



HOULIHAN LAWRENCE
COMMERCIAL

70 Gedney Way

White Plains, NY 10605

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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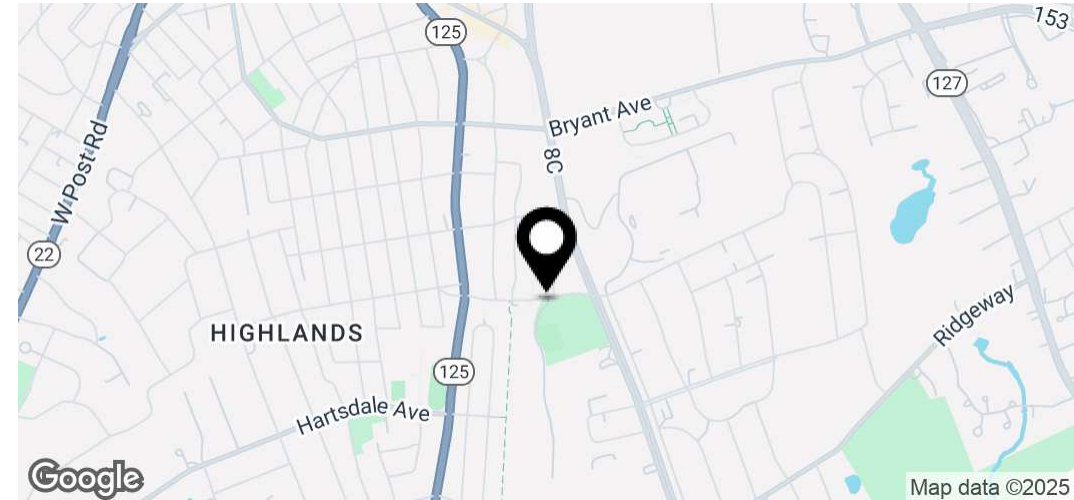
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Executive Summary

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Property Overview

Klein Stone Commercial at Houlihan Lawrence is pleased to exclusively represent 70 Gedney Way, White Plains, NY. This versatile property, formerly a bank and now a financial planning office, offers 9,428 square feet of space, including 5,946 square feet above ground and a 3,482-square-foot basement. Situated on a near 0.5-acre lot with 37 on-site parking spaces, it provides excellent accessibility. Located in the B-2 (Neighborhood Business) zone, the property supports a range of uses, including retail, professional offices, personal services, multi-family dwellings, day care centers, and laundry/dry-cleaning facilities. With a Floor Area Ratio (FAR) of 0.8, the current zoning allows for up to 16,354 square feet of building space, offering significant potential for expansion or redevelopment. This property combines ample space, flexible zoning, and a prime location, making it ideal for a variety of business or mixed-use development opportunities.

Location Overview

70 Gedney Way in White Plains, NY offers a prime commercial location in a vibrant area surrounded by both local businesses and established residential neighborhoods. Neighbors include Rooster's Market, Sam's of Gedney Way, Emma's Ale House, Burke Rehabilitation, and Bottle Grove Wines and Spirits, creating a dynamic mix of retail, dining, healthcare, and specialty services. The property is directly across from Gillie Park and the White Plains Greenway Walking Trail, offering a tranquil green space for outdoor activities. With excellent access to the Hutchinson River Parkway, I-287, and the Metro-North White Plains station (a 35-40 minute commute to Grand Central Terminal), 70 Gedney Way provides exceptional visibility and convenience for businesses, making it an ideal choice for a wide range of commercial uses.

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Highlights

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Location Information

Street Address	70 Gedney Way
City, State, Zip	White Plains, NY 10605
County	Westchester

Property Highlights

- 9,428 SF total (5,946 SF above ground + 3,482 SF basement)
- Situated on a near 0.5-acre lot
- 37 on-site parking spaces
- Located in B-2 (Neighborhood Business) zone
- Permitted uses: Retail, professional offices, personal services, multi-family dwellings, day care centers, and laundry/dry-cleaning facilities
- Floor Area Ratio (FAR) of 0.8 allows for up to 16,354 SF of building space
- Formerly a bank, currently used as a financial planning office
- Significant potential for expansion or redevelopment

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Exterior Photos

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Interior | Ground Floor

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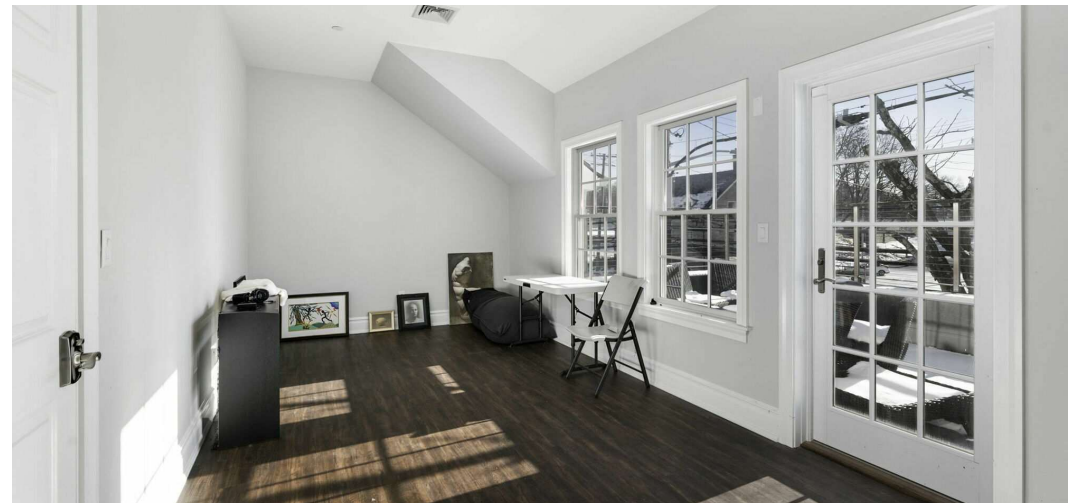
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Interior | Second Floor

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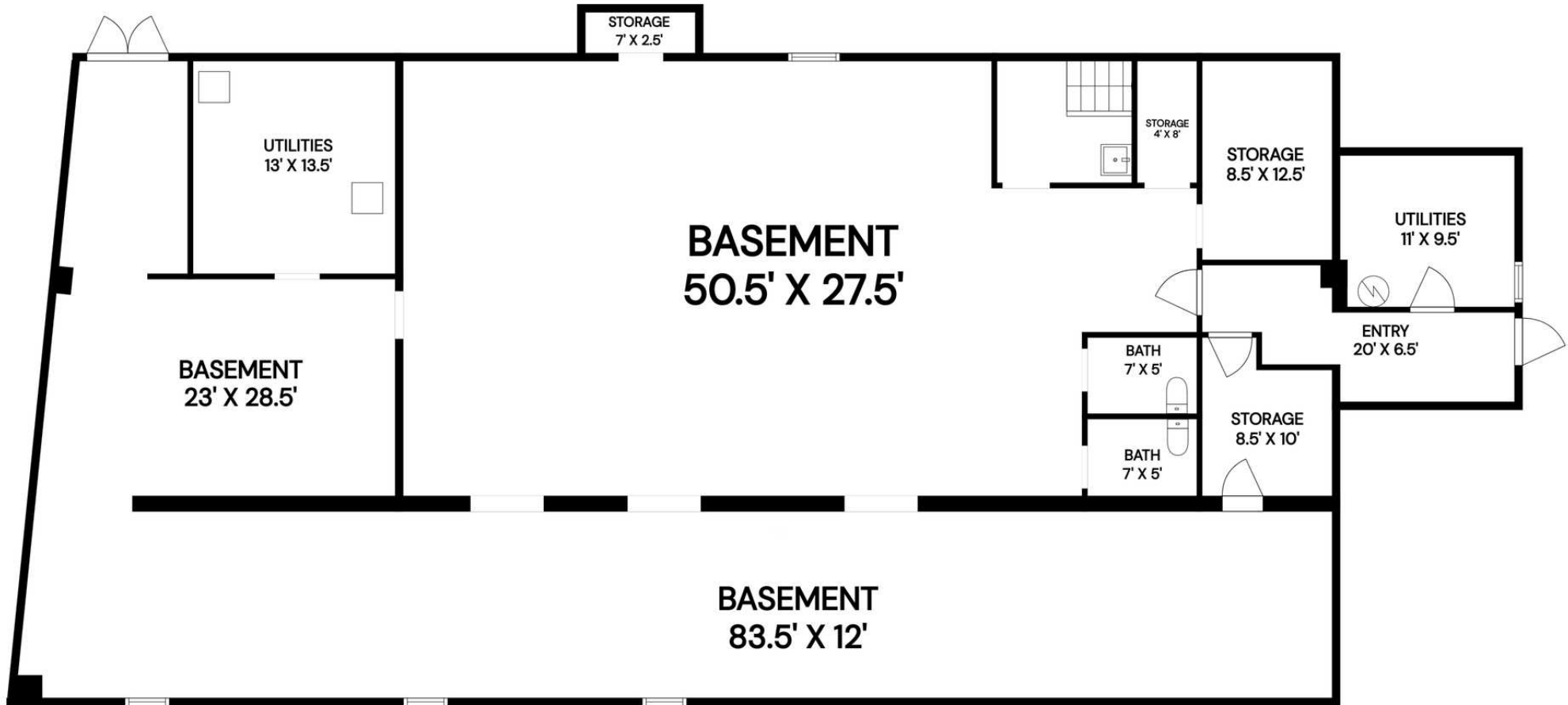
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Floor Plan | Basement

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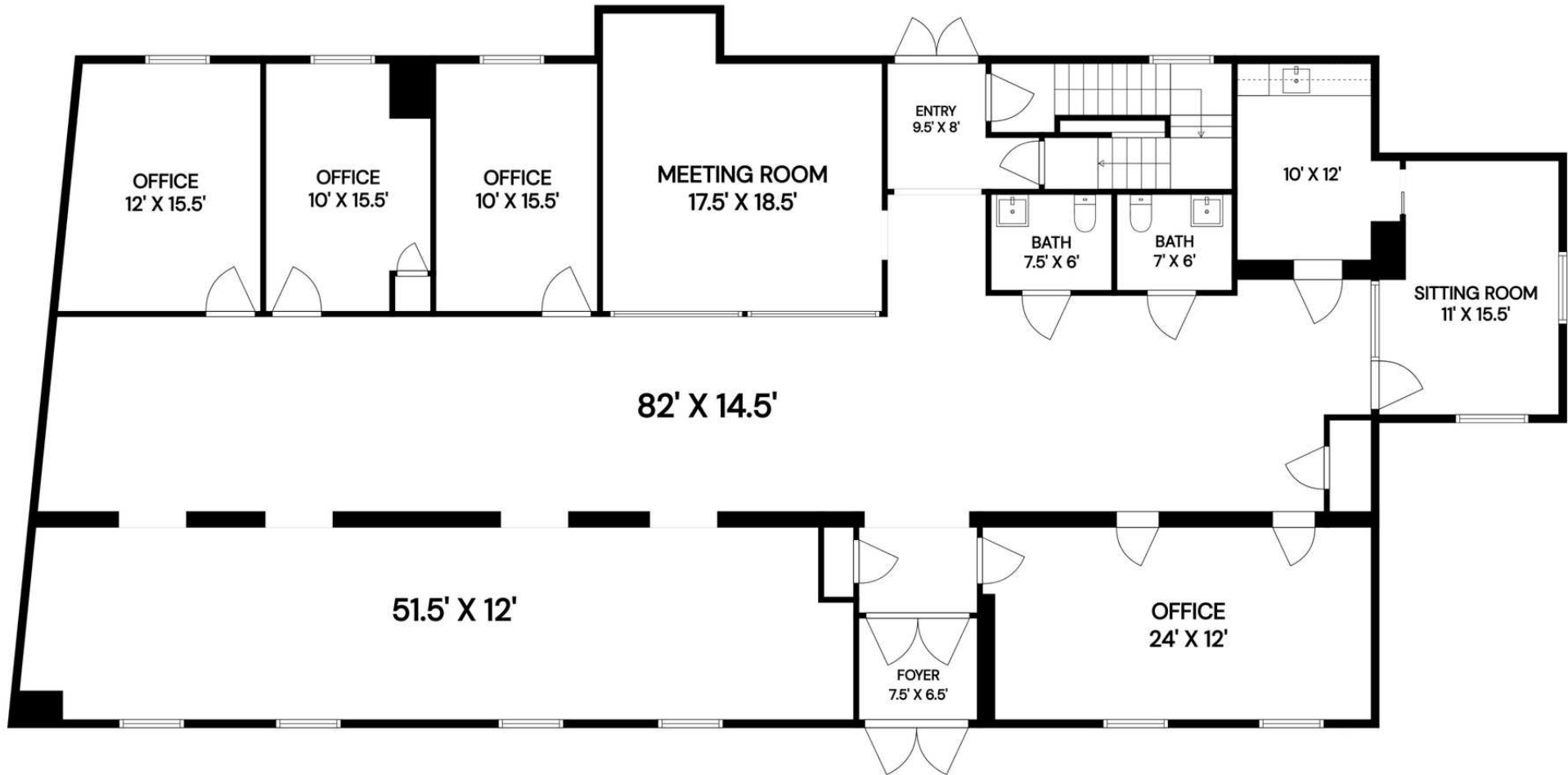
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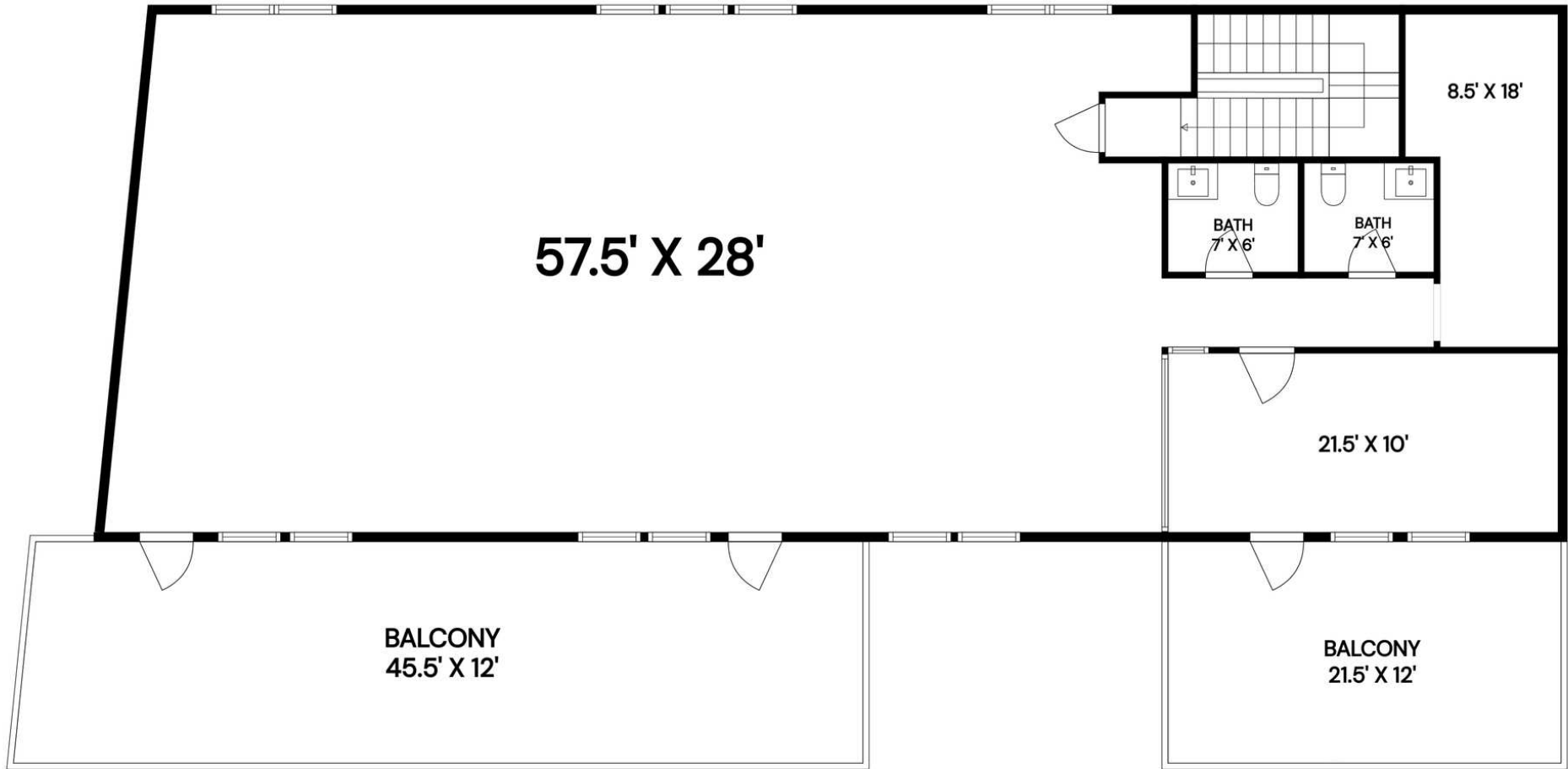
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Floor Plan | Second Floor

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Aerial Photo

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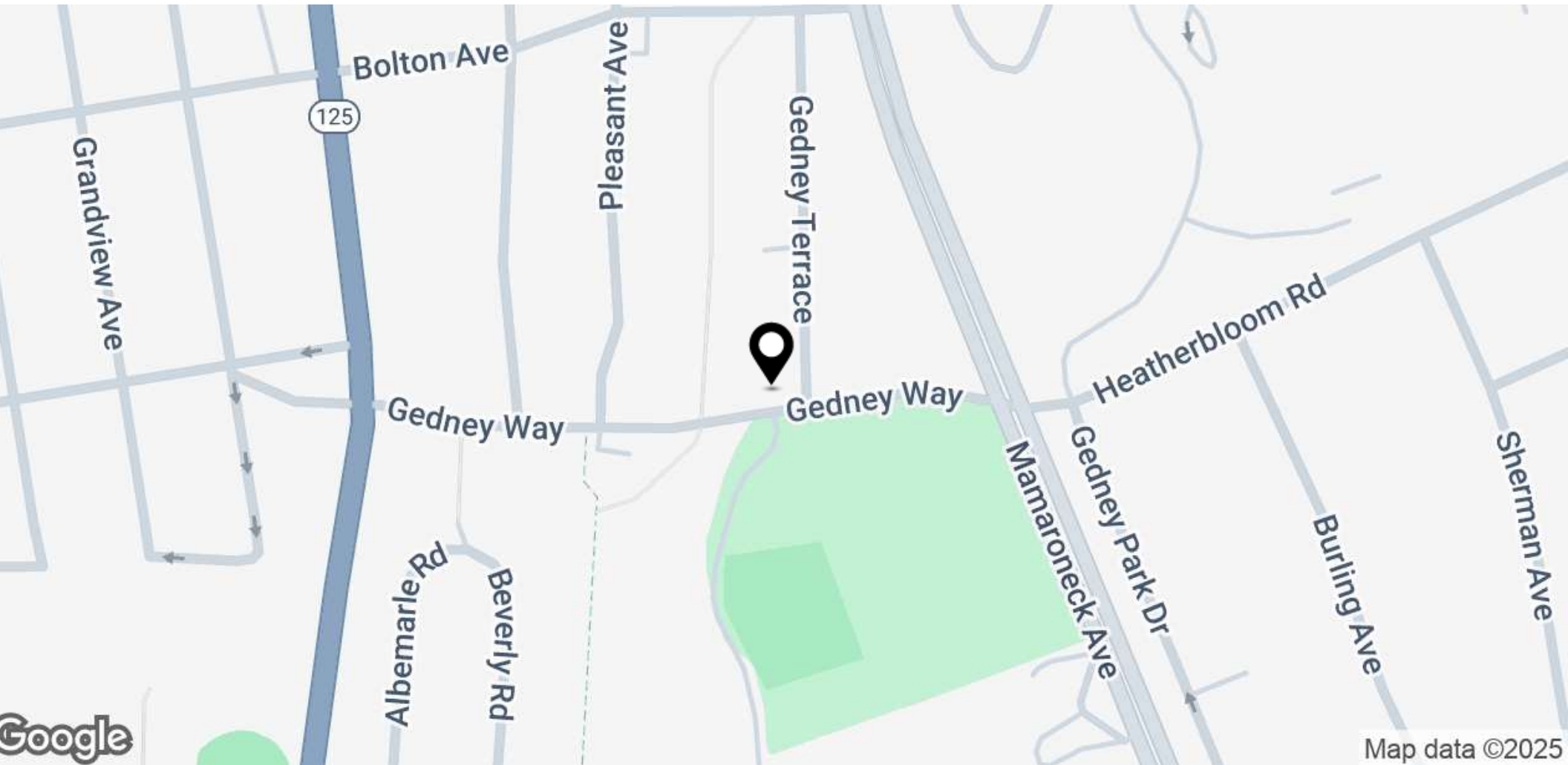
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Location Map

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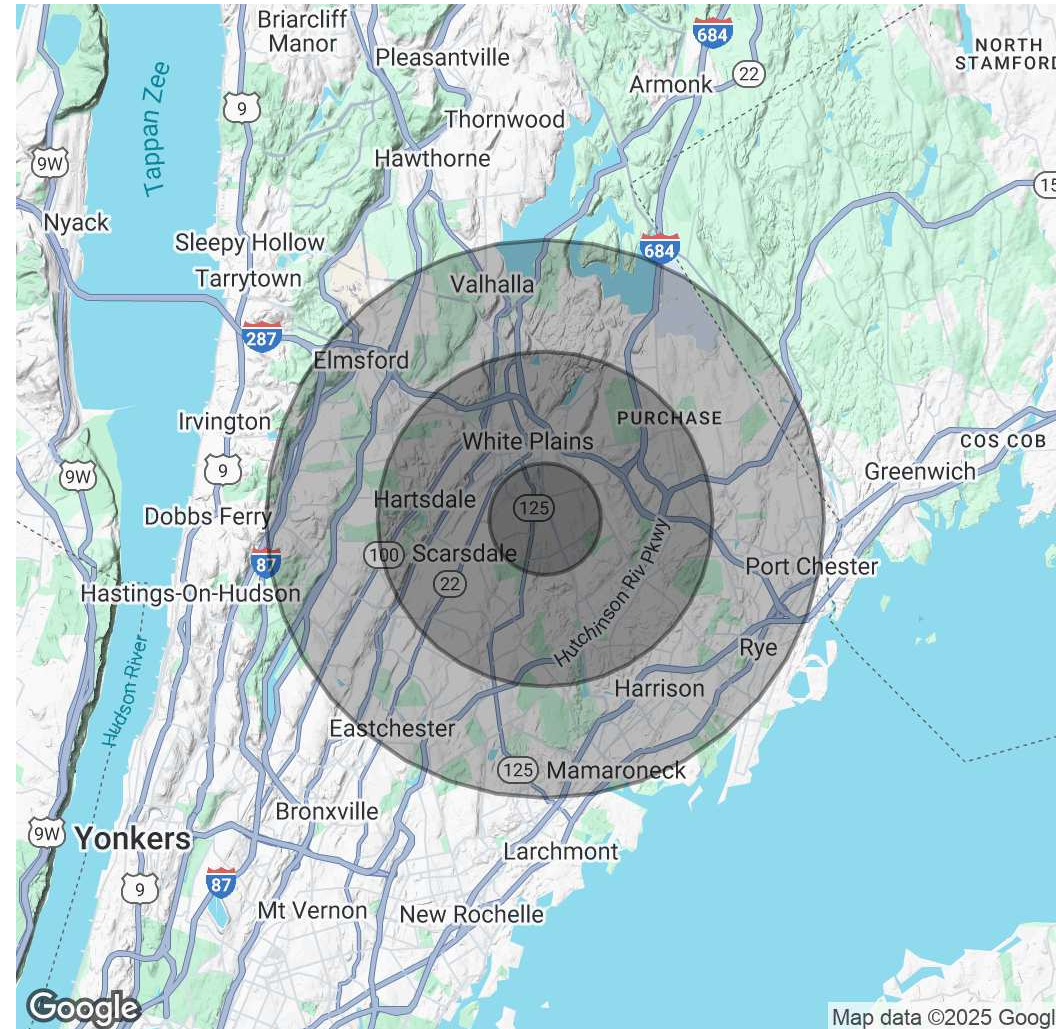
Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	16,377	104,560	281,829
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	45	44	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,451	39,978	101,284
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$187,463	\$207,543	\$215,433
Average House Value	\$773,171	\$906,330	\$931,815

Demographics data derived from AlphaMap



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