



HOULIHAN LAWRENCE
COMMERCIAL

1157 Pleasantville Rd

Briarcliff Manor, NY 10510

Exclusively Represented By:

Garry Klein

Associate Broker | Regional Manager

914 588 1585

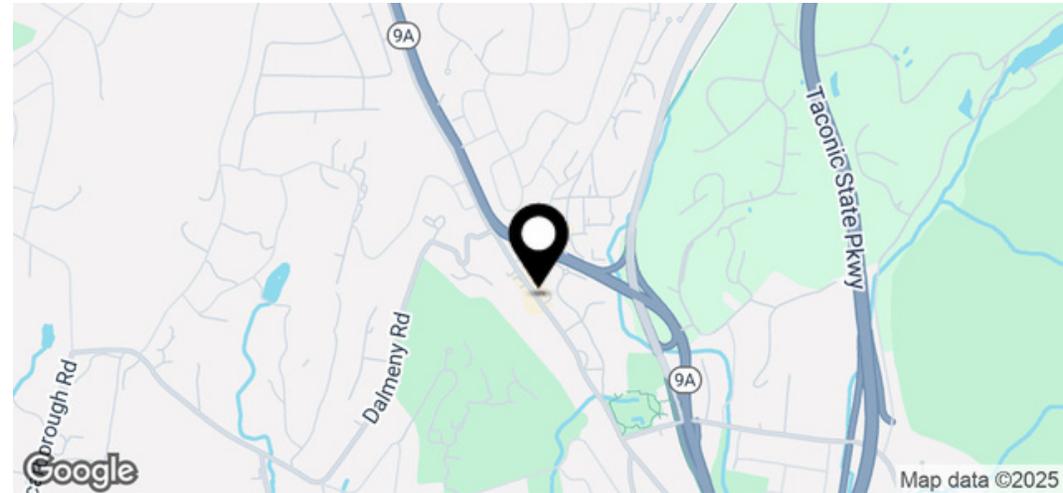
gklein@houlihanlawrence.com

OFFERING MEMORANDUM

**KLEIN
LEFKOWITZ**
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR SALE



Offering Summary

Price	\$849,000
RE Taxes	\$11,650
Lot Size	3,920 SF
Main Floor	1,600 SF
Walkout Lower Level	1,600 SF

Property Overview

Premier investment or owner/user opportunity in sought after Briarcliff Manor.

Located on the main commercial strip this 1,600 square foot retail building has a full walk-out basement with an overhead door in the rear and four deeded parking spaces. The space is enhanced with a 12 foot ceilings and lots of light from the full glass storefront façade. High area household income, excellent foot and vehicular traffic and ample street parking make this highly desirable asset.



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Exterior Photos | Front

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Interior Photos

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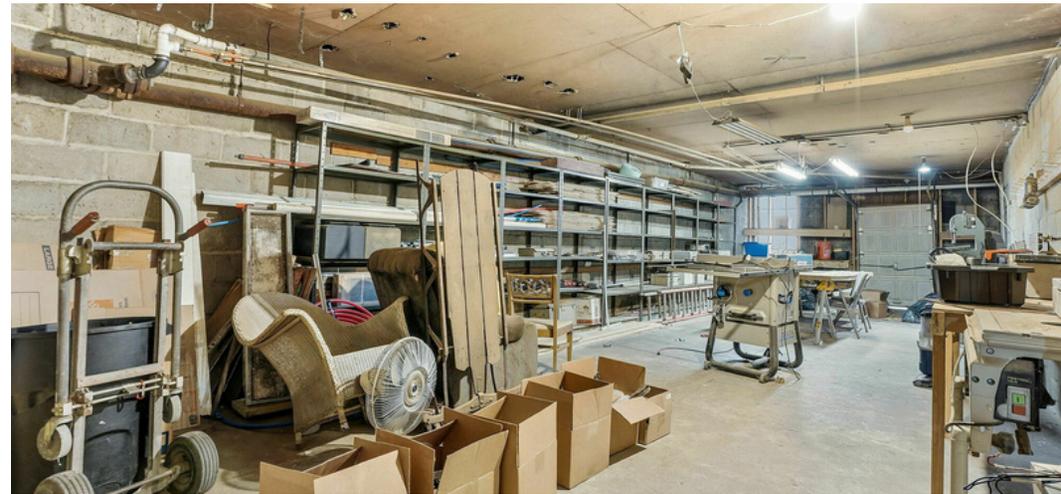
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Interior Photos

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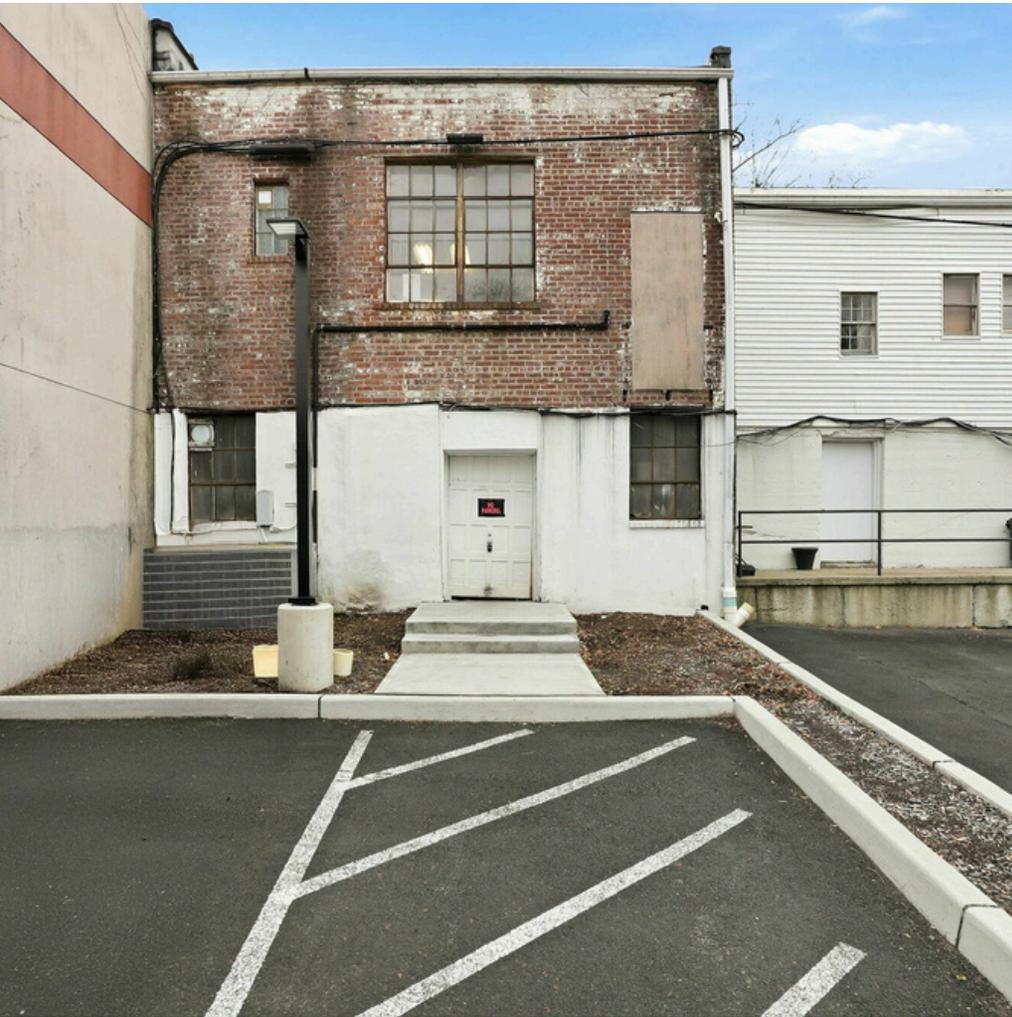
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Exterior Photos | Back

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Aerial Photo

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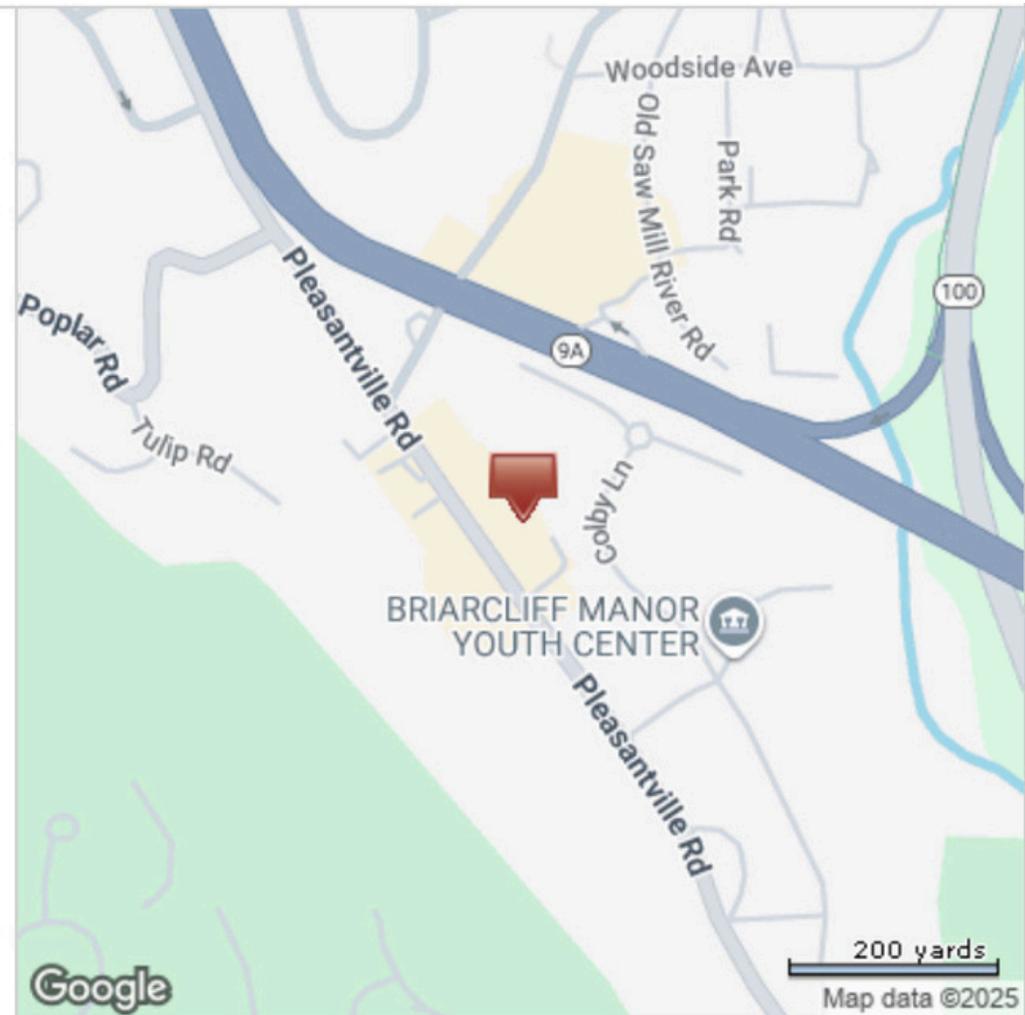


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Tax Map

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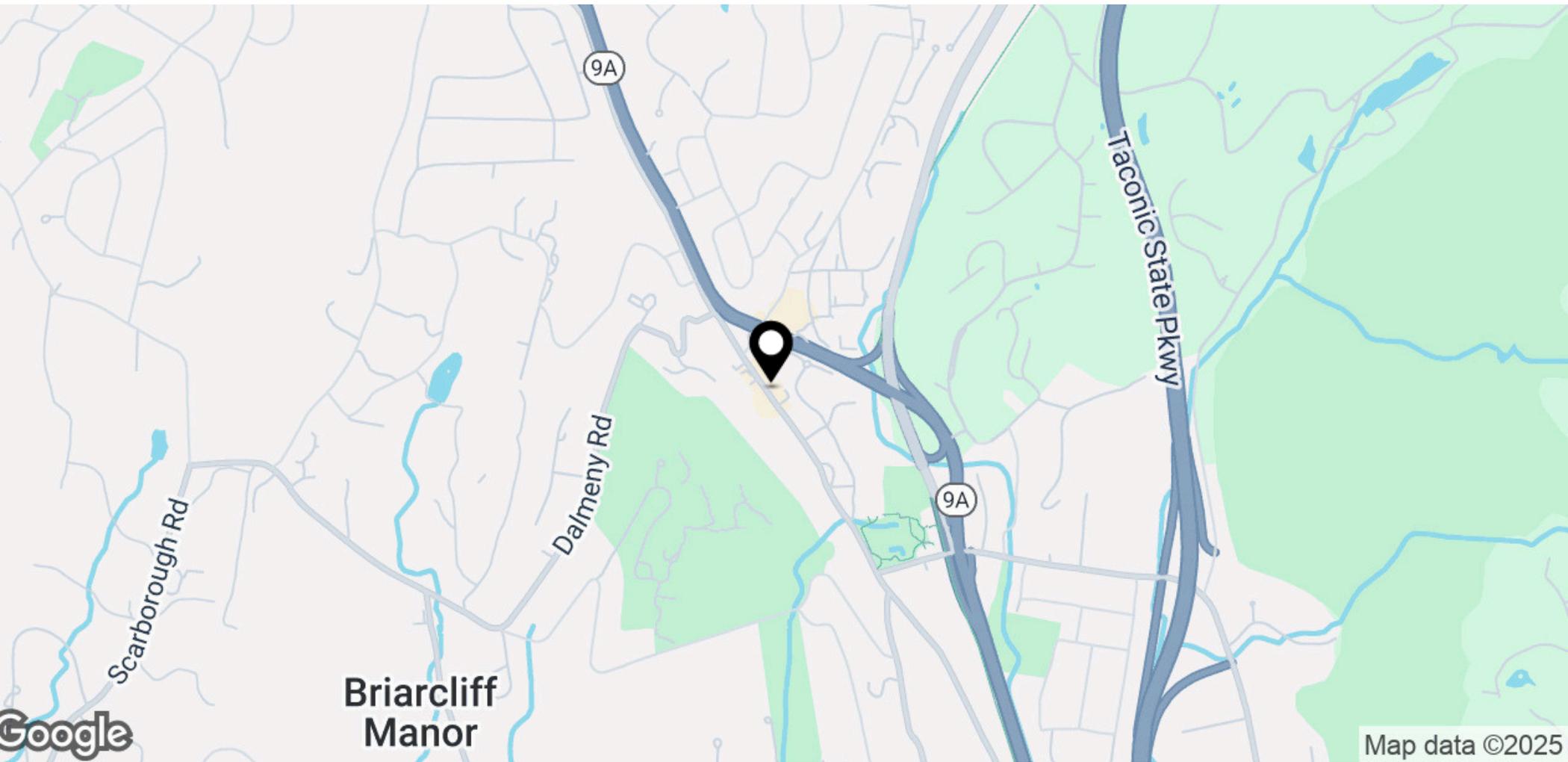


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Regional Map

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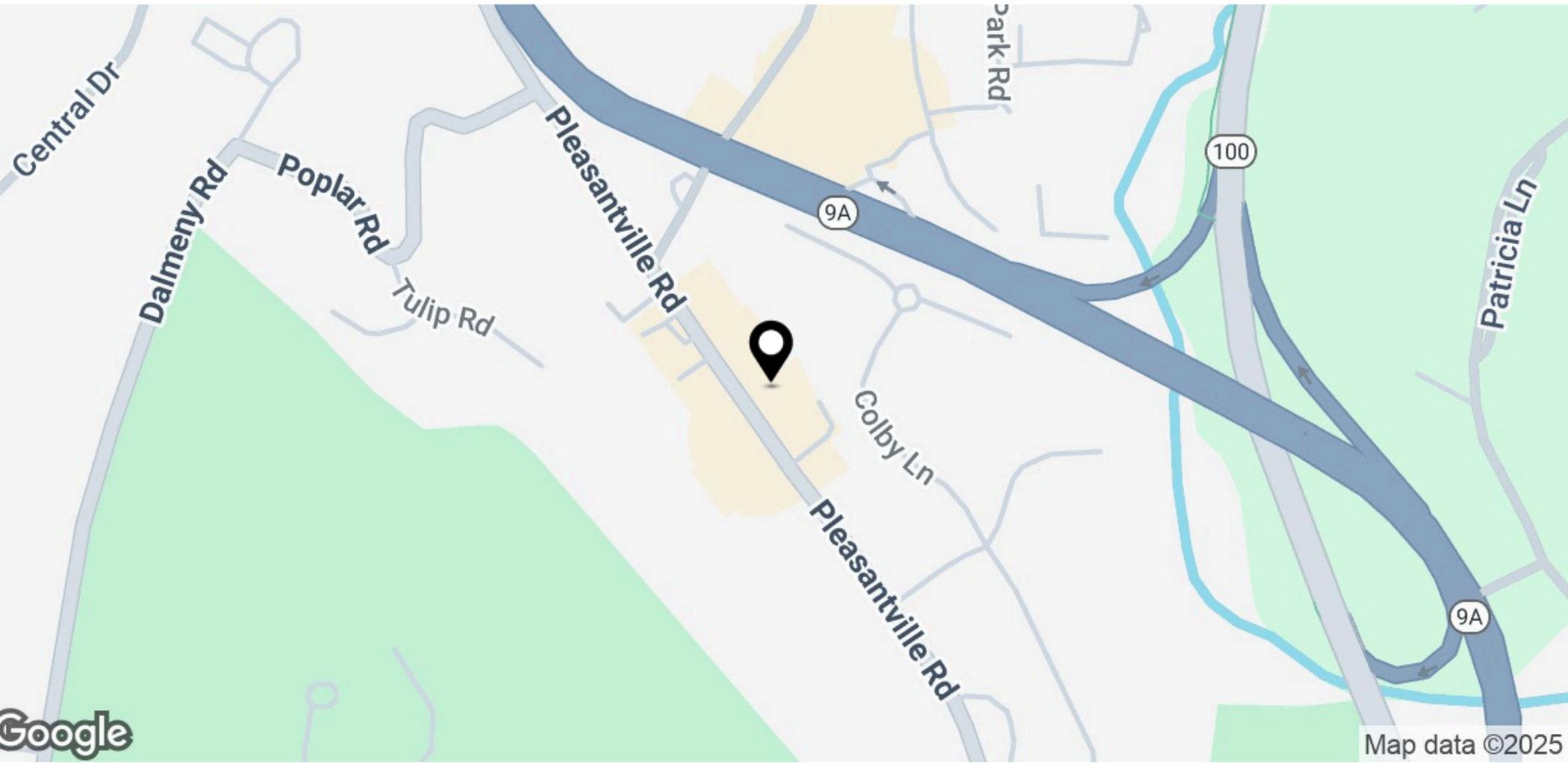
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Location Map

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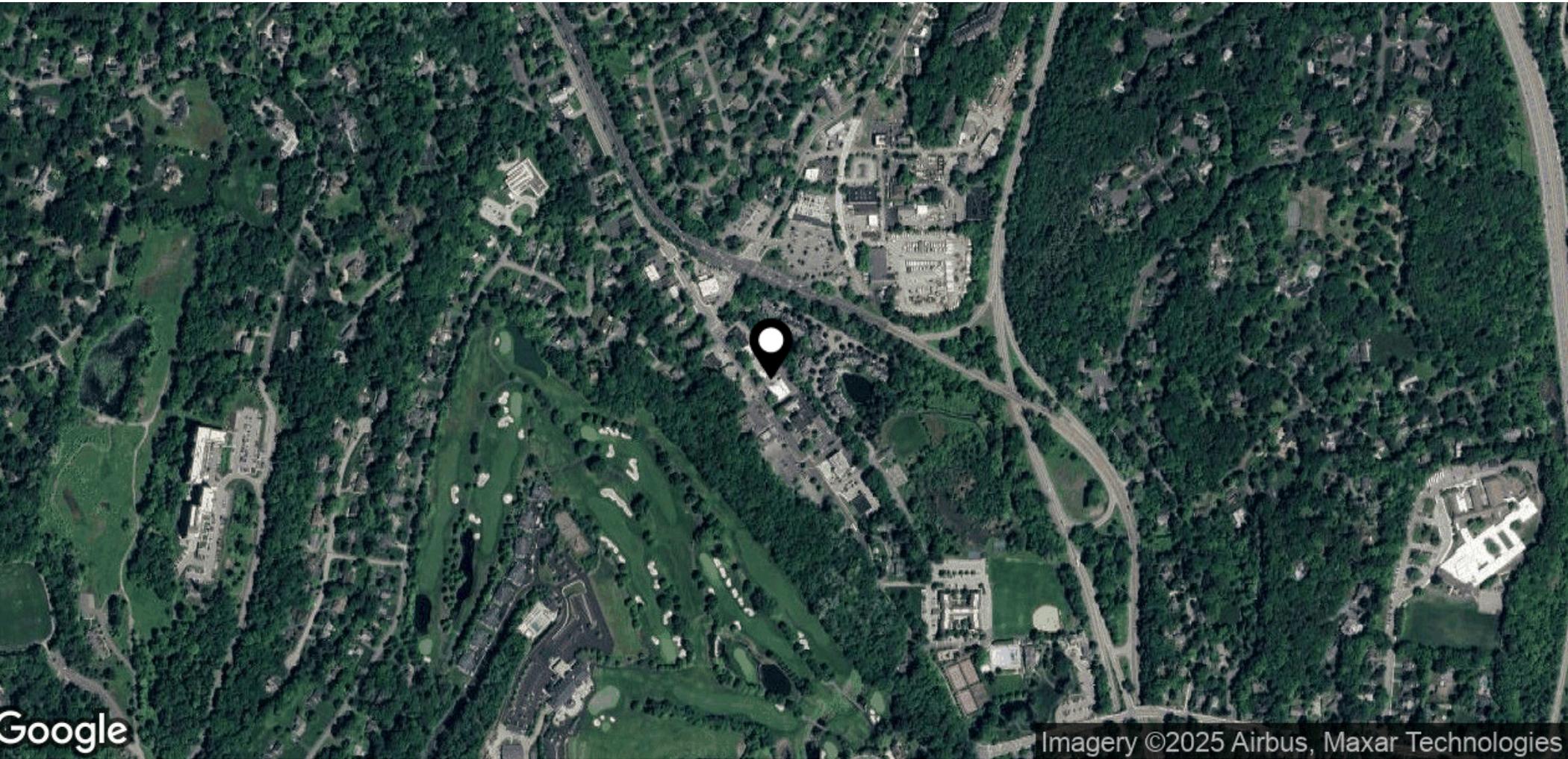
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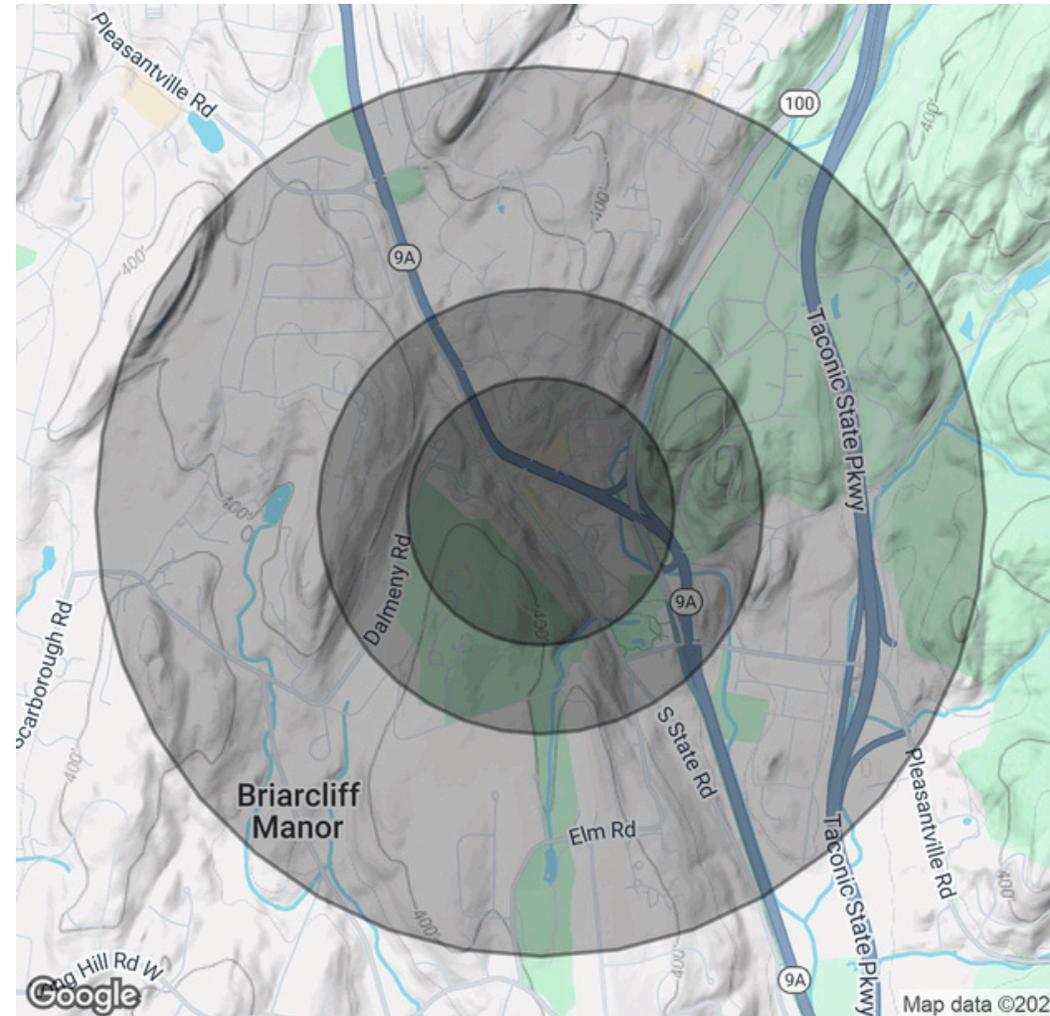
Demographics Map & Report

FOR SALE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	280	1,473	4,782
Average Age	47	47	46
Average Age (Male)	44	43	43
Average Age (Female)	50	49	48

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	110	561	1,743
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$220,429	\$229,940	\$243,256
Average House Value	\$891,968	\$919,600	\$925,885

Demographics data derived from AlphaMap



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