



HOULIHAN LAWRENCE  
COMMERCIAL

# FOR SALE/LEASE



## 199 Marble Avenue

PLEASANTVILLE, NY 10570

**2,590** **\$1,250,000** **\$11,000/month NNN**  
SQFT FOR SALE FOR LEASE

### GREAT OWNER/INVESTOR OPPORTUNITY

- Conveniently located in The Village
- 9,583 SF lot
- Built in 1991
- Private parking lot
- Signage at road
- Walkable area
- 10,000+ cars per day traffic count
- Strategic location for owner/user enhancing potential for strong business performance



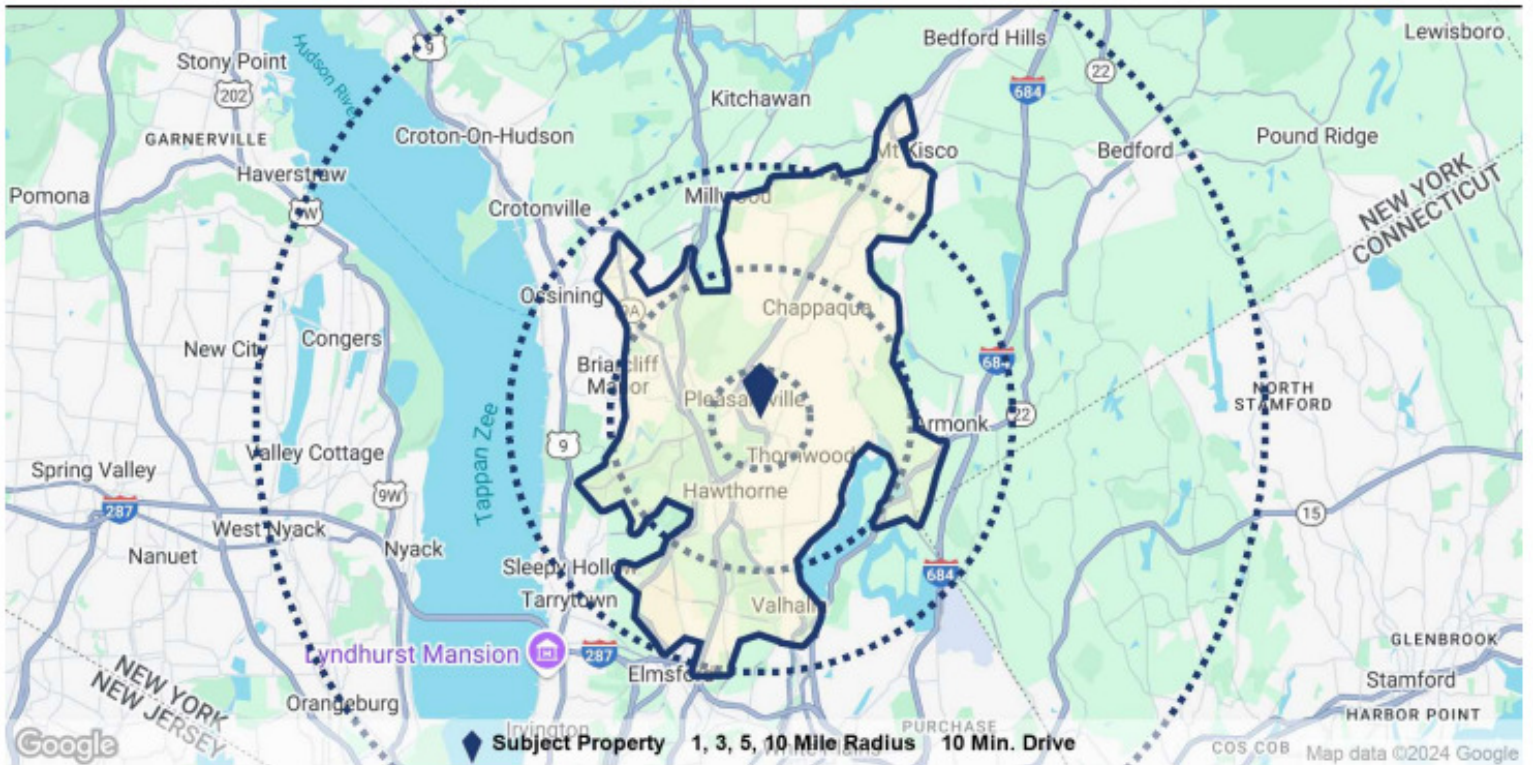
### JAMES DOORHY

Associate Real Estate Broker

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Houlihan Lawrence Commercial  
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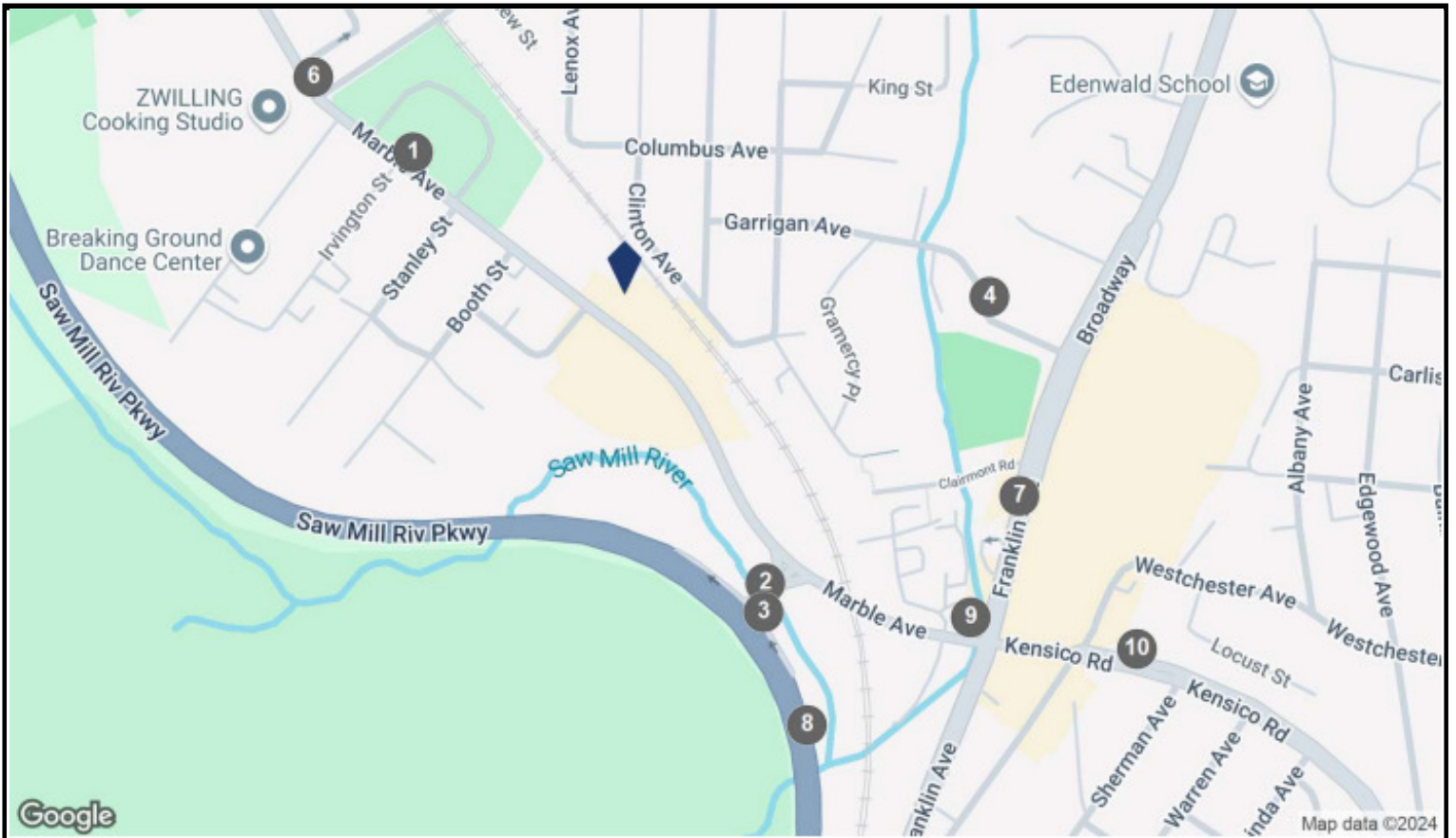
# Demographics



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	11,066	37,488	100,212	409,453	59,154
5 Yr Growth	-2.7%	-2.3%	-2.3%	-1.5%	-2.5%
Median Age	37	43	42	44	43
5 Yr Forecast	37	43	43	44	43
White / Black / Hispanic	76% / 4% / 14%	79% / 2% / 10%	64% / 6% / 21%	62% / 8% / 20%	72% / 4% / 15%
5 Yr Forecast	76% / 4% / 14%	79% / 2% / 10%	64% / 6% / 21%	62% / 8% / 20%	72% / 4% / 15%
Employment	6,886	31,938	73,835	276,414	30,611
Buying Power	\$579.8M	\$2.2B	\$4.9B	\$20.9B	\$3.1B
5 Yr Growth	-4.6%	-3.9%	-2.4%	-2.0%	-2.9%
College Graduates	55.9%	61.5%	54.7%	56.4%	52.0%
<b>Household</b>					
Households	3,367	12,234	33,665	148,254	19,380
5 Yr Growth	-3.2%	-2.6%	-2.5%	-1.6%	-2.8%
Median Household Income	\$172,198	\$180,539	\$146,805	\$140,950	\$162,151
5 Yr Forecast	\$169,618	\$178,143	\$146,990	\$140,391	\$162,011
Average Household Income	\$191,962	\$195,761	\$174,884	\$167,615	\$183,994
5 Yr Forecast	\$190,459	\$194,055	\$174,448	\$166,657	\$183,349
% High Income (>\$75K)	81%	80%	75%	72%	77%
<b>Housing</b>					
Median Home Value	\$737,801	\$770,056	\$724,844	\$720,111	\$744,385
Median Year Built	1955	1959	1960	1962	1959
Owner / Renter Occupied	74% / 26%	84% / 16%	73% / 27%	69% / 31%	79% / 21%

Source: CoStar

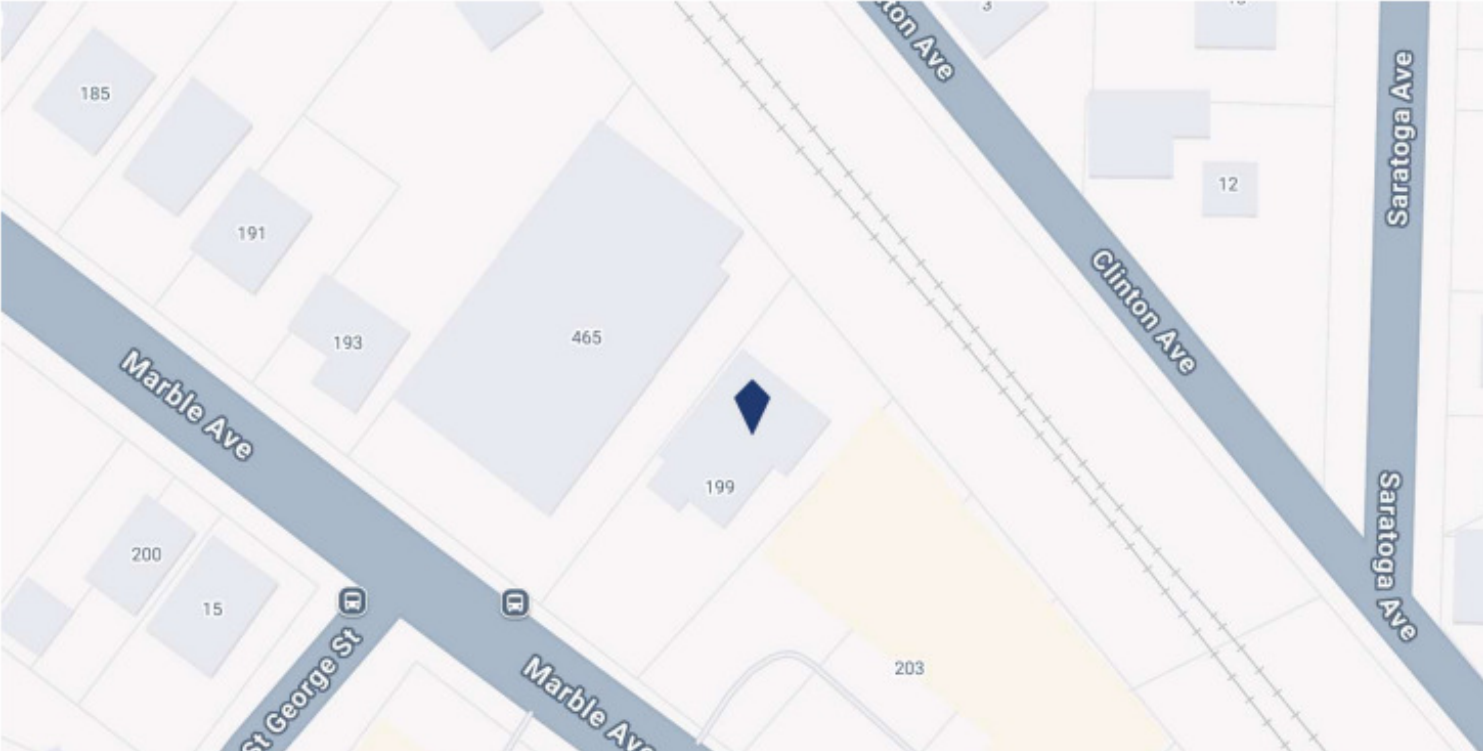
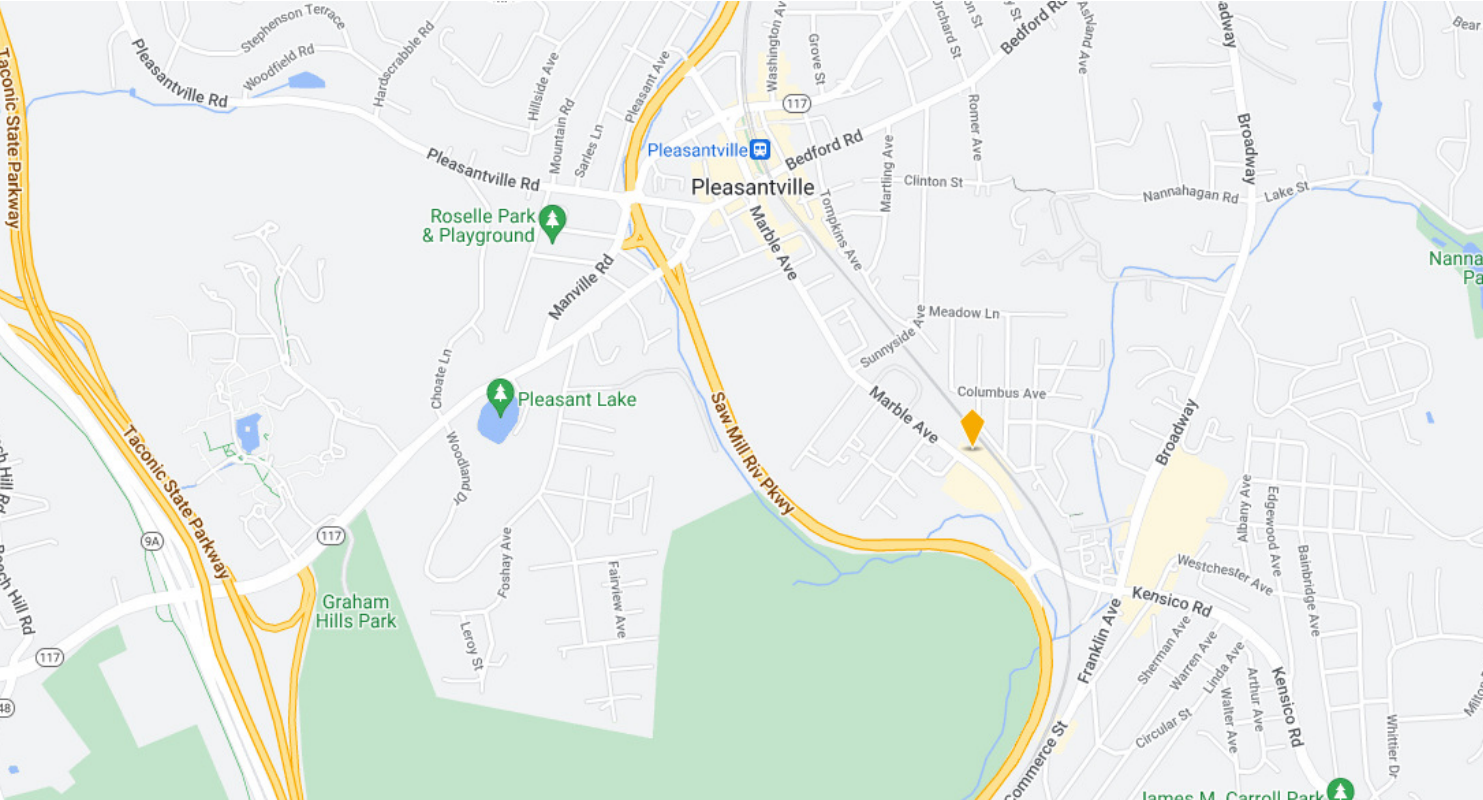
# Traffic Count



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Marble Ave	Irvington St - NW	9,767	2022	0.16 mi
2 Walnut Pl	Saint Charles St - NE	6,831	2022	0.22 mi
3 Saw Mill River Pkwy	Bedford Rd - NW	5,331	2022	0.24 mi
4 Garrigan Ave	Broadway - SE	2,491	2022	0.24 mi
5 Sunnyside Ave	Marble Ave - No	10,940	2020	0.24 mi
6 Sunnyside Ave	Marble Ave	10,819	2022	0.24 mi
7 Broadway	Franklin Ave - S	9,017	2022	0.30 mi
8 Saw Mill River Pkwy	Garfield Pl - SW	50,191	2022	0.32 mi
9 Marble Avenue	Marble Ave	10,849	2018	0.32 mi
10 Marble Ave	Sherman Ave - E	17,433	2022	0.42 mi

# Maps



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