

# Prime Industrial | Auto Repair For Sale

138 Oakley Avenue  
White Plains, NY 10601



HOULIHAN LAWRENCE  
COMMERCIAL



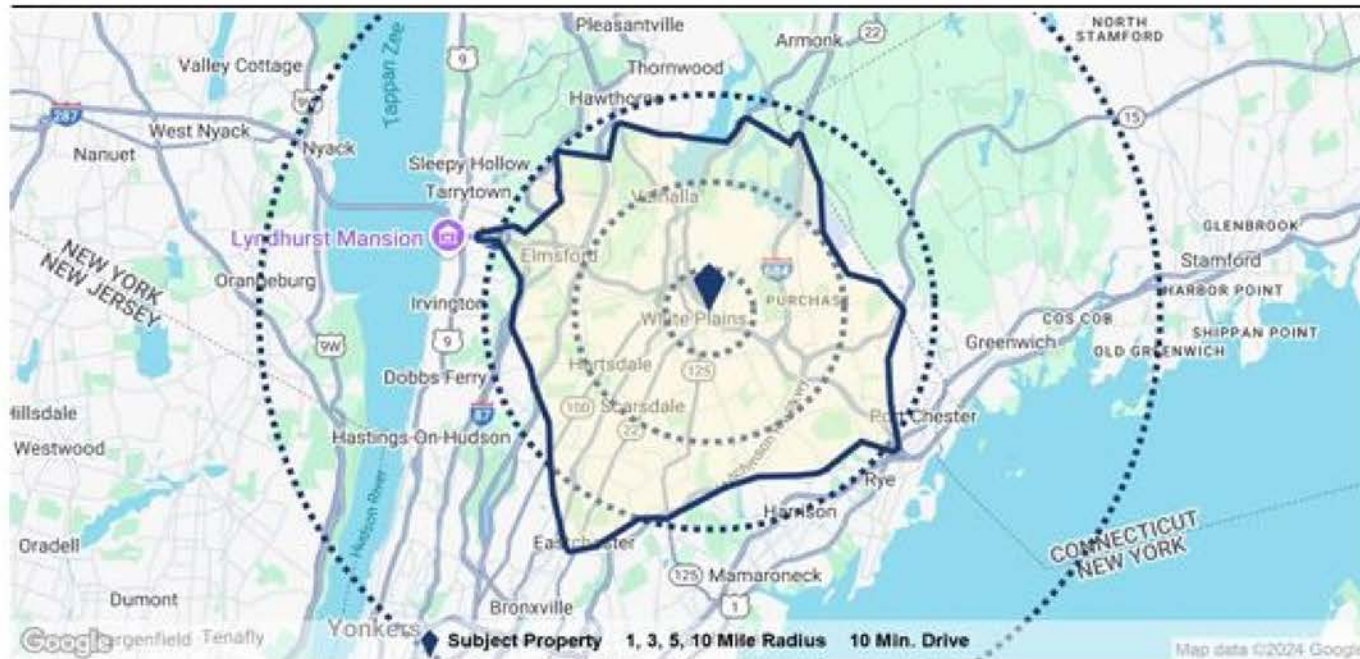
10,700  
SQFT

\$1,800,000  
ASKING

- Specifically zoned in White Plains for light industrial use
- 3 phase electric with 200 AMPS
- Natural gas
- Conveniently located near White Plains CBD, the building has easy access to major highways including I-684, I-287, and the Bronx River Parkway
- Potential uses could include auto repair, tow truck, manufacturing business, painting company, cabinet or furniture builders, church, daycare, trade school, veterinary, mini-storage, or private garage
- 5 Bay doors
- Open space with tall ceilings



# Demographics

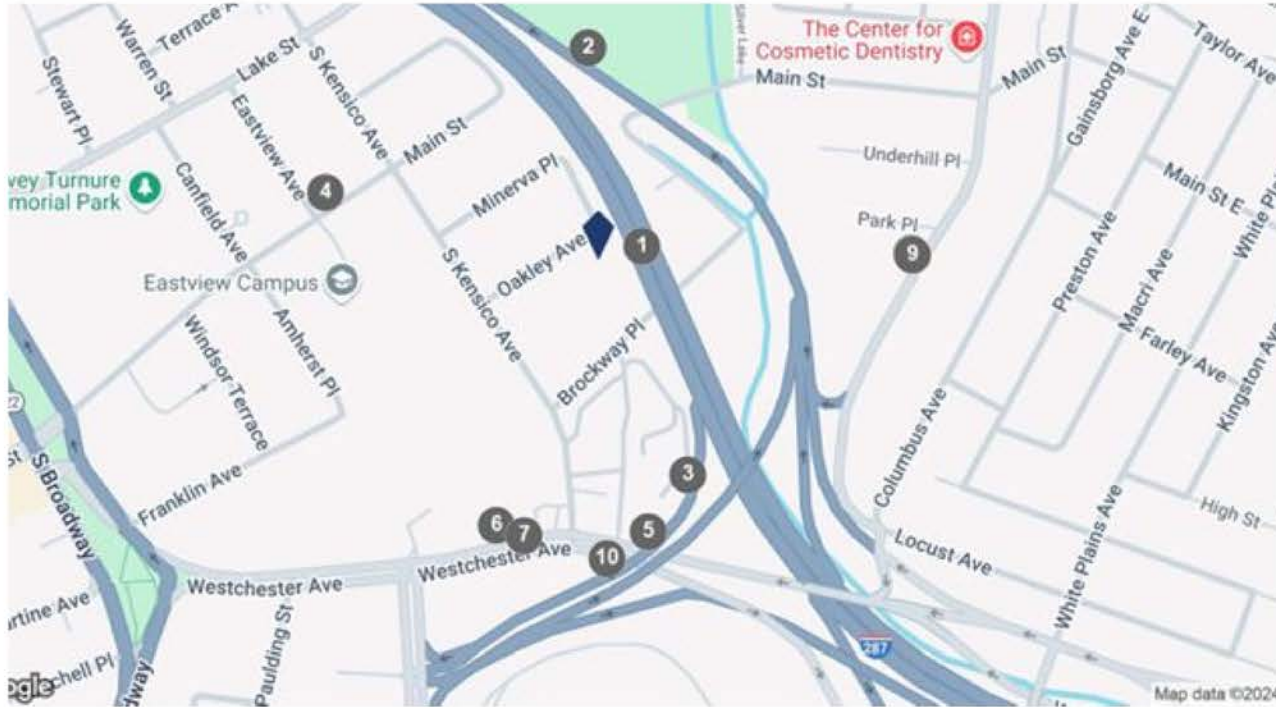


	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
<b>Population</b>					
Population	32,670	104,662	206,933	766,402	177,265
5 Yr Growth	-1.0%	-1.2%	-1.6%	-1.9%	-1.0%
Median Age	42	43	43	43	43
5 Yr Forecast	43	44	44	43	44
White / Black / Hispanic	47% / 12% / 31%	50% / 13% / 27%	57% / 9% / 22%	54% / 13% / 24%	56% / 10% / 21%
5 Yr Forecast	46% / 12% / 31%	50% / 13% / 27%	57% / 9% / 22%	54% / 13% / 24%	56% / 10% / 21%
Employment	41,274	88,171	165,456	417,737	93,522
Buying Power	\$1.5B	\$5B	\$10.8B	\$34B	\$9.2B
5 Yr Growth	-0.9%	-1.3%	-1.7%	-1.9%	-1.2%
College Graduates	48.5%	52.0%	56.5%	50.6%	53.8%
<b>Household</b>					
Households	14,713	40,825	75,713	282,973	65,808
5 Yr Growth	-0.9%	-1.2%	-1.7%	-1.9%	-1.0%
Median Household Income	\$99,676	\$122,797	\$142,456	\$120,058	\$139,776
5 Yr Forecast	\$99,686	\$122,647	\$142,343	\$120,048	\$139,478
Average Household Income	\$129,626	\$149,146	\$168,174	\$151,685	\$164,904
5 Yr Forecast	\$129,608	\$148,505	\$167,490	\$150,956	\$164,146
% High Income (>\$75K)	60%	66%	72%	66%	71%
<b>Housing</b>					
Median Home Value	\$476,659	\$642,080	\$738,190	\$720,044	\$714,015
Median Year Built	1966	1961	1959	1956	1959
Owner / Renter Occupied	42% / 58%	59% / 41%	68% / 32%	60% / 40%	67% / 33%

Source: CoStar



# Traffic Count

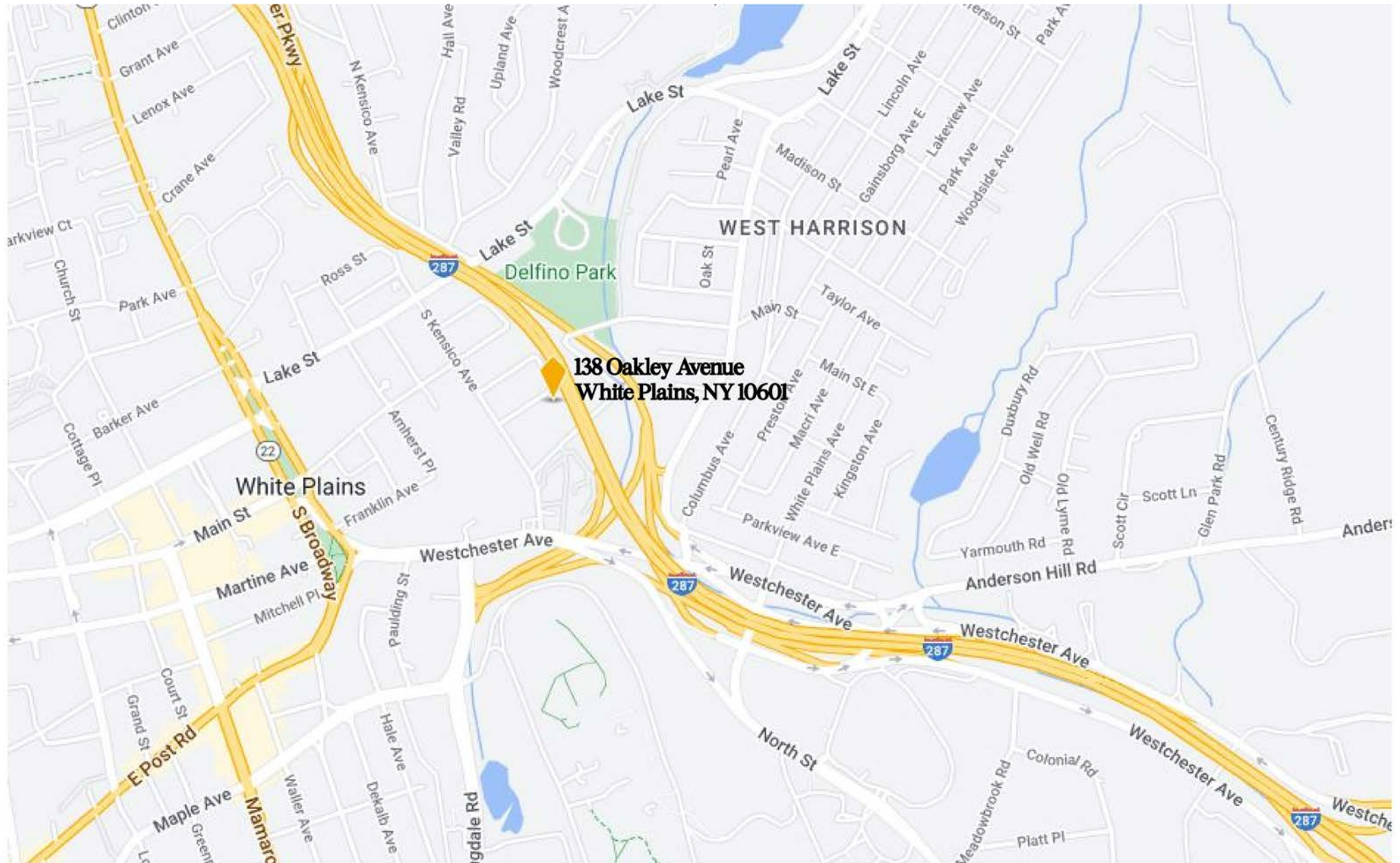


## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 I- 287	Brockway Pl - SE	120,410	2022	0.03 mi
2 Main St E	Belway Pl - SE	20,603	2022	0.14 mi
3 Not Available	Not Available - No	10,246	2020	0.18 mi
4 Main St	Eastview Ave - SW	5,375	2022	0.20 mi
5 Westchester Avenue	S Westchester Ave - W	21,625	2022	0.21 mi
6 Westchester Avenue	S Kersica Ave - E	39,309	2022	0.21 mi
7 Westchester Ave	S Kersica Ave - E	29,252	2022	0.22 mi
8 Underhill Ave	PkPl - NE	4,929	2022	0.22 mi
9 Underhill Ave	Park Pl - NE	5,147	2018	0.22 mi
10 S Westchester Ave	N Westchester Ave - NW	11,697	2018	0.22 mi

Source: CoStar

Located in the vibrant and continually evolving city of White Plains





**DARREN GORDON**

*Real Estate Salesperson*

M 917.596.4789 O 914.798.4900  
darrengordon@houlihanlawrence.com



**HOULIHAN LAWRENCE**  
COMMERCIAL



**LOCAL MARKET LEADERSHIP. WORLD CLASS CONNECTIONS.**

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