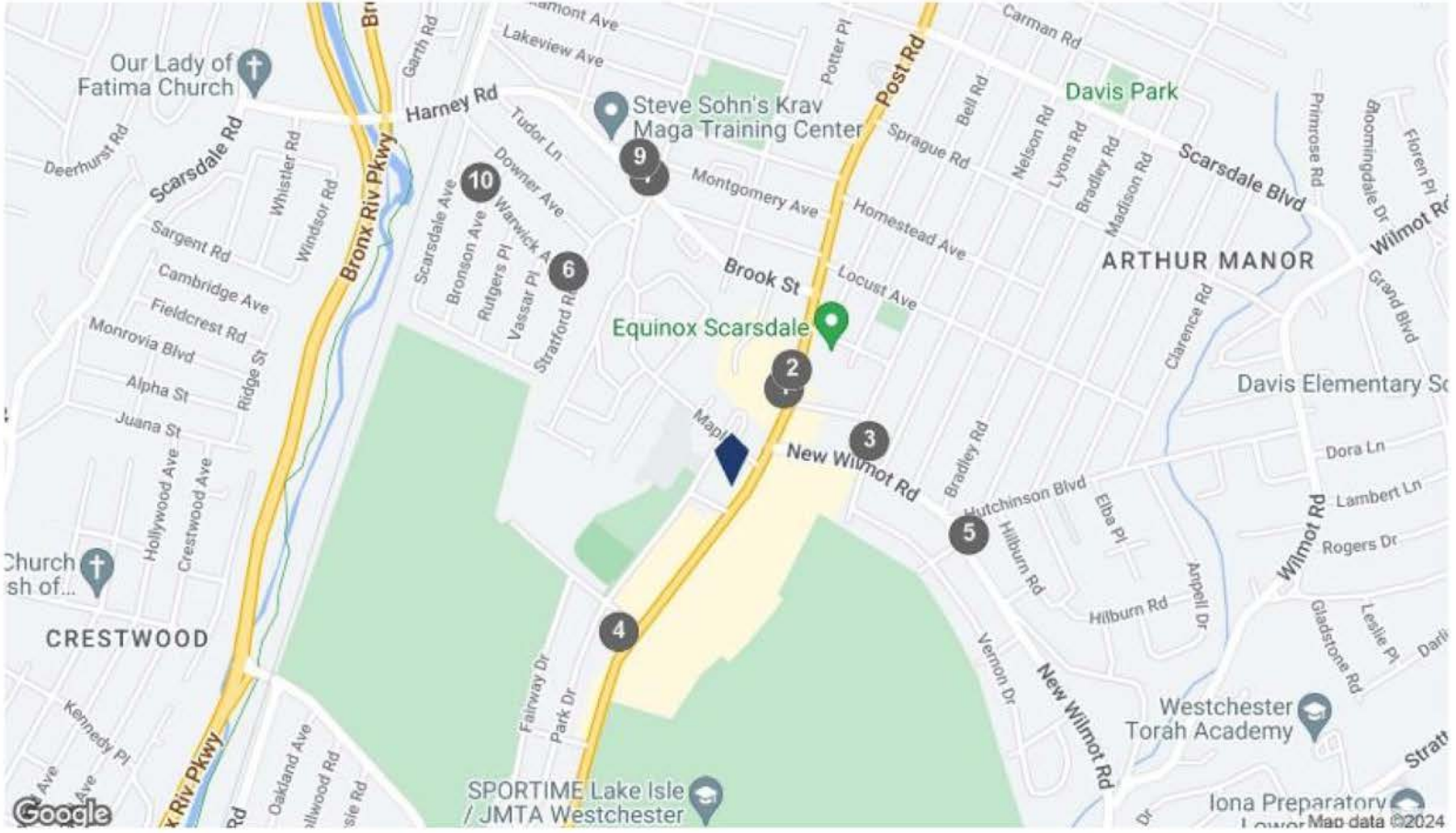
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	17,893	117,151	461,171	1,694,901	306,765
5 Yr Growth	2.6%	2.8%	2.7%	0.7%	-2.0%
Median Age	46	45	43	40	43
5 Yr Forecast	46	45	43	41	44
White / Black / Hispanic	84% / 2% / 7%	80% / 6% / 11%	69% / 20% / 23%	59% / 28% / 38%	49% / 19% / 22%
5 Yr Forecast	84% / 2% / 7%	80% / 6% / 11%	69% / 20% / 22%	59% / 28% / 38%	49% / 19% / 22%
Employment	4,925	38,517	194,679	608,397	160,728
Buying Power	\$1.1B	\$6.7B	\$19.2B	\$45.7B	\$13.1B
5 Yr Growth	6.2%	5.0%	4.5%	2.7%	-1.9%
College Graduates	64.6%	62.2%	47.0%	34.0%	47.1%
Household					
Households	7,014	44,413	177,167	625,592	117,360
5 Yr Growth	2.8%	2.8%	2.8%	0.7%	-2.0%
Median Household Income	\$162,407	\$151,404	\$108,389	\$72,980	\$111,727
5 Yr Forecast	\$167,818	\$154,598	\$110,247	\$74,419	\$111,776
Average Household Income	\$183,540	\$180,180	\$142,321	\$106,386	\$143,715
5 Yr Forecast	\$186,363	\$181,747	\$144,062	\$108,362	\$143,247
% High Income (>\$75K)	76%	76%	64%	49%	64%
Housing					
Median Home Value	\$672,899	\$756,793	\$633,418	\$596,954	\$642,860
Median Year Built	1951	1954	1953	1955	1953
Owner / Renter Occupied	86% / 14%	80% / 20%	60% / 40%	40% / 60%	60% / 40%

Source: CoStar



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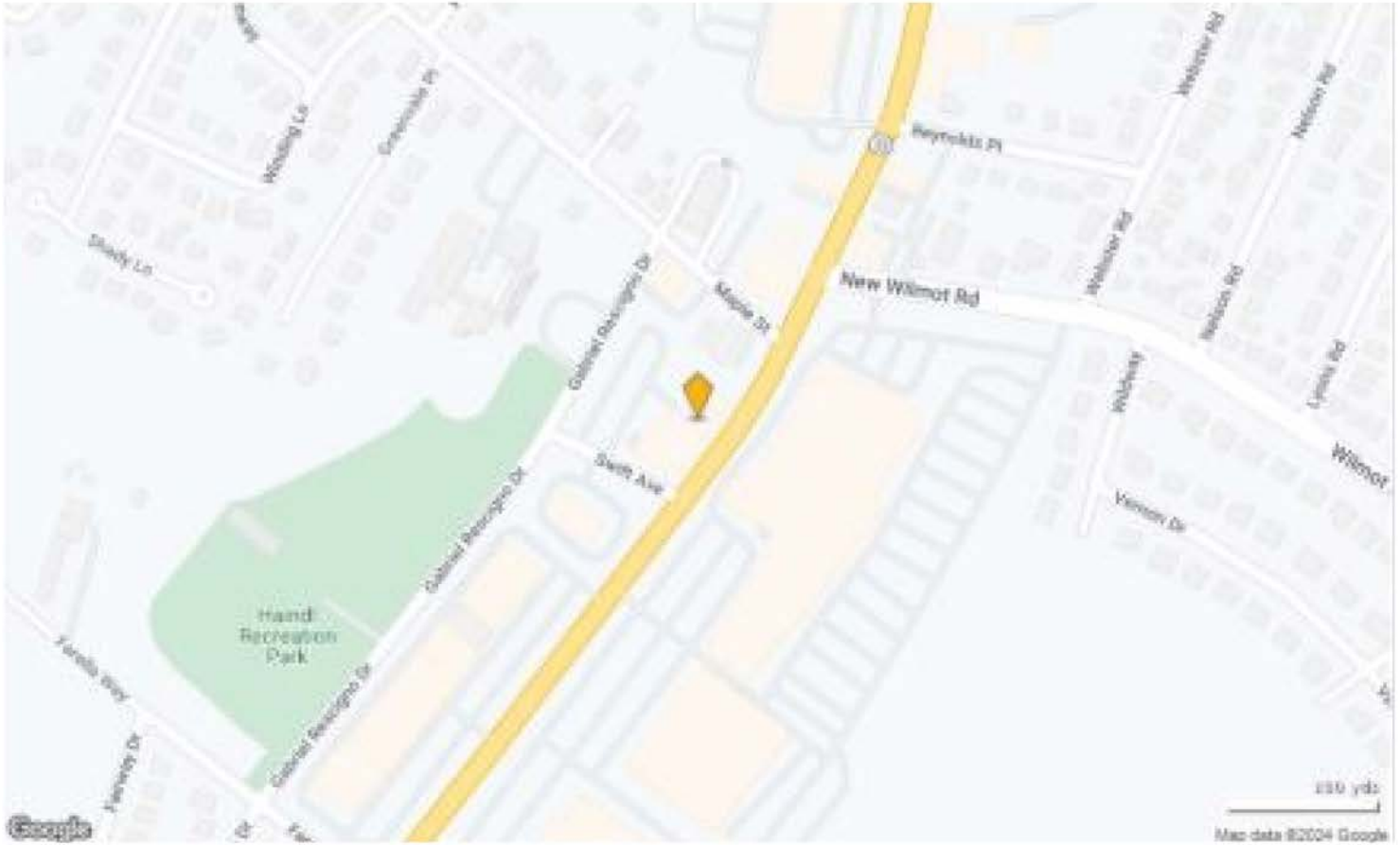
TRAFFIC COUNT BY STREET



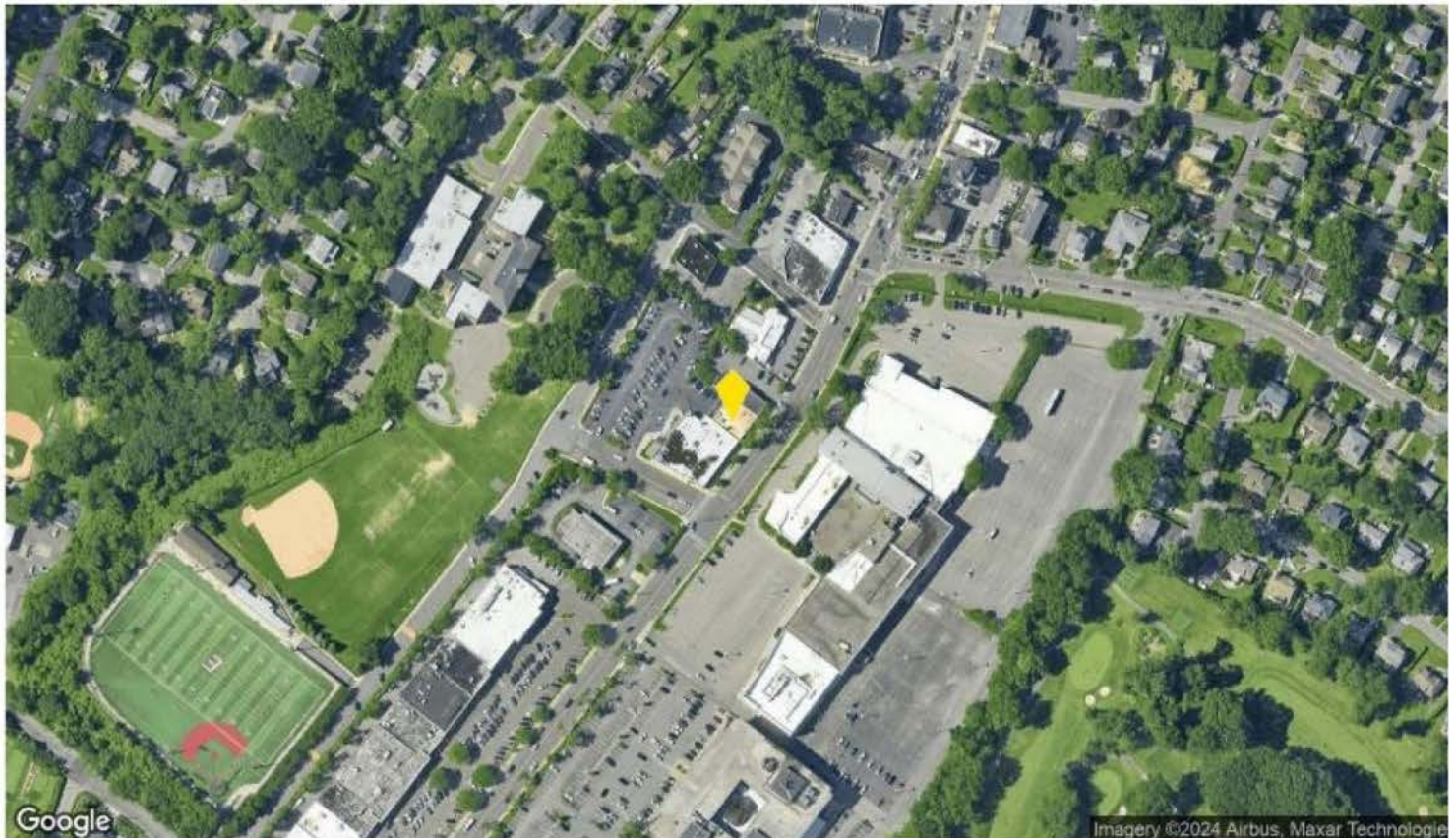
Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 White Plains Road	South Rd - N	11,369	2018	0.12 mi
2 Post Rd	Reynolds Pl - SW	10,584	2022	0.15 mi
3 New Wilmot Rd	Wildway - W	10,463	2022	0.18 mi
4 Post Rd	Burnham Rd - NE	10,584	2022	0.26 mi
5 New Wilmot Rd	Echo Ln - NW	10,937	2022	0.32 mi
6 Stratford Rd	Warwick Ave - N	337	2022	0.33 mi
7 Maple Street	Brook St - N	319	2022	0.39 mi
8 Brook St	Coligni Ave - S	9,658	2017	0.42 mi
9 Brook St	Maple St - SE	10,719	2022	0.42 mi
10 Bronson Avenue	Warwick Ave - SW	208	2018	0.49 mi

Source: CoStar

REGIONAL MAP



AERIAL MAP



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