

FOR SALE OR LEASE

130 Westchester Avenue

WHITE PLAINS, NY 10601

Highly Visible
Commercial Property In
Downtown White Plains



HOULIHAN LAWRENCE
COMMERCIAL





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130 Westchester Avenue

WHITE PLAINS, NY 10601

\$18,000/mo MG

OFFERED FOR LEASE

\$3,500,000

OFFERED FOR SALE

Prime automobile showroom with outstanding visibility and exposure in the heart of White Plains. The unique opportunity across from the upscale Westchester Mall will provide your business exposure to over 32,000 vehicles per day and easy access to all major highways. The two-story showroom building has a total 4,518 square feet of interior space (approximately 2,259 SF per floor) and is sited on a lot of 12,632 SF with 108 feet of frontage on Westchester Avenue and a total of 43 parking spaces. The zoning is B-3, which permits a myriad of uses including: new and used car dealership (existing permit) retail, restaurant, bank, medical or professional offices, and many other permitted and special permit uses.









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ZONING - DISTRICT B-3

USE	TYPE
"Multi-family dwellings"	PP
The keeping of "household pets"	PA
Commercial indoor "recreation facilities"	pp
"Health clubs"	SP
Theaters	PP
"Membership clubs"	SP
Accessory "swimming pools" as regulated by Sections 4.4.24 and 6.7.3	SP
Accessory tennis courts, paddle tennis courts or other similar courts	SP
Accessory "dish antennas" as regulated by Sections 4.4.23 and 6.7.21	SP
Churches or other places of worship	PP
Sunday schools or other similar religious schools	PA
Parish houses or rectories	PA
Convents	PP
"Emergency shelters"	SP*
"Overnight shelters for the homeless"	SP*
"Social service centers for homeless persons"	SP*
"Uses" of the City of White Plains	PP
"Uses" of other governments, subject to the requirements of Section 5.6	PP
"Public schools"	PP
"Private secondary or elementary schools"	SP
"Nursery schools" or "day care centers"	PP
"Nursery schools" or "day care centers" in conjunction with a permitted church or other place of worship, "membership club," or "public school" or "private secondary or elementary school"	PA
Independent, unaffiliated "nursery schools" or "day care centers" located within a permitted church, other place of worship, "membership club," or "public school" or "private secondary or elementary school"	SP
"Universities," "colleges" or seminaries	PP
"Domiciliary care facilities," "community residences" or "rooming houses"	SP
Business or professional offices	PP
Offices for group education, training or counseling in "buildings" containing no residential "uses"	PP*
Office in residence of a "professional person" as regulated by Section 5.4.2	PA
Business, administrative or headquarters offices for "philanthropic institutions"	PP
Stores for sales at retail or performance of customary personal services or services clearly incident to retail sales, including "real estate offices," but not including sales of automobile parts or accessories involving installation at point of sale	PP
"Retail laundries" or "retail dry cleaners"	PP
Banks	PP



ZONING - DISTRICT B-3

USE	TYPE
"Consumer financial services establishments"	PP*
Business or trade schools	PP
Libraries, museums or art galleries	PP
"Hotels"	SP
"Extended Stay Hotels"	SP
Newsstands	PA
Radio stations	SP*
"Customary home occupations" as regulated by Section 5.4.2	PA
"Restaurants" or "cafeterias"	SP
Outdoor dining	SP
"Restaurants" or "cafeterias" for employees	PA
"Cafes"	SP
"Bars"	PP
"Accessory electronic games"	PA
Mortuaries or funeral homes	PP
Veterinary hospitals, including boarding or care of small animals	SP
Motor vehicle sales or rental, including accessory "repair shops," "service stations" or outdoor storage of motor vehicles	SP
Motor vehicle "service stations"	SP
Medical laboratories	PP
"Public utility buildings or structures"	SP
"Private garages," carports or open parking for private passenger vehicles	PA
"Parking lots" or "parking garages"	PA
Commercial "parking lots" for private passenger vehicles, but not for storage of used or new motor vehicles for sale or for hire	SP
"Parking lots" or "parking garages" of the City of White Plains or its Parking Department	PP
Stacked attendant parking	SP*

KEY:

PP = Permitted Principal "Use";

PA = Permitted "Accessory Use";

SP = Special Permit "Use";

(R-A), etc. = Prior District designation;

* = When in the Central Parking Area



Discover White Plains



HOULIHAN LAWRENCE



58,137
POPULATION

25
MILES TO NYC

9.9
SQUARE MILES

CITY OF WHITE PLAINS

White Plains is situated in the center of the county at the crossroads of all major transportation. It has two Metro North stations, is just 15 minutes from the county airport and 25 miles from Manhattan. White Plains is a winning combination of old and new. A community rich in history, where the Declaration of Independence was read, making White Plains the birthplace of New York State. Fine old neighborhoods and spectacular new high rises offer a variety of living styles. As a corporate home to many Fortune 500 companies, White Plains offers varied employment opportunities. Yet the quality of life is thoughtfully preserved through carefully

planned growth and expert management of this mini-metropolis. White Plains is the seat of Westchester County's Government and Court facilities. Additionally, outstanding corporate and retail establishments give White Plains the lowest real estate taxes in the county. White Plains is the leading retail center for Westchester County.

PARKS & RECREATION

"The City in the Park" offers outstanding recreational and cultural facilities. The Recreation and Parks Department offer one hundred sports and athletic programs, instructional classes, camps, cultural activities, ice skating at Ebersole Ice Rink and special events. These local options

are enhanced by the County's 18,000 acres of parkland, beaches, trails, golf courses & boating facilities. A state-of-the-art library is located downtown and shows and events may be enjoyed at the Westchester County Center and the Westchester Conservatory of Music.

EDUCATION

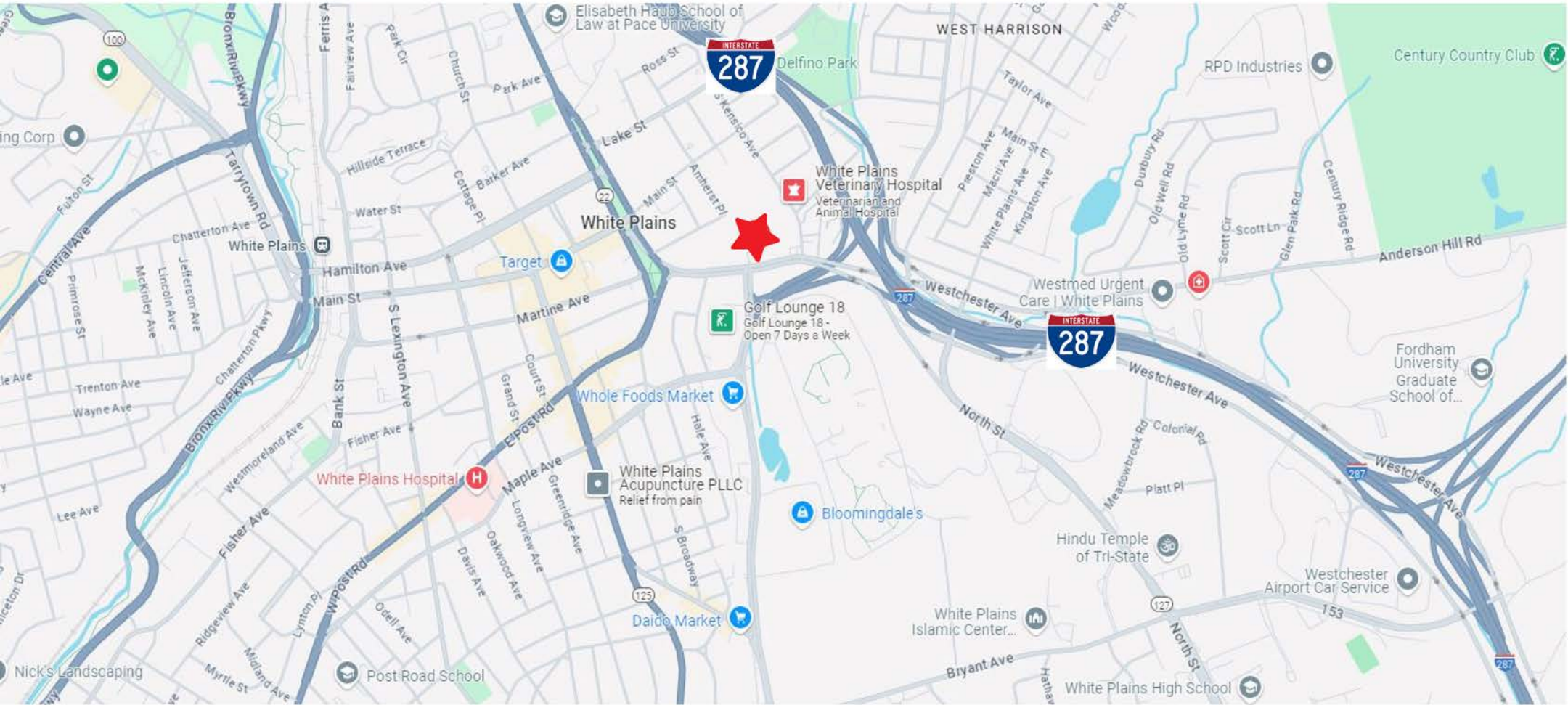
The White Plains Public Schools have a national reputation for excellence. The high school, which has a nearly 100 percent graduation rate, offers an academic program with honors and advanced placement courses, as well as a vocational training program.



AERIAL MAP



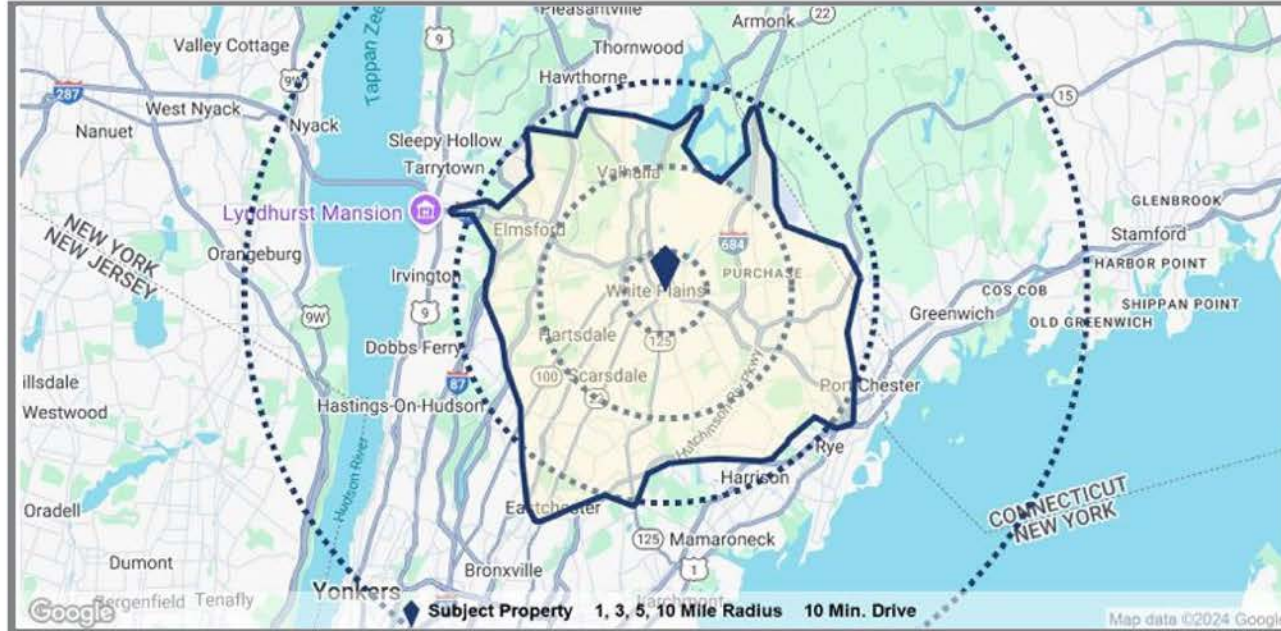
REGIONAL MAP



RETAIL MAP



DEMOGRAPHIC INFORMATION



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
Population	38,681	107,652	211,512	785,755	190,949
5 Yr Growth	-0.5%	-1.2%	-1.7%	-1.9%	-1.2%
Median Age	41	43	43	42	43
5 Yr Forecast	43	44	44	43	44
White / Black / Hispanic	44% / 14% / 32%	50% / 13% / 26%	57% / 9% / 21%	53% / 14% / 24%	56% / 10% / 22%
5 Yr Forecast	44% / 14% / 32%	50% / 13% / 26%	57% / 9% / 21%	53% / 14% / 24%	56% / 10% / 22%
Employment	48,403	88,591	167,497	425,370	100,722
Buying Power	\$1.7B	\$5.2B	\$11.1B	\$34B	\$9.8B
5 Yr Growth	-0.9%	-1.3%	-1.8%	-2.0%	-1.3%
College Graduates	47.5%	52.4%	56.8%	49.8%	53.2%
Household					
Households	17,554	41,847	77,319	289,880	70,536
5 Yr Growth	-0.4%	-1.2%	-1.7%	-2.0%	-1.2%
Median Household Income	\$98,989	\$124,452	\$143,010	\$117,390	\$138,889
5 Yr Forecast	\$98,523	\$124,267	\$142,859	\$117,382	\$138,717
Average Household Income	\$128,900	\$150,490	\$168,667	\$149,621	\$164,407
5 Yr Forecast	\$128,404	\$149,773	\$167,928	\$148,947	\$163,674
% High Income (>\$75K)	60%	67%	72%	65%	71%
Housing					
Median Home Value	\$463,448	\$649,161	\$740,461	\$715,293	\$720,864
Median Year Built	1967	1961	1959	1956	1958
Owner / Renter Occupied	40% / 60%	60% / 40%	68% / 32%	59% / 41%	67% / 33%

DEMOGRAPHICS - INCOME & SPENDING

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	17,552		41,846		77,319		70,536	
<\$25,000	2,658	15.14%	5,017	11.99%	7,374	9.54%	7,183	10.18%
\$25,000 - \$50,000	2,220	12.65%	4,339	10.37%	6,514	8.42%	6,357	9.01%
\$50,000 - \$75,000	2,070	11.79%	4,661	11.14%	7,684	9.94%	7,148	10.13%
\$75,000 - \$100,000	1,905	10.85%	4,003	9.57%	6,792	8.78%	6,197	8.79%
\$100,000 - \$125,000	1,259	7.17%	2,968	7.09%	5,620	7.27%	4,995	7.08%
\$125,000 - \$150,000	1,599	9.11%	3,672	8.78%	6,490	8.39%	6,098	8.65%
\$150,000 - \$200,000	2,373	13.52%	5,454	13.03%	9,774	12.64%	9,011	12.78%
\$200,000+	3,468	19.76%	11,732	28.04%	27,071	35.01%	23,547	33.38%
2024 Avg Household Income	\$128,900		\$150,490		\$168,667		\$164,407	
2024 Med Household Income	\$98,989		\$124,452		\$143,010		\$138,889	
	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$582.6M		\$1.6B		\$3.3B		\$3B	
Total Apparel	\$31M	5.33%	\$83.9M	5.13%	\$167.2M	5.04%	\$150.1M	5.06%
Women's Apparel	\$12.7M	2.18%	\$34M	2.08%	\$67.3M	2.03%	\$60.4M	2.04%
Men's Apparel	\$6.6M	1.14%	\$17.9M	1.10%	\$35.8M	1.08%	\$32.1M	1.08%
Girl's Apparel	\$2M	0.34%	\$5.5M	0.34%	\$11.3M	0.34%	\$10.1M	0.34%
Boy's Apparel	\$1.3M	0.23%	\$3.8M	0.23%	\$7.9M	0.24%	\$7M	0.23%
Infant Apparel	\$1.3M	0.23%	\$3.4M	0.21%	\$6.5M	0.19%	\$5.8M	0.20%
Footwear	\$7.1M	1.22%	\$19.3M	1.18%	\$38.4M	1.16%	\$34.6M	1.17%
Total Entertainment & Hobbies	\$78.4M	13.46%	\$220.6M	13.50%	\$448.9M	13.52%	\$400.4M	13.50%
Entertainment	\$7.4M	1.26%	\$21.3M	1.30%	\$43.1M	1.30%	\$38.1M	1.28%
Audio & Visual Equipment/Service	\$20M	3.43%	\$51.6M	3.16%	\$100M	3.01%	\$90.2M	3.04%
Reading Materials	\$1.4M	0.24%	\$3.9M	0.24%	\$8M	0.24%	\$7.2M	0.24%
Pets, Toys, & Hobbies	\$14.1M	2.42%	\$39.1M	2.39%	\$80.2M	2.42%	\$71.8M	2.42%
Personal Items	\$35.5M	6.10%	\$104.6M	6.40%	\$217.6M	6.55%	\$193M	6.51%
Total Food and Alcohol	\$165.1M	28.34%	\$438.1M	26.80%	\$869.3M	26.18%	\$782.6M	26.38%
Food At Home	\$81M	13.91%	\$218M	13.33%	\$431.1M	12.99%	\$388.6M	13.10%
Food Away From Home	\$71.2M	12.23%	\$186.2M	11.39%	\$370.2M	11.15%	\$332.9M	11.22%
Alcoholic Beverages	\$12.9M	2.21%	\$33.9M	2.07%	\$67.9M	2.05%	\$61M	2.06%
Total Household	\$100.9M	17.32%	\$298.5M	18.26%	\$616M	18.55%	\$548M	18.47%
House Maintenance & Repair	\$15.1M	2.59%	\$54M	3.31%	\$114.4M	3.45%	\$102.3M	3.45%
Household Equip & Furnishings	\$39.5M	6.78%	\$108.5M	6.64%	\$218.5M	6.58%	\$194.4M	6.55%
Household Operations	\$31.4M	5.40%	\$91.5M	5.60%	\$189.3M	5.70%	\$168.1M	5.67%
Housing Costs	\$14.9M	2.55%	\$44.4M	2.72%	\$93.8M	2.82%	\$83.3M	2.81%

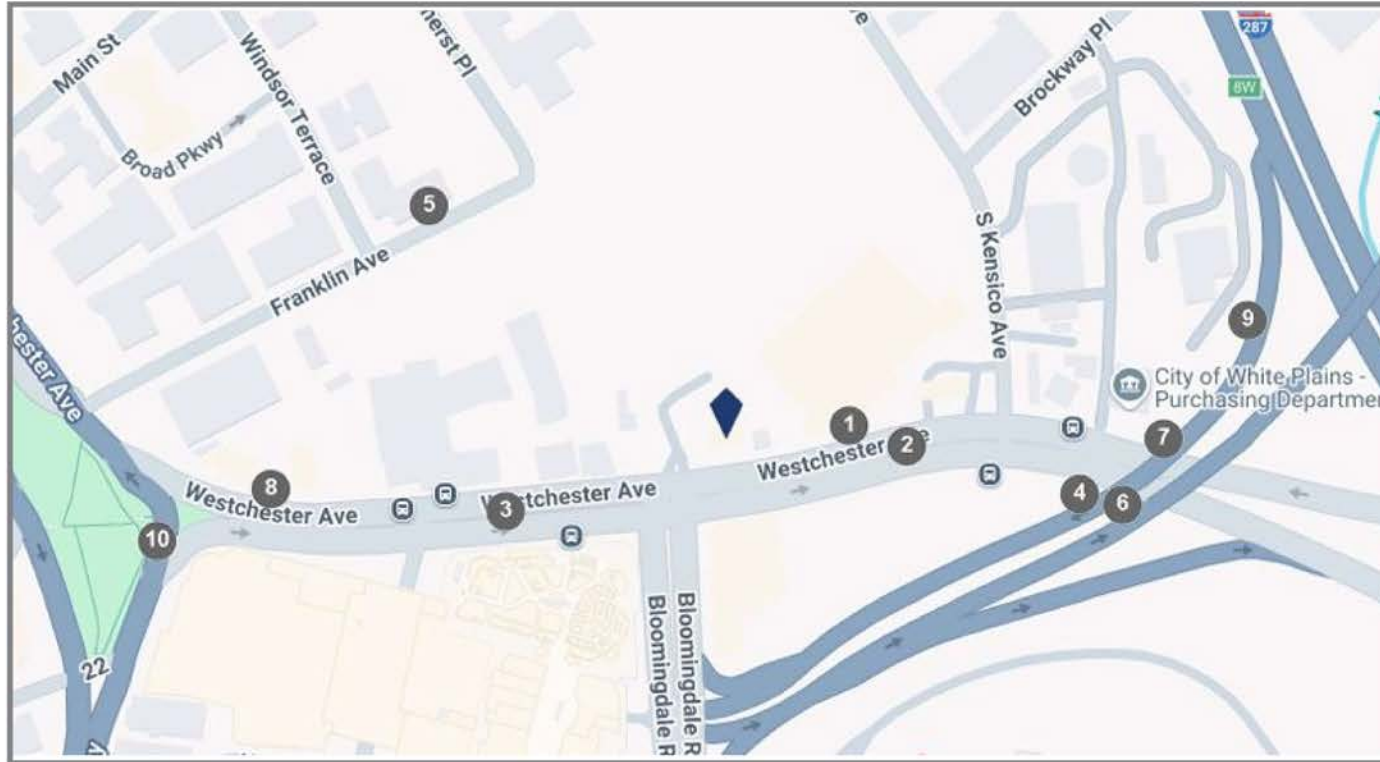


DEMOGRAPHICS - INCOME & SPENDING

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$133.4M	22.89%	\$377.6M	23.10%	\$768M	23.13%	\$683.7M	23.05%
Vehicle Purchases	\$54.7M	9.38%	\$162.2M	9.92%	\$336M	10.12%	\$296.4M	9.99%
Gasoline	\$31.4M	5.38%	\$85.2M	5.21%	\$169.1M	5.09%	\$151.5M	5.11%
Vehicle Expenses	\$5.6M	0.95%	\$15.8M	0.96%	\$31.9M	0.96%	\$28.8M	0.97%
Transportation	\$24.1M	4.14%	\$65.9M	4.03%	\$133.2M	4.01%	\$119.4M	4.02%
Automotive Repair & Maintenance	\$17.6M	3.02%	\$48.6M	2.97%	\$97.8M	2.95%	\$87.6M	2.95%
Total Health Care	\$27M	4.63%	\$77.2M	4.72%	\$157.1M	4.73%	\$140.6M	4.74%
Medical Services	\$16.4M	2.82%	\$47.3M	2.89%	\$96.9M	2.92%	\$86.8M	2.92%
Prescription Drugs	\$7.3M	1.25%	\$21M	1.29%	\$42.6M	1.28%	\$38.1M	1.28%
Medical Supplies	\$3.3M	0.56%	\$8.9M	0.54%	\$17.6M	0.53%	\$15.8M	0.53%
Total Education/Day Care	\$46.8M	8.04%	\$138.7M	8.49%	\$293.5M	8.84%	\$261.2M	8.81%
Education	\$29.5M	5.07%	\$87.6M	5.36%	\$185.7M	5.59%	\$165.2M	5.57%
Fees & Admissions	\$17.3M	2.97%	\$51.1M	3.13%	\$107.9M	3.25%	\$96.1M	3.24%



TRAFFIC COUNT INFORMATION



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Westchester Avenue	S Kersica Ave - E	39,309	2022	0.04 mi
2 Westchester Ave	S Kersica Ave - E	29,252	2022	0.06 mi
3 Westchester Ave	Bloomingdale Rd - E	26,610	2022	0.08 mi
4 S Westchester Ave	N Westchester Ave - NW	11,697	2018	0.12 mi
5 Franklin Ave	Windsor Ter - SW	1,601	2022	0.12 mi
6 S Westchester Ave	Westchester Ave - NW	10,156	2022	0.14 mi
7 Westchester Avenue	S Westchester Ave - W	21,625	2022	0.15 mi
8 Westchester Avenue	Armory Pl - W	26,469	2022	0.16 mi
9 Not Available	Not Available - No	10,246	2020	0.18 mi
10 Armory Pl	Westchester Ave - NE	17,801	2022	0.20 mi

**LOCAL MARKET KNOWLEDGE.
WORLD CLASS CONNECTIONS.**

CONTACT US FOR MORE INFORMATION



ANDREW GROSSMAN

Real Estate Salesperson

M 914.924.7889 O 914.798.4900
agrossman@houlihanlawrence.com



GARRY KLEIN

Associate Real Estate Broker

M 914.588.1585 O 914.798.4900
gklein@houlihanlawrence.com



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