



HOULIHAN LAWRENCE
COMMERCIAL

Showroom / Warehouse For Lease

140 S Highland Ave, Ossining, NY 10562

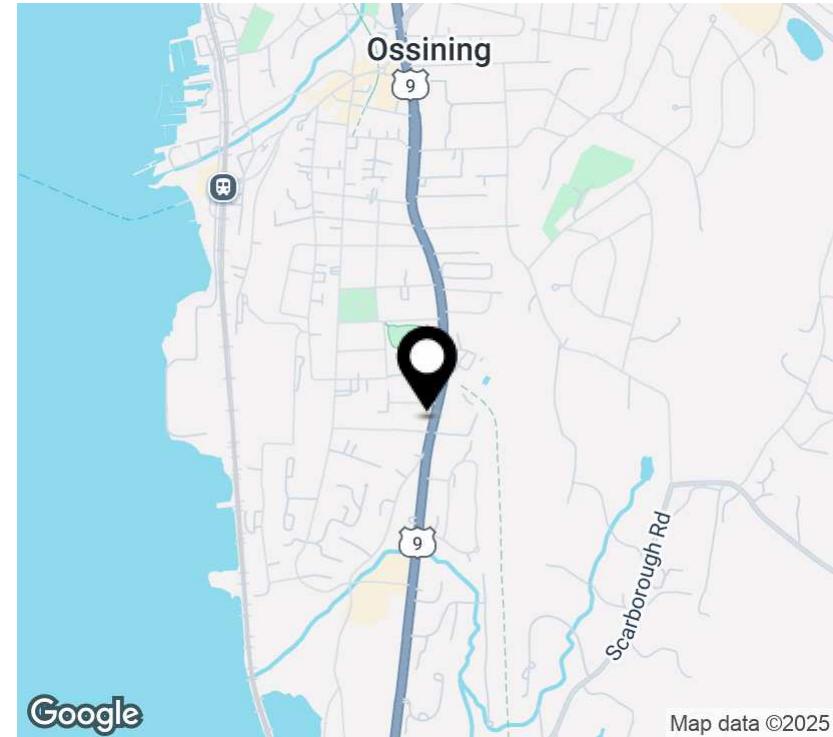
Exclusively Represented By:

Garry Klein

Associate Broker | Regional Manager
914 588 1585
gklein@houlihanlawrence.com

LEASE PROPOSAL

FOR LEASE



Tenant pays all utilities on separate meters. Real Estate taxes included in base year.

- 3,200 SF including two private offices.
- 13 1/2 foot ceiling height
- on-site parking for approx. 8 cars of vans
- Potential to add overhead garage door for loading
- Good visibility on busy Route 9 (S. Highland Avenue)
- Many new space improvements to HVAC and building (Landlord will repave driveway and parking lot)

Perfect For:

- Kitchen & Bath Showroom
- Flooring Showroom
- Furniture Showroom
- Contractors Showroom and Warehouse
- Liquor Store
- Laundromats
- Afterschool & Educational Programs
- Non-Profit & Community Organizations

Offering Summary

Lease Rate:	\$6,000.00 per month (MG)
Available SF:	3,200 SF
Zoning:	GB - General Bus
Public Transportation:	On B Line Bus Service

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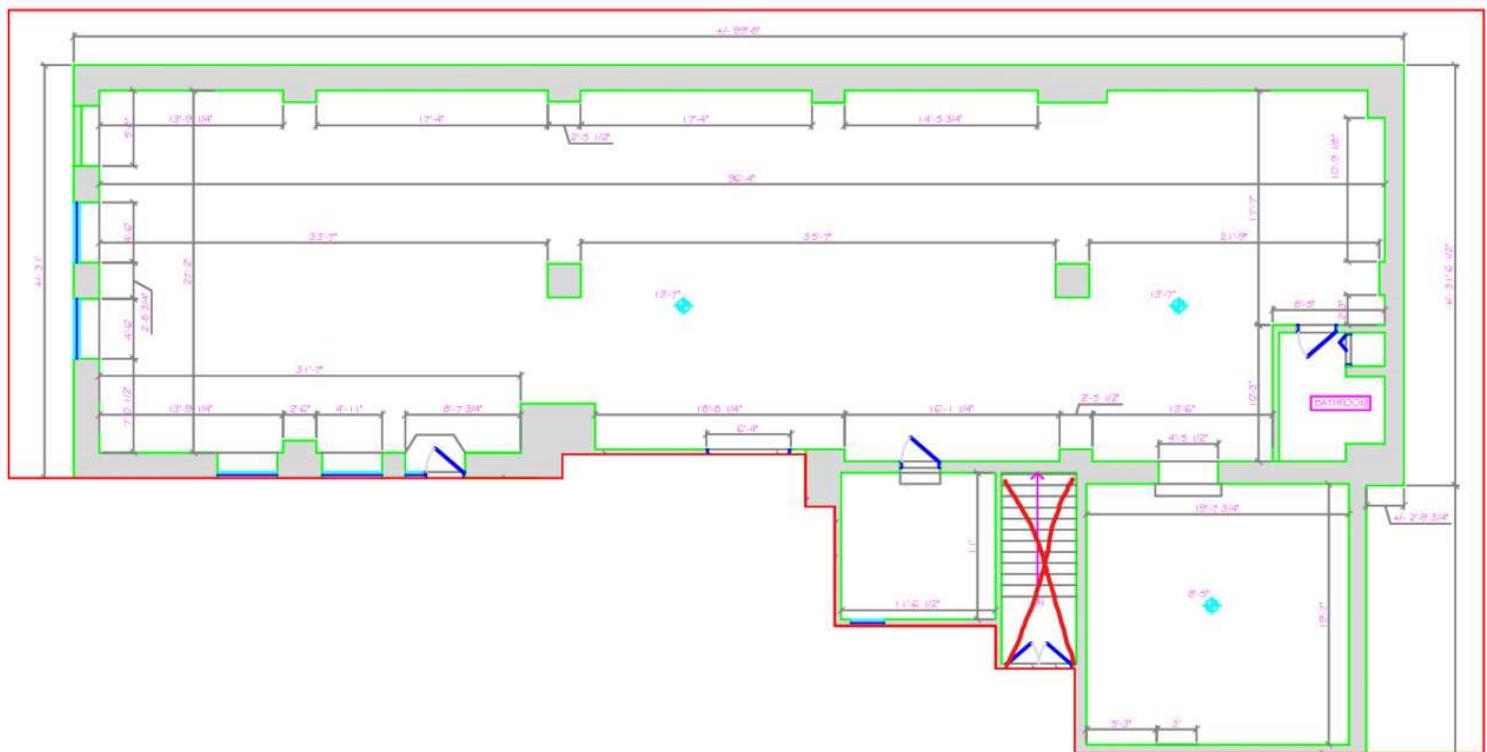
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Site Plan

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Aerial

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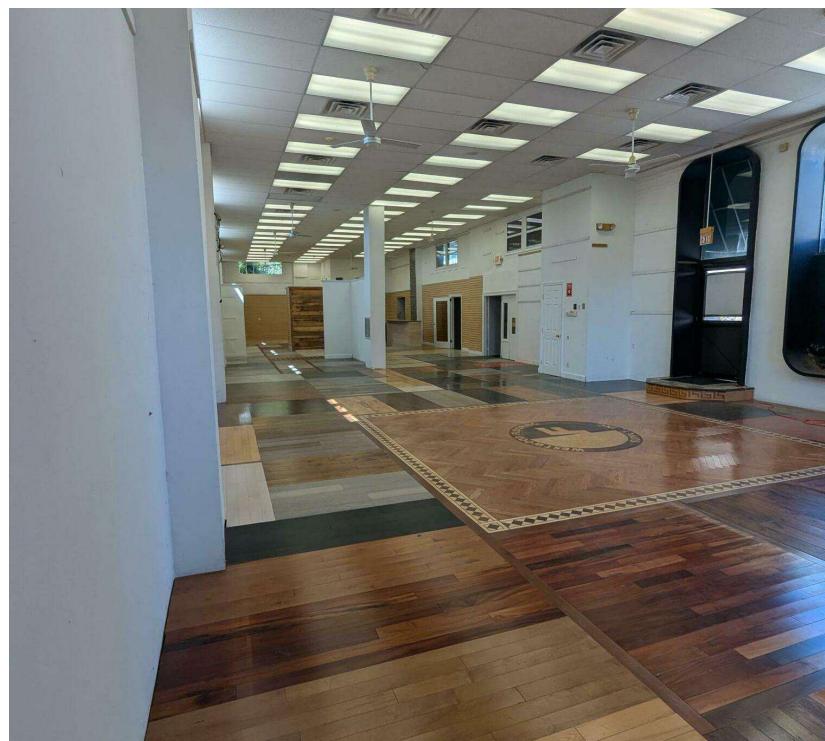
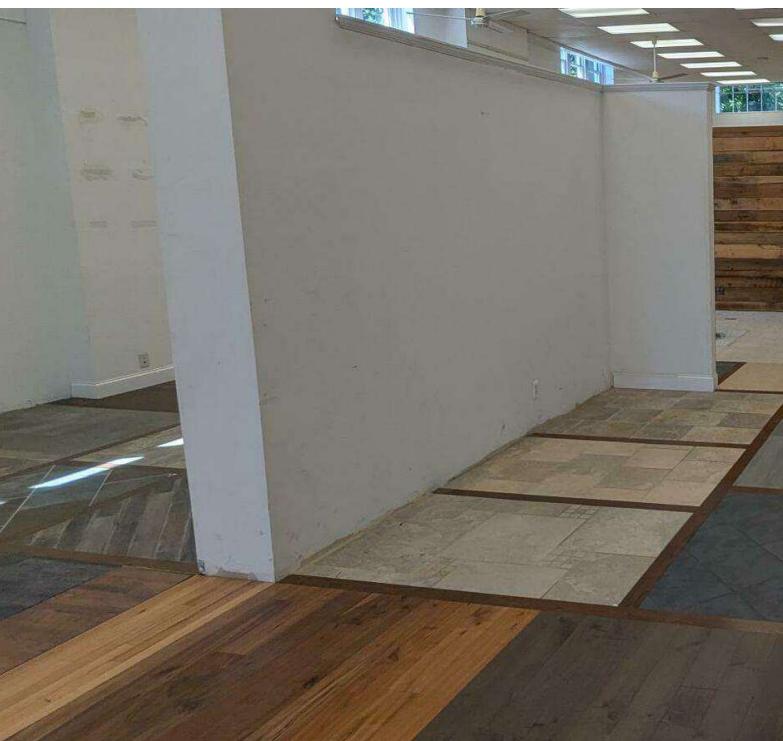
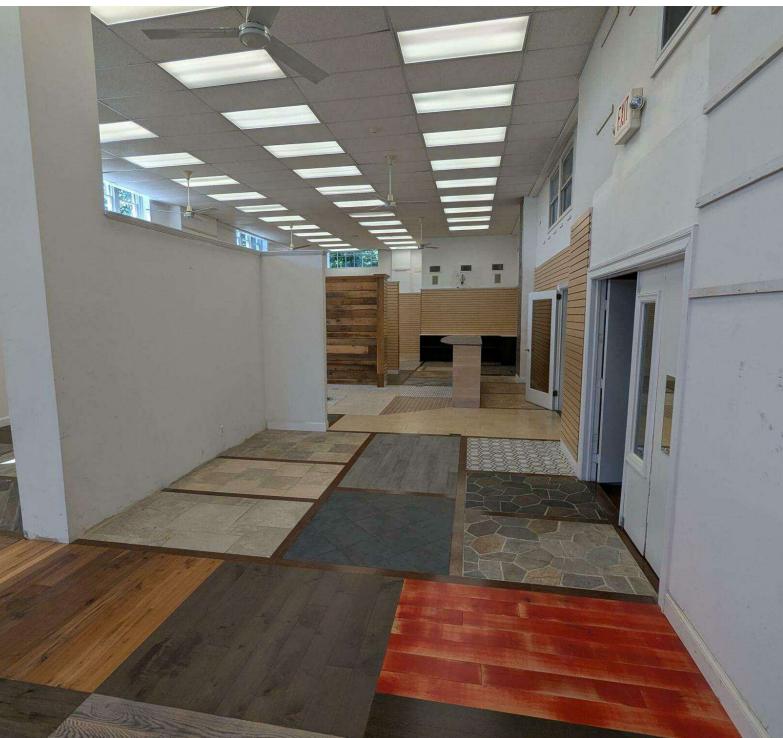
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Interior Photos

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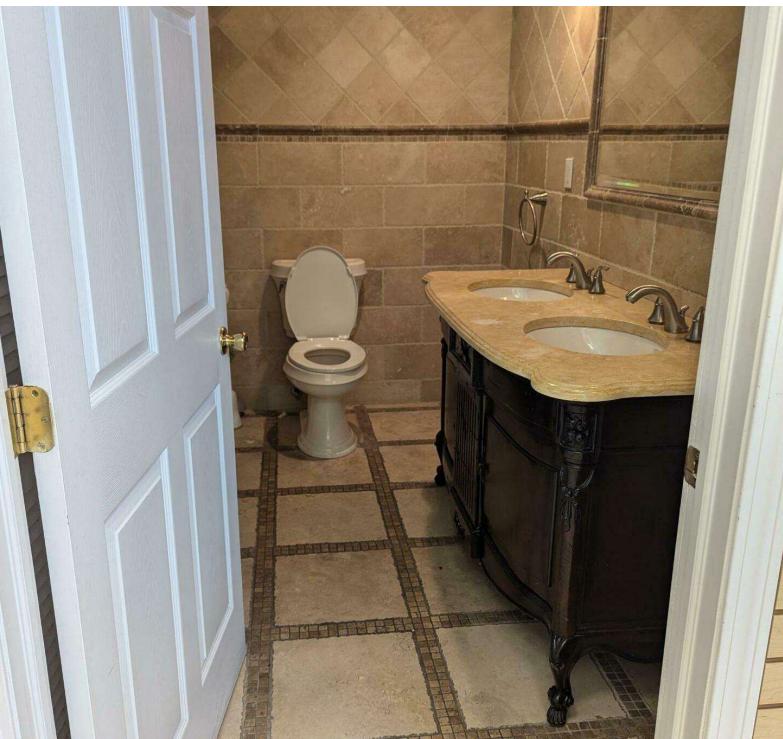
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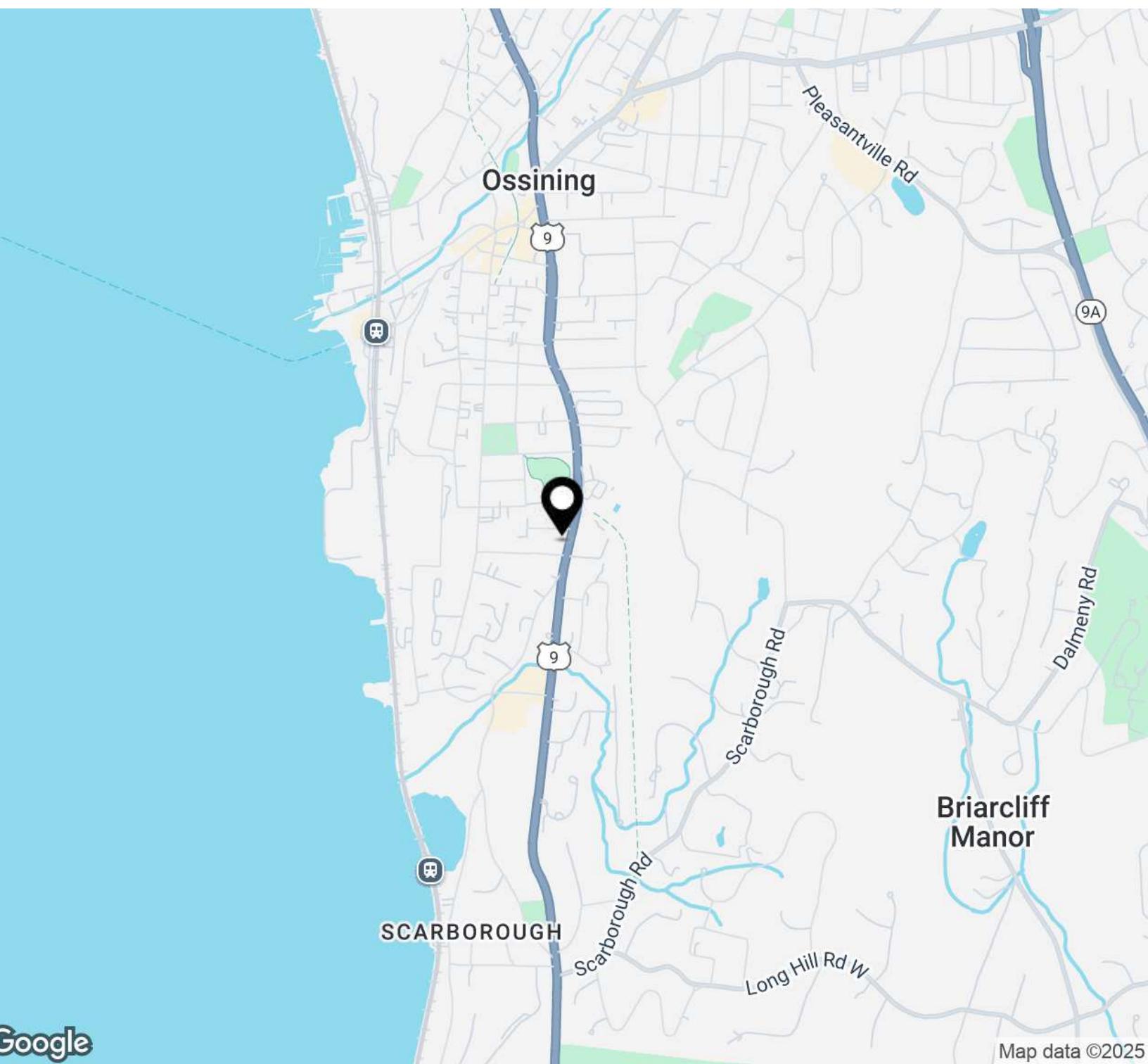
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Regional Map

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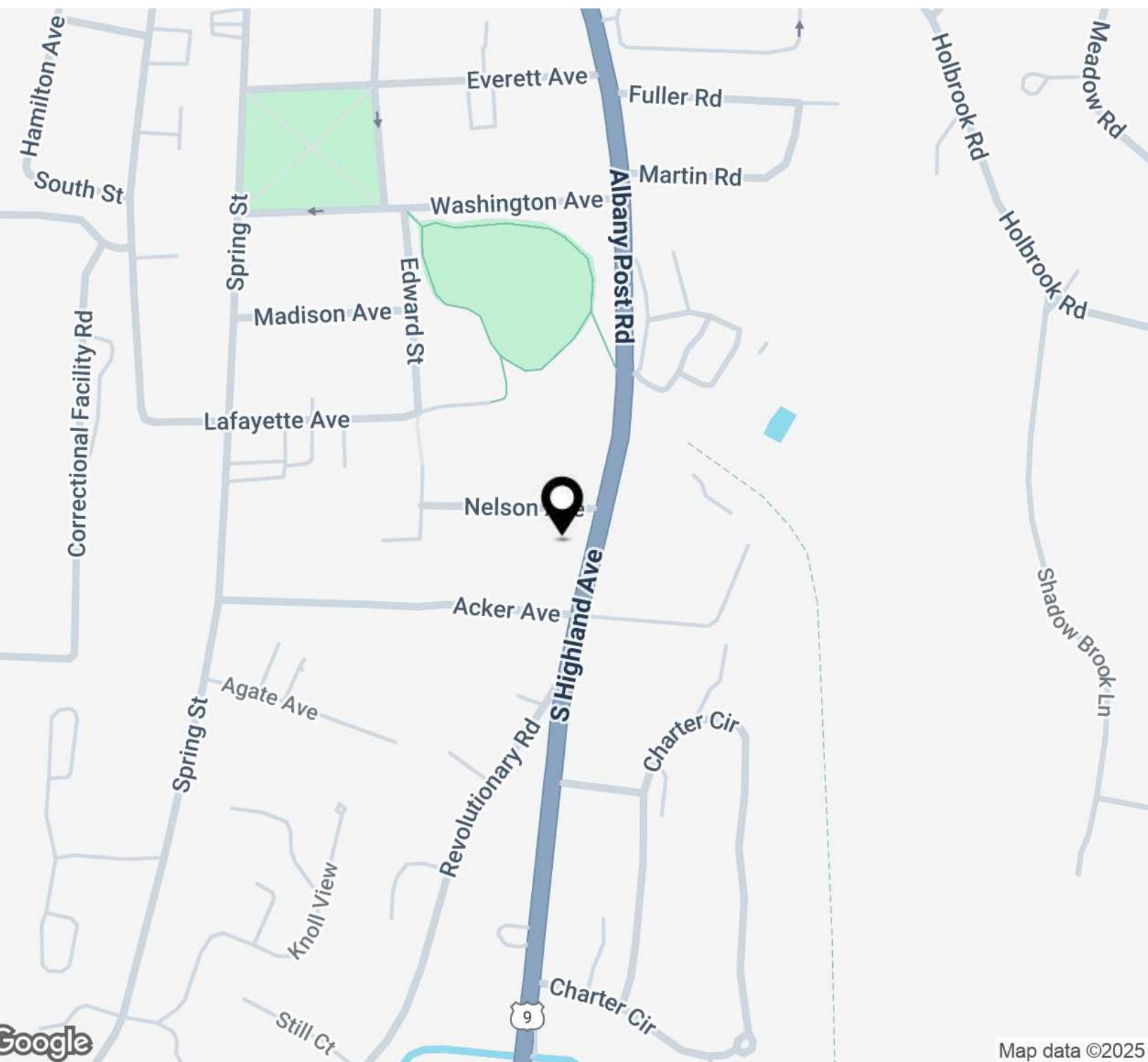
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Location Map

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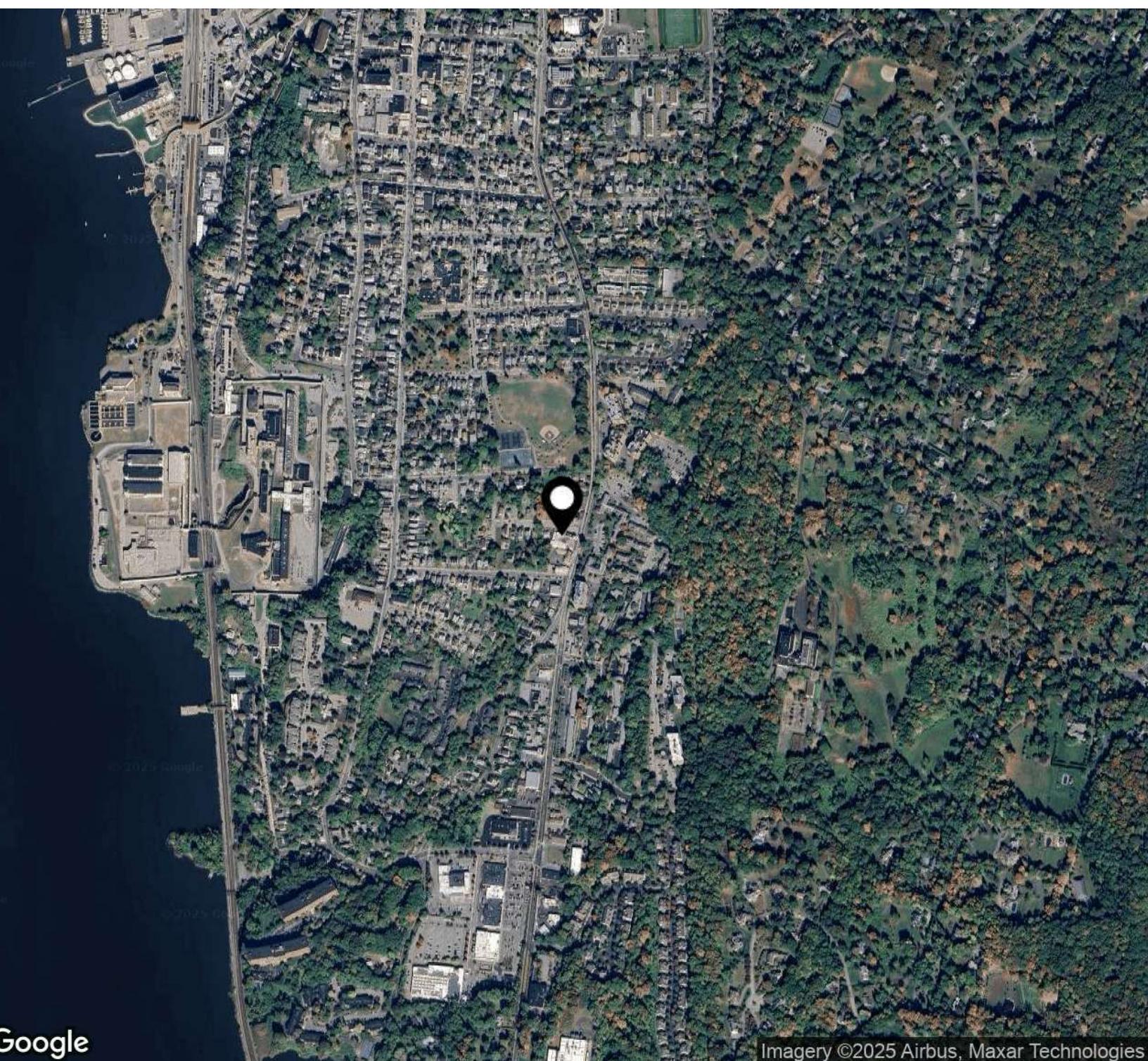
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Aerial Map

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Google

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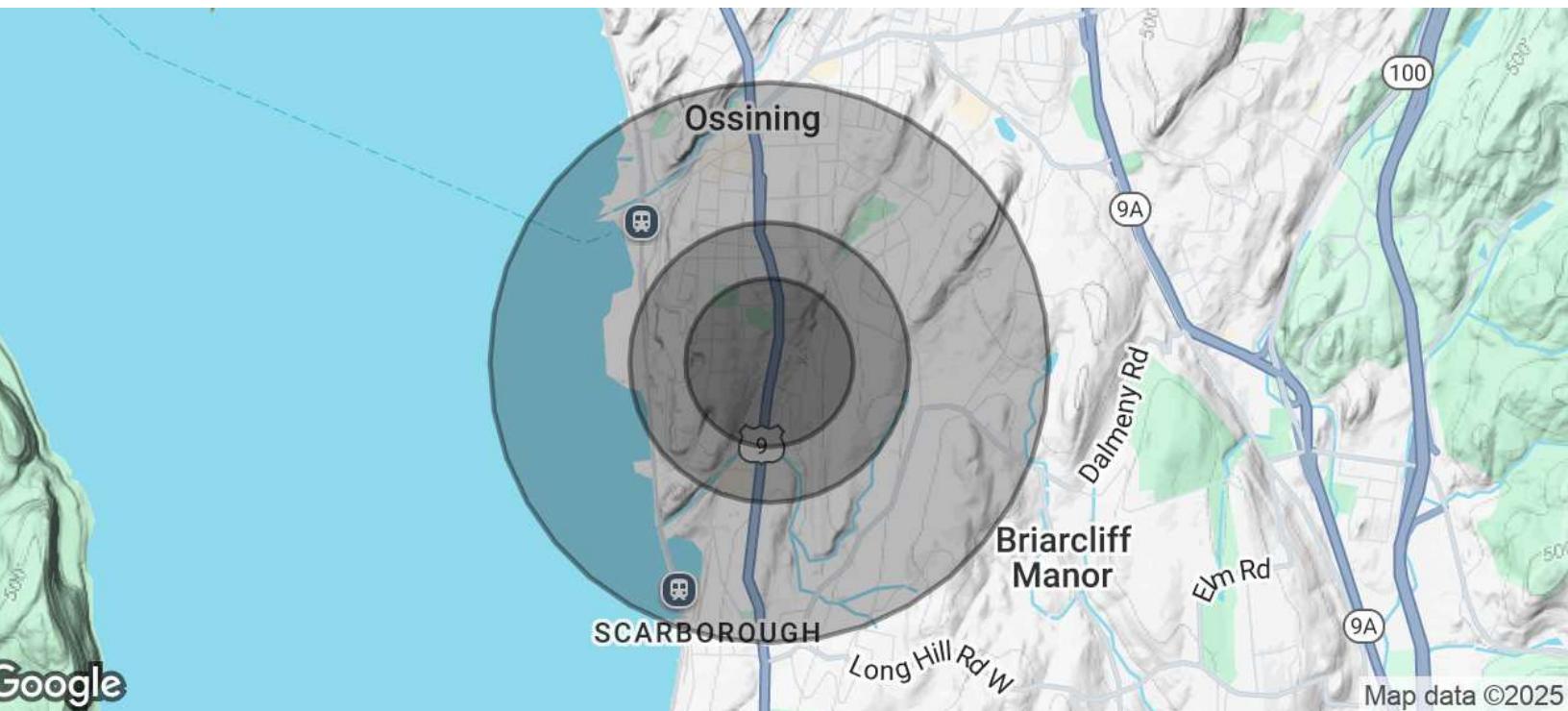
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Demographics Map & Report

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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,149	7,910	16,386
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	41	38	39

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,212	2,561	5,508
# of Persons per HH	2.6	3.1	3
Average HH Income	\$129,571	\$185,618	\$173,149
Average House Value	\$440,004	\$459,574	\$496,318

Demographics data derived from AlphaMap

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