

## OFFERING MEMORANDUM

# STICKLEY FURNITURE & MATTRESS SHOWROOM

50 Tarrytown Road (Route 119), White Plains, NY 10607



**104,050 SF | 6.09 ACRES | 3 DOCKS | 3 FLOORS**

**BELLCORNERSTONE**  
*Commercial Real Estate*

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# OFFERING MEMORANDUM

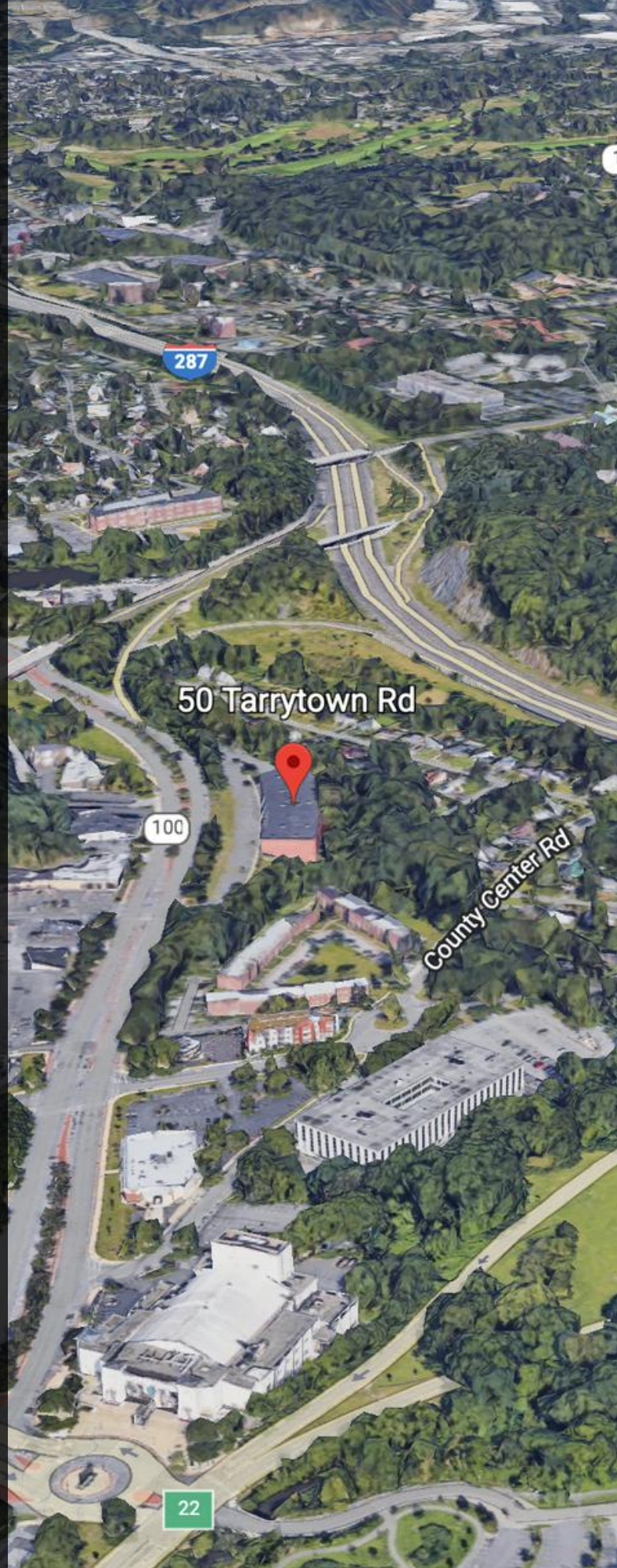
## 50 TARRYTOWN ROAD

White Plains, NY

### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Buyer agrees that Seller's identity, the proposed purchase, the purchase price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Buyer agrees that it shall, and that it shall cause Buyer's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Buyer agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Buyer's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.







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# EXECUTIVE SUMMARY

## 50 TARRYTOWN ROAD

White Plains, NY

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BellCornerstone has been exclusively retained to sell 50 Tarrytown Road, a 104,050 SF freestanding retail property located in White Plains, New York, consisting of three (3) stories which includes the lower-level parking garage. The building features three (3) loading docks, 54 surface and 50 covered parking spaces, and it sits on approximately six (6) acres.

This current Stickley showroom is centrally located with easy access to I287, both the White Plains Station Commuter and North White Plains Station Commuter Rails (Harlem Line) in addition to the Westchester County Airport (15 min drive) and LaGuardia Airport (38 min drive).









# SITE OVERVIEW

## SITE

Parcel ID:	7.490-304-1
Zoning:	DS (Designated Shopping Center)
Type II Zone:	Retail
Year Built:	2001
Acreage:	6.09 Acres
Linear Frontage:	348'
Electric Service:	2400 Amp / 3 Phase
Electric Providers:	Constellation Energy (electric) Con Ed (delivery)
Gas Provider:	Con Ed
Water & Sewer:	Town of Greenburgh
Heat:	Gas
Cooling:	Electric
Signage:	1 Façade - 29.5' W x 7' H 1 Pylon - 6.5' W x 3' H

## BUILDING

Property Type / Building Class:	Retail / Class B
Parking:	104 Total (54 surface, 50 covered)
Docks:	3
Ceiling Height / Deck to Deck:	Upper Level - 12' 9" / 17' Mid-Level - 9' 10" / 13'6" Lower Level - 8' / 10'6"
Elevators:	1 Passenger, Hydraulic Dover, 2,500 lbs 1 Freight, Hydraulic Dover, 7,500 lbs



119



## SQUARE FOOTAGE:

Total SF:	104,050 SF
Floors:	3
SF by Floor:	Upper Level - 35,000 SF Middle Level - 35,000 SF Lower Level - 34,050 SF



50 Tarrytown Rd

## LOADING SCHEDULE (P.S.F.):

	ROOF	RETAIL (Part 1st & 2nd Fl)	STORAGE (Part 1st Fl)
Roofing:	12	-	-
SLAB (2' MD + 3 1/4" LT WT Conc)	-	50	50
Ceiling	10	10	10
Steel	10	10	10
Live Load	30	100	120



# PROPERTY HISTORY

## 50 TARRYTOWN ROAD

White Plains, NY

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Stickley Furniture constructed this property in 2001. It has served as their largest NY Metro showroom since that. The appeal of this location is obvious from I-287 with an AADT (Annual Average Daily Traffic) in excess of 132,000 vehicles.

Stickley will remain in the White Plains market. With retail brick and mortar trending toward smaller footprints, Stickley is seeking a smaller location in the White Plains market, either within part of this property or a new showroom in the same area.

They have showroom locations in New York, New Jersey, Connecticut, Massachusetts, North Carolina, and Colorado.







50 Tarrytown Rd

- Property Built in 2001 by Stickley Furniture
- Centrally Located Location
- Easy Access to I-287

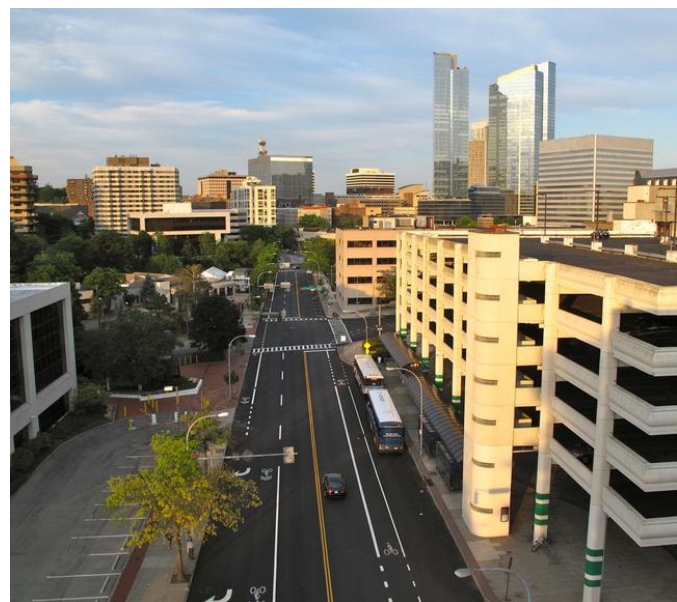


# MARKET OVERVIEW



## White Plains, New York

White Plains is a city in Westchester County, New York, United States, and it is the eleventh-largest city in the state. A suburb of New York City, it is the county seat and commercial hub of Westchester, a densely populated suburban county that is home to approximately one million people.





## POPULATION

City: White Plains

**59,526**

State: New York 19,835,913

## MEDIAN AGE

City: White Plains

**41.5 Years**

State: New York 38.2 Years

### Population by Age

City:

White Plains

State:

New York

18 years +

78.8 %

75.3 %

21 years +

75.9 %

71.2 %

62 years +

17.6 %

15.2 %

65 years +

15.2 %

12.9 %

## HOUSEHOLDS

City: White Plains

**23,222**

State: New York 7,417,224



Average Household Size

## MEDIAN HOUSEHOLD INCOME

City: White Plains

**\$131,783**

State: New York \$71,117

## Population 25+ by Educational Attainment

Highest level of education among people 9th grade and older as % more or less than New York at large.

Less than 9th Grade	5.9 %
9th to 12th Grade, no diploma	6.1 %
High School graduate	24.4 %
Some College, no degree	14.9 %
Associates degree	8.9 %
Bachelor's degree	22.2 %
Graduate or professional degree	17.7 %

In 2021, about 22.2% of the over 25 population of New York held a Bachelor's degree. The majority of New York residents, at about 24.4%, were high school graduates (including equivalency).

## ECONOMIC INDICATORS

**4.6 %** White Plains Unemployment Rate

**3.7 %** U.S. Unemployment Rate



# LOCATION OVERVIEW

## HIGHWAY ACCESS

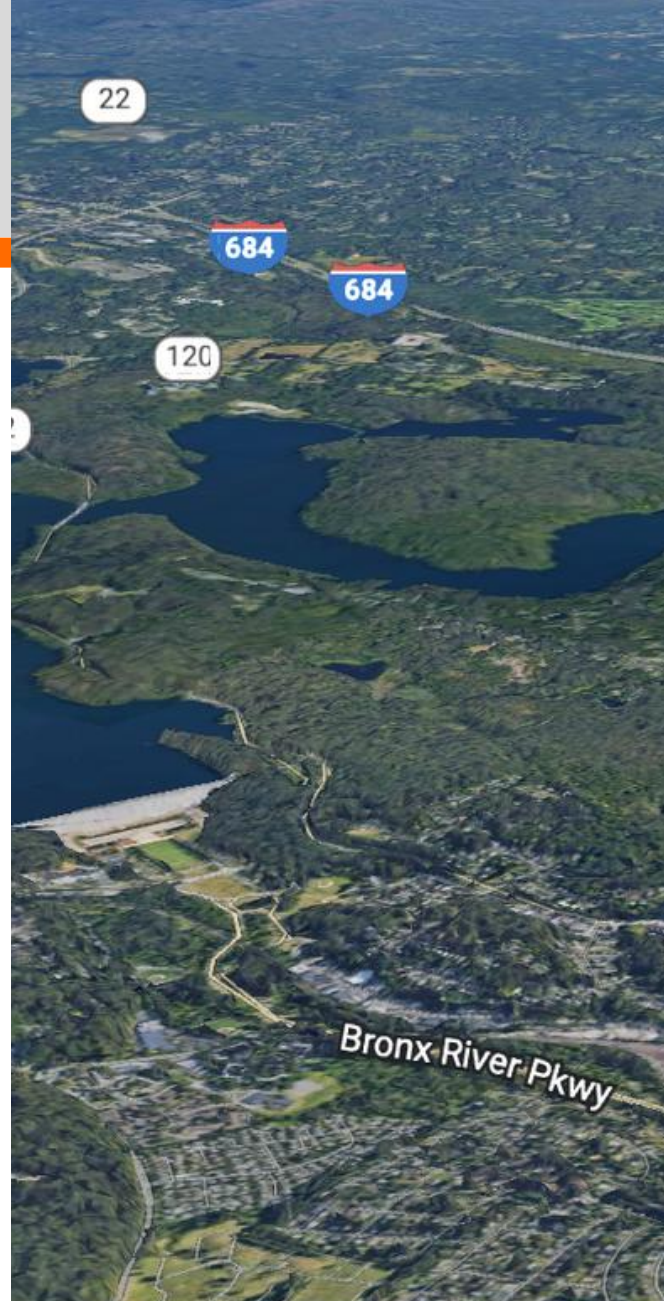
Centrally located with easy access to I-287, making it a high demand location for businesses and employees

## PROXIMITY

9.5 miles and a 15-minute drive to Westchester County Airport

25.6 miles and a 38-minute drive to La Guardia Airport

1.3 miles and a 5-minute drive to White Plains Station Commuter Rail



	1 Mile	3 Mile	5 Mile
<b>Population 2022</b>	25,827	110,291	204,422
<b>Median Age</b>	42.4	43	43.1
<b>Bachelor's Degree (or Higher)</b>	47 %	50 %	57 %
<b>Avg Household Income</b>	\$105,134	\$141,811	\$161,726
<b>Median Household Income</b>	\$130,850	\$110,853	\$129,679





# Westchester County Airport

684

120A

135

15



684

120

684



Underhill

Bronx River Pkwy

100

Westchester Expy

Central Ave

Main St





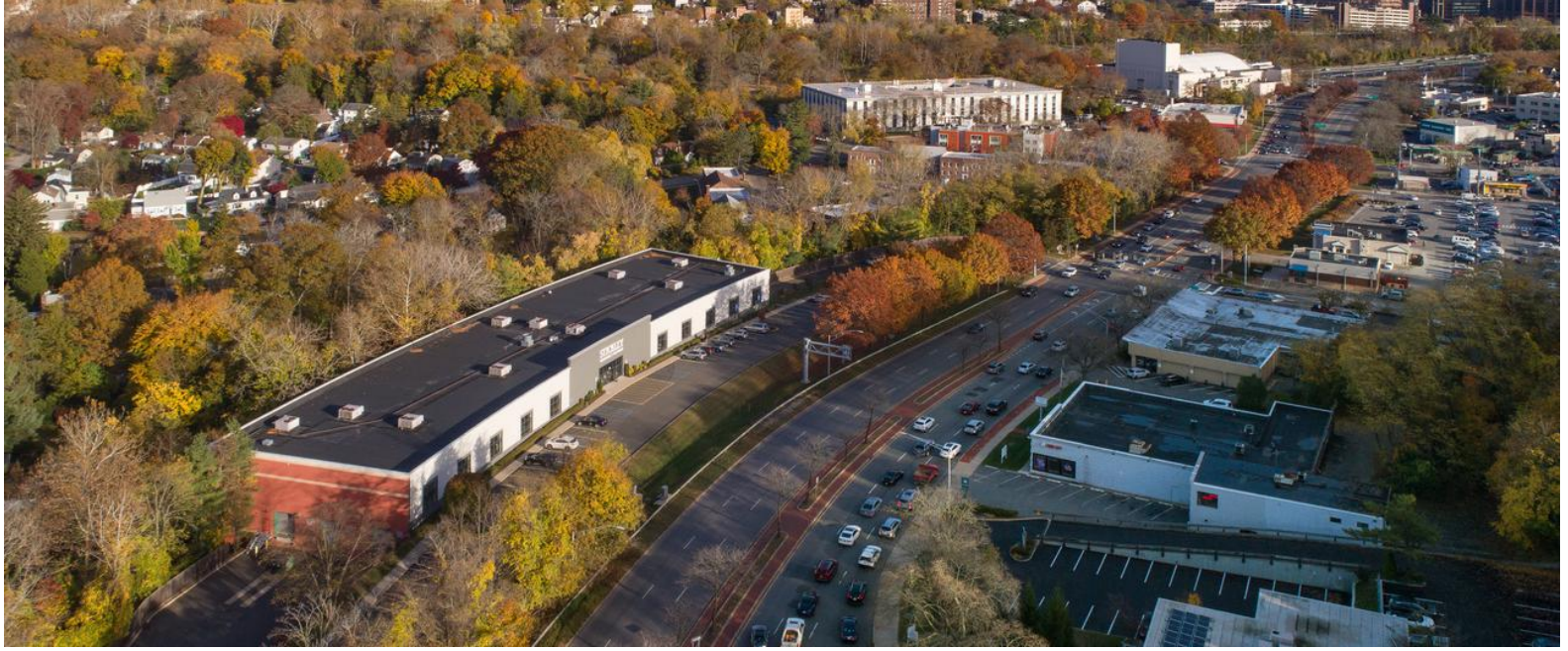




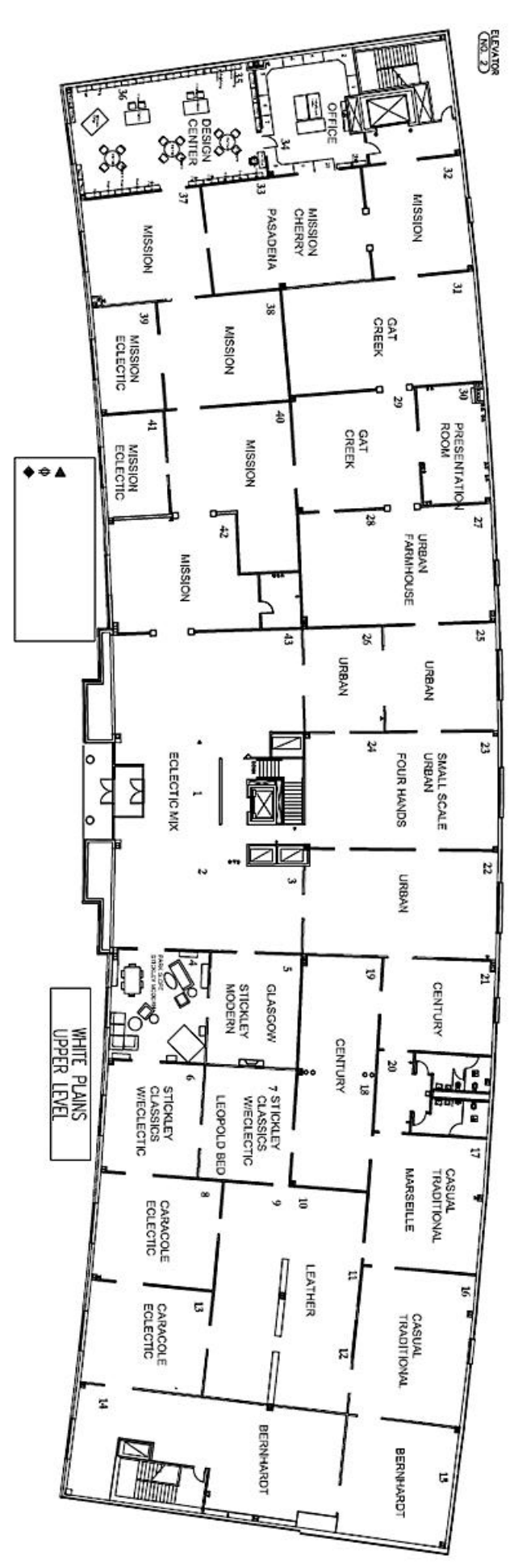
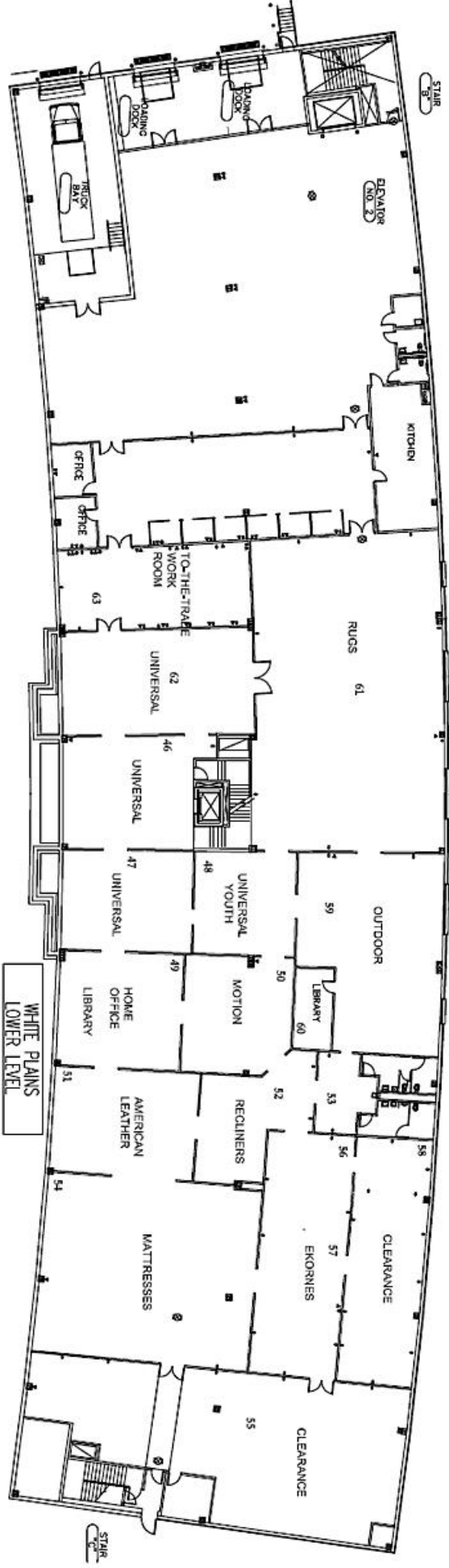














# **BELLCORNERSTONE**

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*Commercial Real Estate*

For more than 35 years, BellCornerstone has been providing commercial real estate services. From lease negotiations and tenant representation to portfolio management and asset disposition, BellCornerstone helps clients achieve their real estate goals in local markets throughout the country.

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