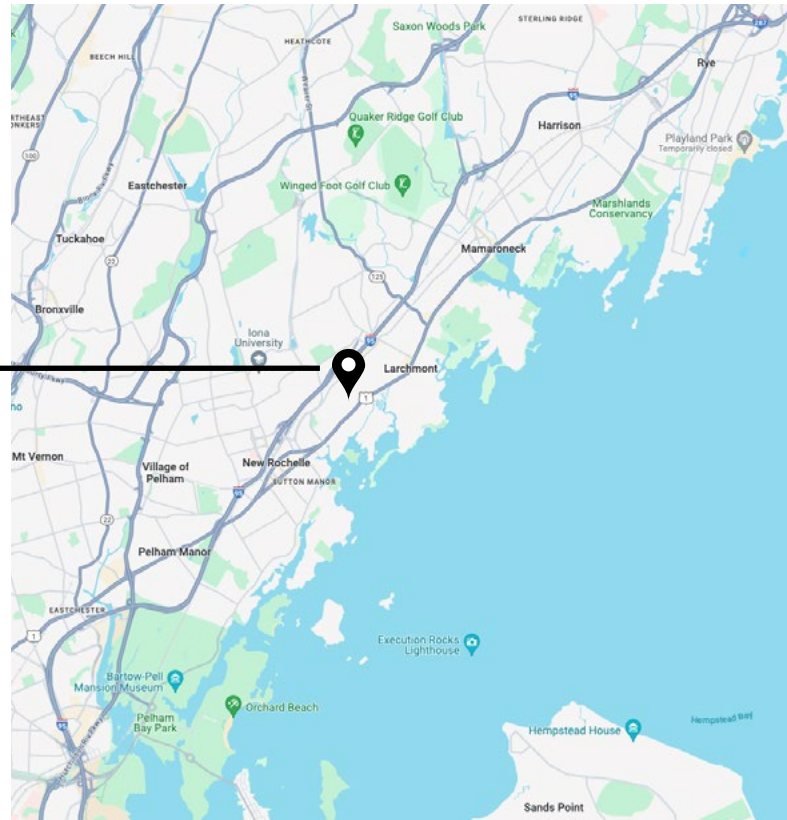


2500  
2523 **BOSTON POST ROAD**  
**LARCHMONT, NY**



EAC Properties is proud to exclusively present for sale or lease, 2500 and 2523 Boston Post Road, Larchmont, NY. Strategically situated on Route 1, between Larchmont and New Rochelle these properties offer high visibility on desirable Boston Post Road. Two separate parcels are being conveyed, perfect for owner occupant, or future net-lease investment. The first is a 0.97 acre parcel located at 2500 Boston Post Road, a SB-R zoned parcel features a 13,406 SF building currently being used as a Porsche dealership. It was most recently renovated in 2010 and offers 26 front customer parking spots as well as storage for up to 50 cars behind the building. The second parcel is directly across the street at 2523 Boston Post Road. At 0.19 acres it is also in an SB-R zone, and is currently leased as a used car dealership. Both parcels benefit from over 23,000 daily traffic counts. Inquire for more details.



## PROPERTY AVAILABLE FOR SALE OR LEASE

Price available on request.

- Portfolio includes 2500 Boston Post Road 0.97 AC and 2523 Boston Post Road 0.19 AC
- 2500 Boston Post Road - 13,406 SF free-standing, automotive dealership building, SB-R zoned
- 2523 Boston Post Road 0.19 acre SB-R zoned lot across the street
- 23,268 estimated daily traffic count (2023)
- Leased to Porsche until 2025
- Highly sought after Boston Post Road address
- Minutes to I-95, 20 miles to NYC, on bus route
- Renovated in 2010

## DEMOGRAPHICS

### Population 2022:

Larchmont: 18,347 • Westchester County: 1,006,292

### Average Household Income 2022:

Larchmont: \$281,106 • Larchmont (2027 projected): \$311,402

### Average Disposable Income 2022:

Larchmont: \$169,363 • Westchester County: \$115,960

## CONTACT

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# 2500 2523 BOSTON POST ROAD, LARCHMONT, NY



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