

2365 Boston Post Road, Suite 101, Larchmont, NY 10538

Professional/Medical Office For Lease

Asking \$26.50 PSF Modified Gross + Utilities, 2,420 SF



Turnkey and Renovated Medical Office Suite. Ideal for General Practitioners, Pediatricians, Physicians, Immunologists, etc. Great for Professional use as well.

2,420 SF (+/-). Layout includes Two Large Open Spaces, One Office, Two ADA Accessible Private Bathrooms, Kitchen, Storage. Floor has Two Concrete Pads for Medical Imaging Equipment.

Secure Building, Well Managed and Maintained. Recently Renovated.

Ample Parking for Customers and Employees

Over 21,000 Daily Traffic Car Count, Great Visibility



JARED STONE

Real Estate Salesperson

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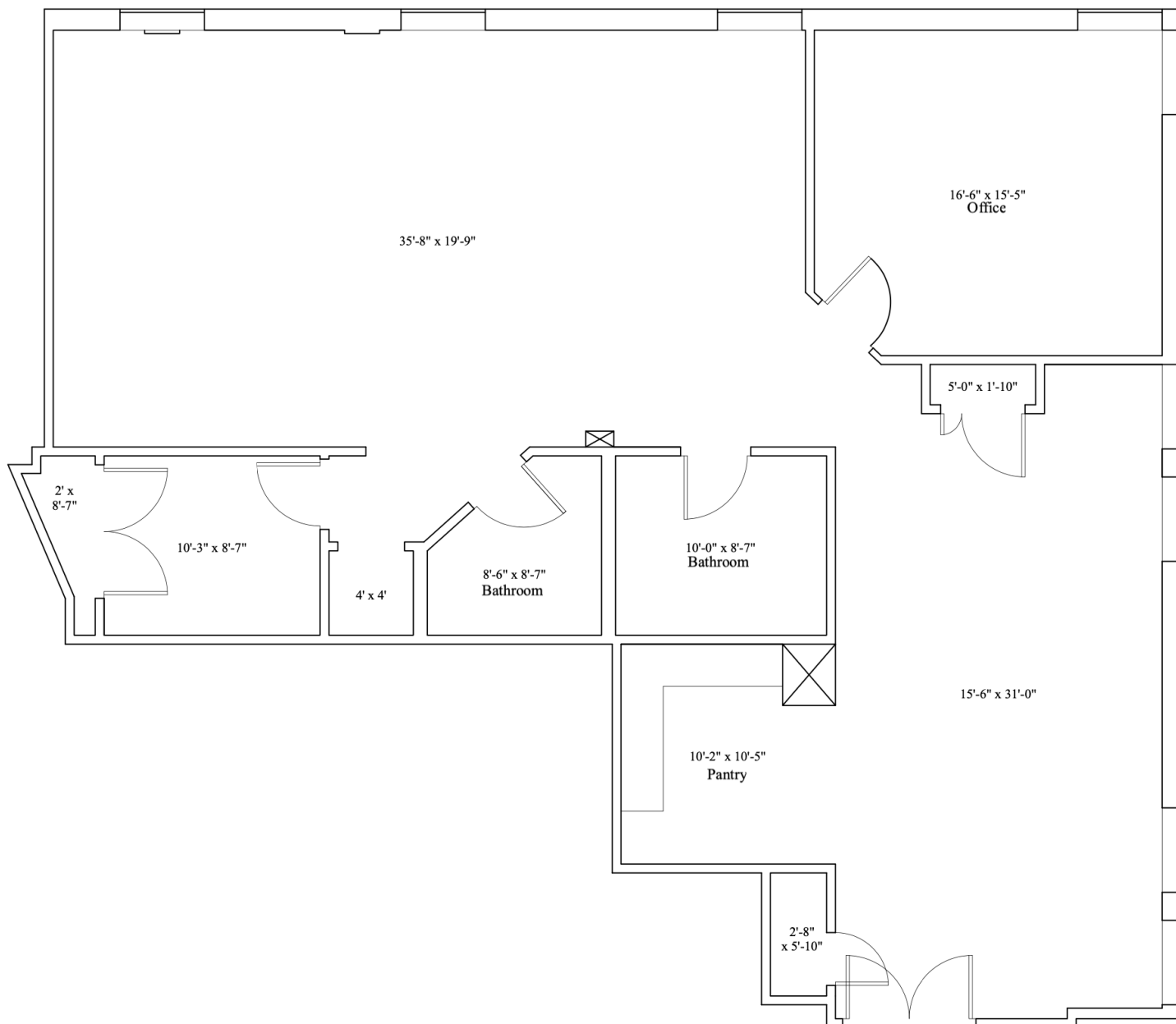
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HOULIHAN LAWRENCE
COMMERCIAL



KLEIN
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TEAM

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Demographic Summary Report

2365 Boston Post Rd, Larchmont, NY 10538			
Building Type: Class B Office Class: B RBA: 18,000 SF Typical Floor: 9,000 SF			
			
Radius	1 Mile	2 Mile	3 Mile
Population			
2026 Projection	15,845	71,784	120,227
2021 Estimate	15,798	71,515	120,331
2010 Census	15,070	67,904	117,185
Growth 2021 - 2026	0.30%	0.38%	-0.09%
Growth 2010 - 2021	4.83%	5.32%	2.68%
2021 Population by Hispanic Origin	2,636	20,250	32,768
2021 Population	15,798	71,515	120,331
White	12,948 81.96%	51,393 71.86%	89,745 74.58%
Black	1,685 10.67%	13,863 19.38%	20,316 16.88%
Am. Indian & Alaskan	84 0.53%	679 0.95%	970 0.81%
Asian	708 4.48%	3,500 4.89%	6,002 4.99%
Hawaiian & Pacific Island	10 0.06%	134 0.19%	221 0.18%
Other	363 2.30%	1,946 2.72%	3,077 2.56%
U.S. Armed Forces	15	15	15
Households			
2026 Projection	6,277	26,328	44,320
2021 Estimate	6,248	26,204	44,343
2010 Census	5,899	24,696	43,018
Growth 2021 - 2026	0.46%	0.47%	-0.05%
Growth 2010 - 2021	5.92%	6.11%	3.08%
Owner Occupied	4,179 66.89%	13,628 52.01%	25,038 56.46%
Renter Occupied	2,069 33.11%	12,576 47.99%	19,305 43.54%
2021 Households by HH Income	6,246	26,204	44,345
Income: <\$25,000	419 6.71%	3,148 12.01%	5,076 11.45%
Income: \$25,000 - \$50,000	618 9.89%	3,487 13.31%	5,800 13.08%
Income: \$50,000 - \$75,000	633 10.13%	3,419 13.05%	5,263 11.87%
Income: \$75,000 - \$100,000	811 12.98%	3,005 11.47%	5,025 11.33%
Income: \$100,000 - \$125,000	667 10.68%	3,004 11.46%	4,930 11.12%
Income: \$125,000 - \$150,000	262 4.19%	1,490 5.69%	2,707 6.10%
Income: \$150,000 - \$200,000	563 9.01%	1,986 7.58%	3,682 8.30%
Income: \$200,000+	2,273 36.39%	6,665 25.44%	11,862 26.75%
2021 Avg Household Income	\$168,874	\$137,697	\$142,165
2021 Med Household Income	\$124,062	\$100,358	\$105,114

Obtained from Co-Star
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