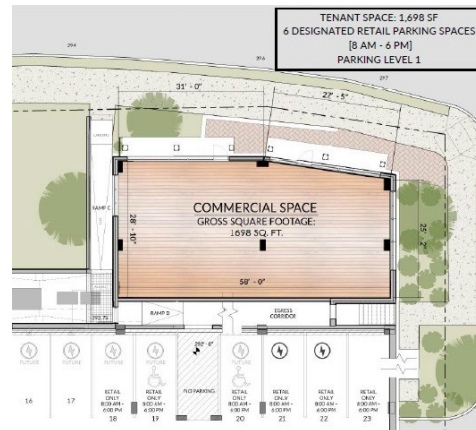


Building Better Communities With.....



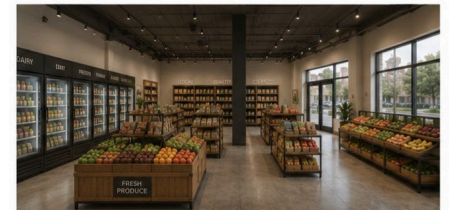
RETAIL FOR LEASE 136-140 Croton Ave. Ossining NY



CAFE - 1,698 SF



SMALL GROCERY STORE - 1,698 SF

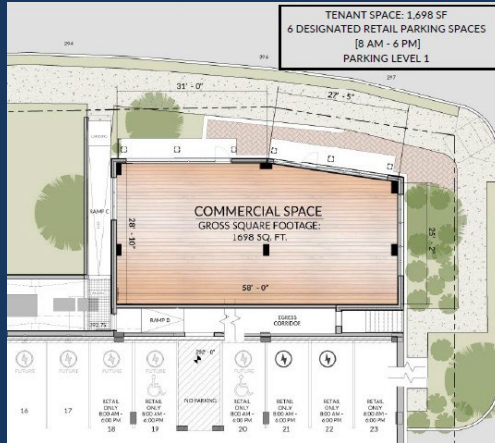


BOOKSTORE - 1,698 SF



New Construction Crescent Manor Development

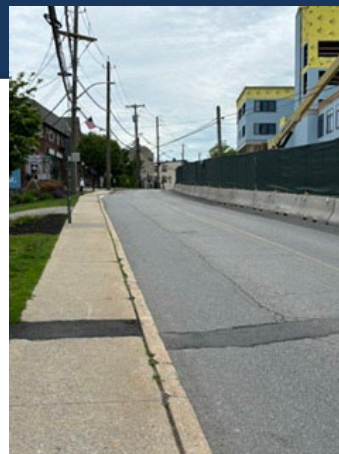
Building Better Communities With.....



For Lease:
Available SF:
Completion Date:
Lease Rate:
Space:
Use:
Parking:
MLS:

Retail Space in Crescent Manor Development
~1698 SF
Construction completion in 1st Quarter 2027
TBD
Build to Suit
Café, Grocery Store, Retail, Food Service, Etc.
Undercover Parking 6 allocated spaces.
1019059

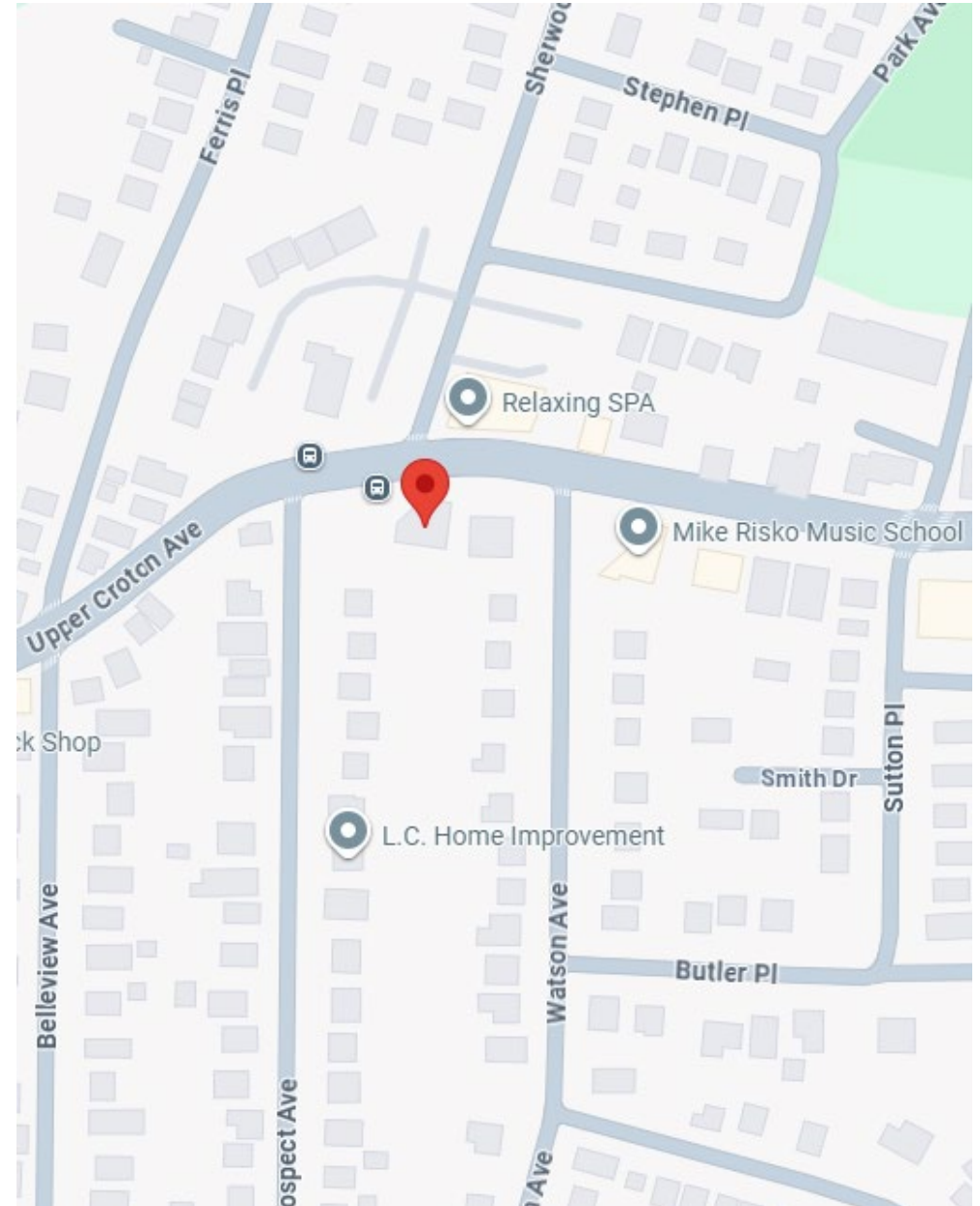
Prime Commercial Space in Ossining, NY New Ground Floor Retail opportunity on the corner of the 74 unit Crescent Manor Senior Housing Development. Located on the corner of Croton Ave. and Watson Ave. A short distance from the Ossining Public Library and historic downtown Ossining. Perfect fit for cafe, retail or any business that will serve the housing development and community. The full 1698 SF space is available or can potentially be split into two retail units of ~850 SF each.



LOCATION MAPS

136 CROTON AVE | OSSINING, NY 10562

Building Better Communities With....

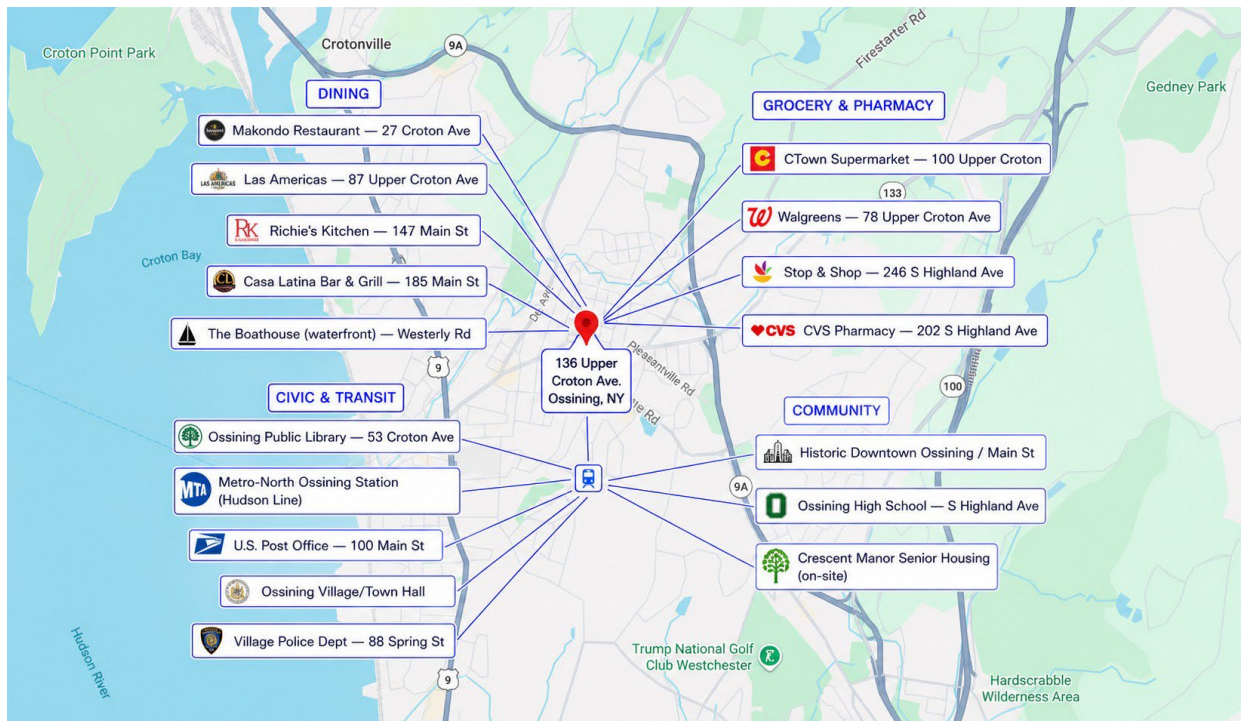


Building Better Communities With....



BUSINESS MAP

136 CROTON AVE | OSSINING, NY 10562



6 minute drive to the Ossining Metro North Train Station

6 minute walk to the CTown Supermarket

7 Minute Walk to Walgreens

10 minute walk to the Ossining Public Library

AREA BUSINESSES & AMENITIES

DINING

- Makondo Restaurant — 27 Croton Ave
- Las Americas — 87 Upper Croton Ave
- Richie's Kitchen — 147 Main St
- Casa Latina Bar & Grill — 185 Main St
- The Boathouse (waterfront) — Westerly Rd

GROCERY & PHARMACY

- CTown Supermarket — 100 Upper Croton
- Walgreens — 78 Upper Croton Ave
- Stop & Shop — 246 S Highland Ave
- CVS Pharmacy — 202 S Highland Ave

CIVIC & TRANSIT

- Ossining Public Library — 53 Croton Ave
- Metro-North Ossining Station (Hudson Line)
- U.S. Post Office — 100 Main St
- Ossining Village/Town Hall
- Village Police Dept — 88 Spring St

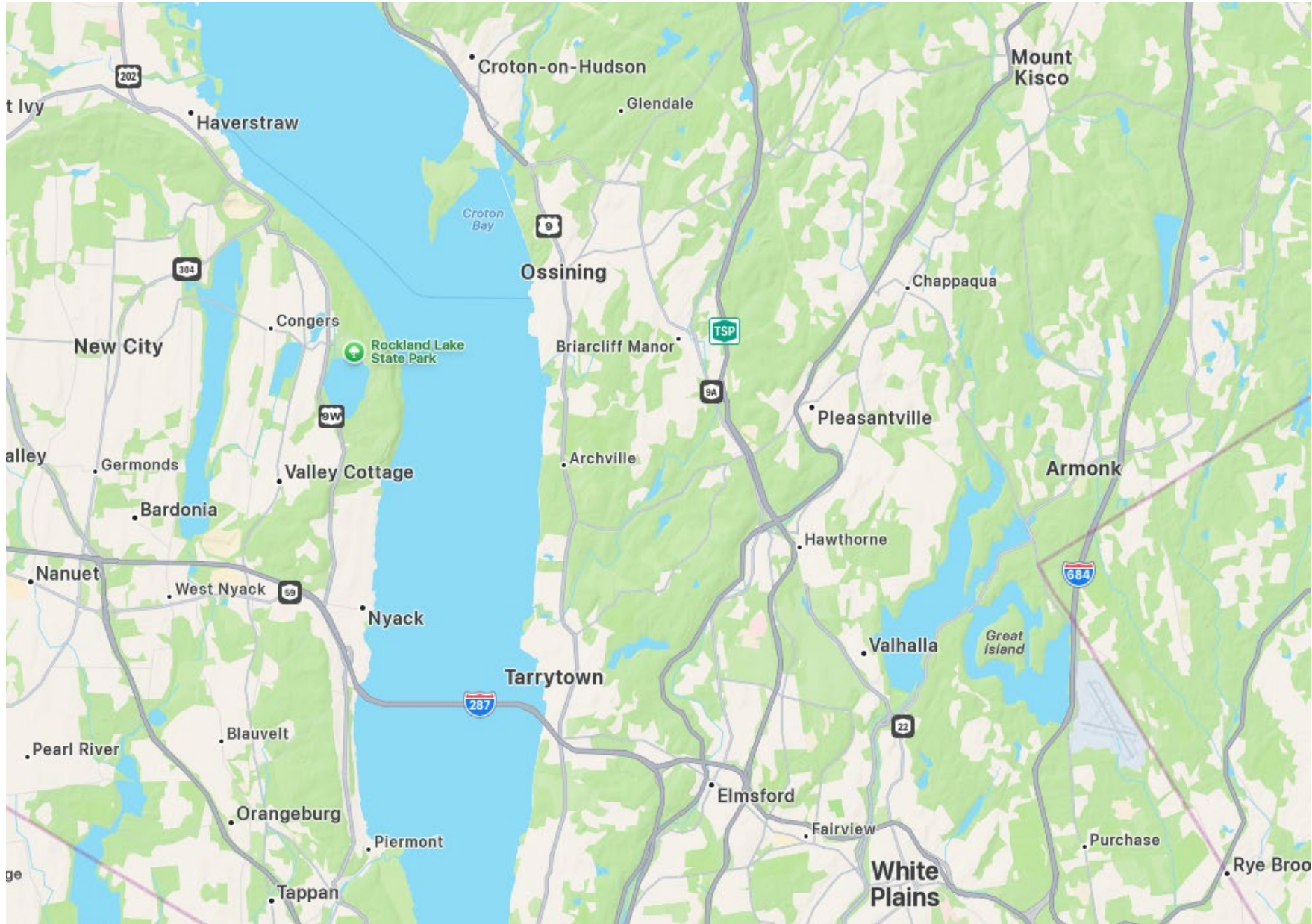
COMMUNITY

- Historic Downtown Ossining / Main St
- Ossining High School — S Highland Ave
- Crescent Manor Senior Housing (on-site)

REGIONAL MAP

136 CROTON AVE | OSSINING, NY 10562

Building Better Communities With....



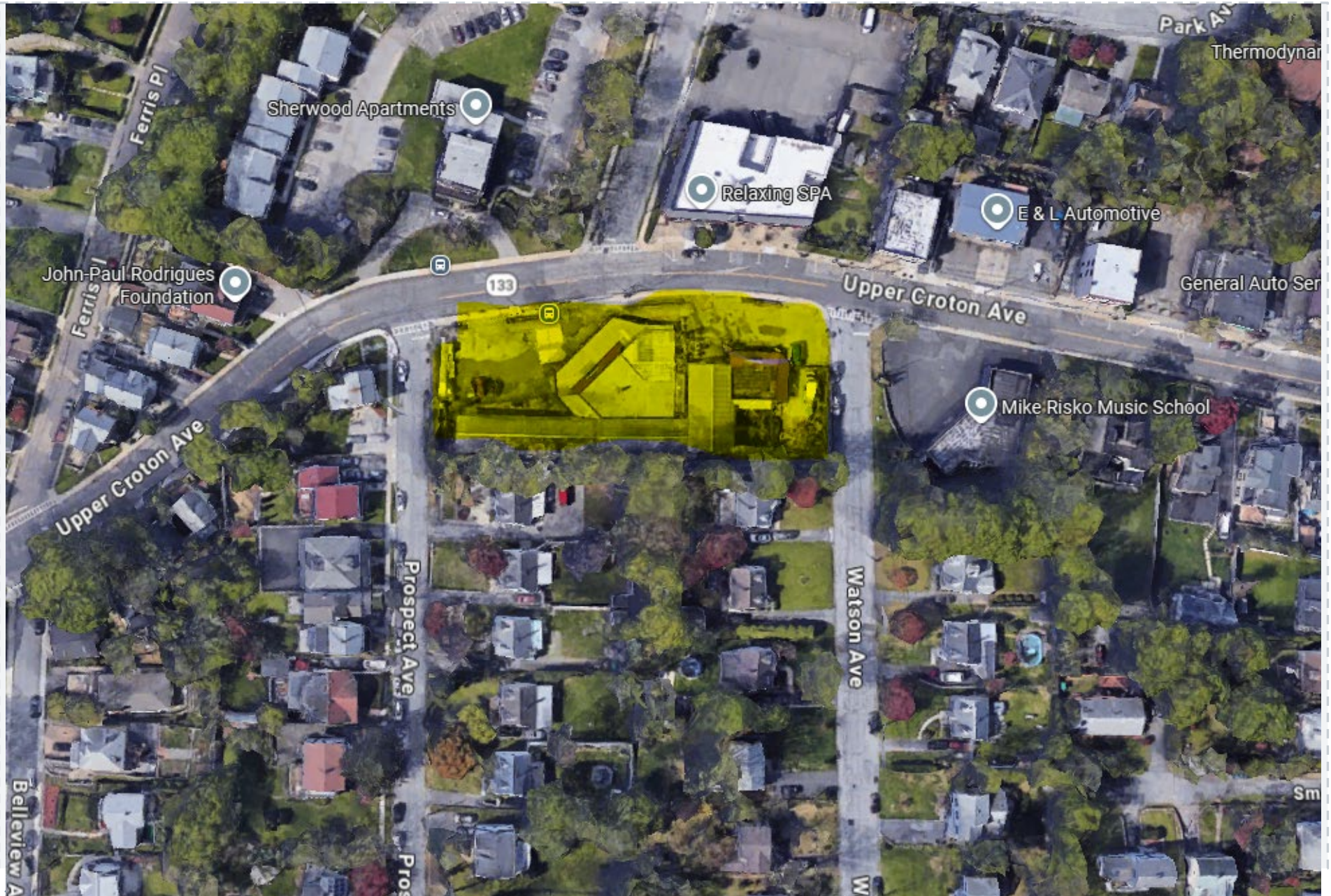
Building Better Communities With....



AERIAL MAP

136 CROTON AVE | OSSINING, NY 10562

Building Better Communities With....



DEMOGRAPHICS

136 CROTON AVE | OSSINING, NY 10562

35,641

Population (2-mi)

12,930

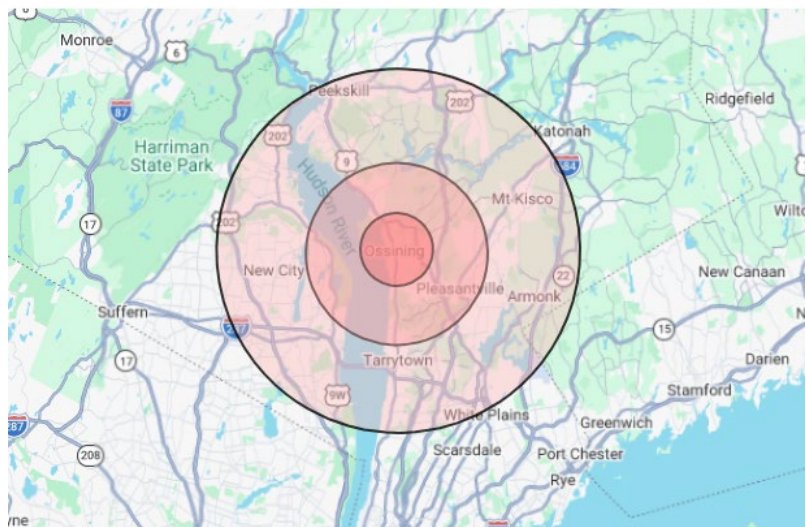
Households (2-mi)

\$117,740

Median HH Income

\$584,240

Median Home Value



RADIUS MAP

Radius Map in 2 mile, 5 mile and 10 mile Circumference

	2 MI	5 MI	10 MI
POPULATION			
2025 Population	35,641	88,201	442,366
2030 Projection	35,600	88,975	449,229
Median Age	43.3	43.7	42.6
Avg. Household Size	2.6	2.7	2.7
HOUSEHOLDS			
2025 Households	12,930	30,603	153,916
Owner Occupied	8,022	22,906	108,636
Renter Occupied	4,890	7,942	47,591
INCOME			
Median HH Income	\$117,740	\$150,604	\$127,283
Avg. HH Income	\$150,581	\$179,082	\$159,443
\$100K – \$150K	2,712	5,245	26,132
\$150K – \$200K	1,204	3,476	18,236
\$200K +	3,567	11,867	48,273
HOUSING			
Median Home Value	\$584,240	\$735,945	\$673,548
Median Year Built	1963	1962	1965

DEMOGRAPHICS — DETAIL

136 CROTON AVE | OSSINING, NY 10562

	2 MI	5 MI	10 MI
POPULATION BY AGE			
Age 0 – 4	1,880	4,485	24,593
Age 5 – 9	1,898	4,690	25,407
Age 10 – 14	2,021	5,268	26,751
Age 15 – 19	2,098	5,828	28,185
Age 20 – 24	2,004	5,760	27,649
Age 25 – 29	1,912	4,934	25,229
Age 30 – 34	2,077	4,452	24,243
Age 35 – 39	2,293	4,663	25,213
Age 40 – 44	2,477	5,363	27,147
Age 45 – 49	2,394	5,699	27,654
Age 50 – 54	2,323	5,984	28,588
Age 55 – 59	2,330	6,177	29,636
Age 60 – 64	2,400	6,264	30,303
Age 65 – 69	2,218	5,637	27,187
Age 70 – 74	1,870	4,667	22,701
Age 75 – 79	1,355	3,370	16,780
Age 80 – 84	944	2,320	11,871
Age 85 +	1,146	2,641	13,230

	2 MI	5 MI	10 MI
HOUSEHOLDS BY INCOME			
< \$25,000	1,160	2,078	14,548
\$25K – \$50K	1,165	2,212	14,514
\$50K – \$75K	1,656	2,950	15,996
\$75K – \$100K	1,464	2,774	16,217
\$100K – \$125K	1,436	2,703	14,633
\$125K – \$150K	1,276	2,542	11,499
\$150K – \$200K	1,204	3,476	18,236
\$200K +	3,567	11,867	48,273
EDUCATIONAL ATTAINMENT			
Some High School	3,290	4,876	28,138
High School Grad	4,260	8,247	55,218
Some College	5,763	11,534	63,937
Associate Degree	1,357	3,490	17,476
Bachelor's Degree	5,507	17,049	81,652
Advanced Degree	6,919	20,464	80,836
HOUSEHOLD COMPOSITION			
1-Person	3,444	6,772	37,236
2-Person	3,764	9,002	44,609
3-Person	2,235	5,518	26,177
4+ Person	3,486	9,311	45,894