

FORMER MEDICAL SPACE

Retail, Personal Service & Office Allowed

EASTCHESTER, NY

3 Michael Frey Drive

FOR LEASE: PRIME SITE LOCATED IN THE HEART OF EASTCHESTER



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123

haryn@admiralrealestate.com

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

PROPERTY DETAILS

SITE DETAILS

- Minutes from the largest off-site medical offices of both White Plains Hospital and Columbia Doctors in the county
- (2) ADA bathrooms
- Multiple entrances
- Minimal columns
- Multiple offices (can be demised)
- Plumbing and sinks in portion of rooms
- Additional bathrooms can be added
- Ample storage space
- On-site parking
- Located at busy crossroads of Mill Road and White Plains Road
- Close to major retailers including CVS, Stop&Shop, Carvel, Dunkin' Donuts, Allstate, Edible Arrangements, etc.
- Near Eastchester Schools and Public Library
- Dense local population
- Proximate to Metro-North train station
- Near Hutchinson River Parkway and Bronx River Parkway

EASTCHESTER, NY

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WESTCHESTER COUNTY (NY)
STRONG SPENDING POWER

**\$22.1 Billion in Westchester
RETAIL DEMAND**

KEY FACTS (1.5-Mile Radius of Site)

POPULATION	HOUSEHOLDS
40,006	14,710
AVG INCOME	MEDIAN INCOME
\$240,650	\$169,747

DEMOGRAPHICS

By Radius	0.5-Mile	1.5 Mile	3.0 Mile
Average HH Income	\$194,038	\$240,650	\$221,028
Median HH Income	\$137,290	\$169,747	\$141,983
Population	7,617	40,006	170,621
Total Households	3,051	14,710	64,467
Healthcare Expenses	\$11,342	\$14,317	\$13,530



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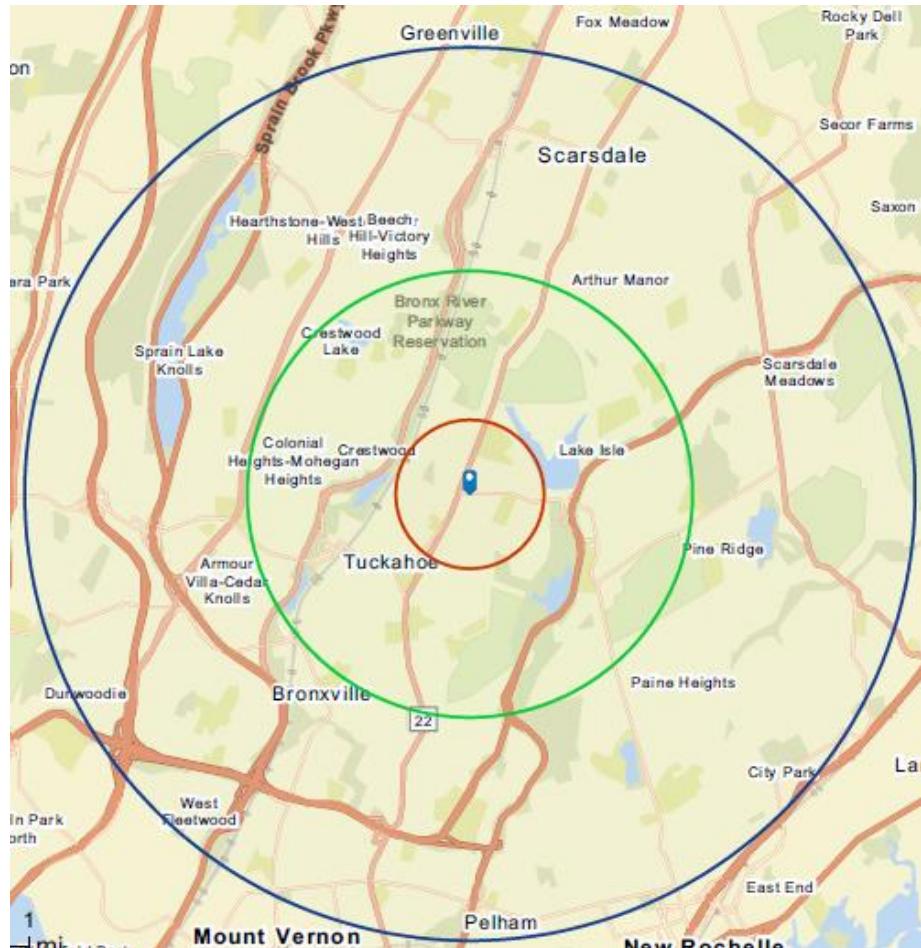
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SITE MAP & TRAFFIC COUNT

EASTCHESTER, NY
3 Michael Frey Drive

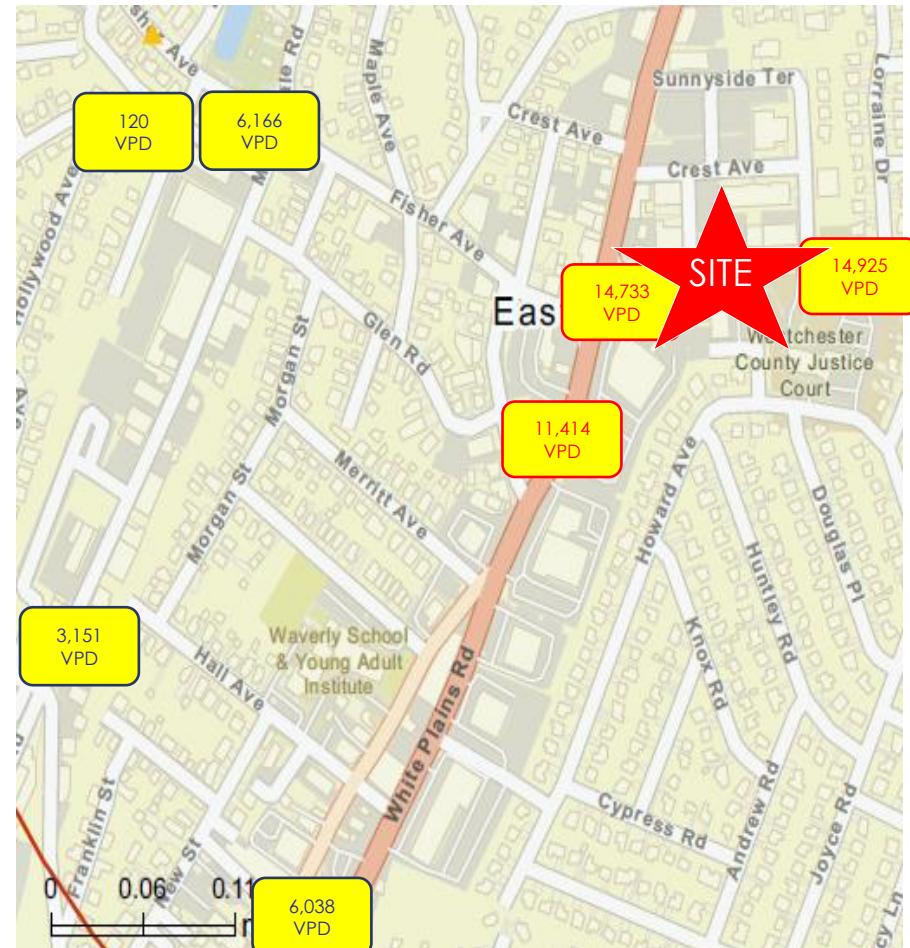
SITE MAP

RADIUS: **0.5-MILE** **1.5-MILE** **5-MILE**



TRAFFIC COUNT

Nearly 15,000 Vehicles Per Day



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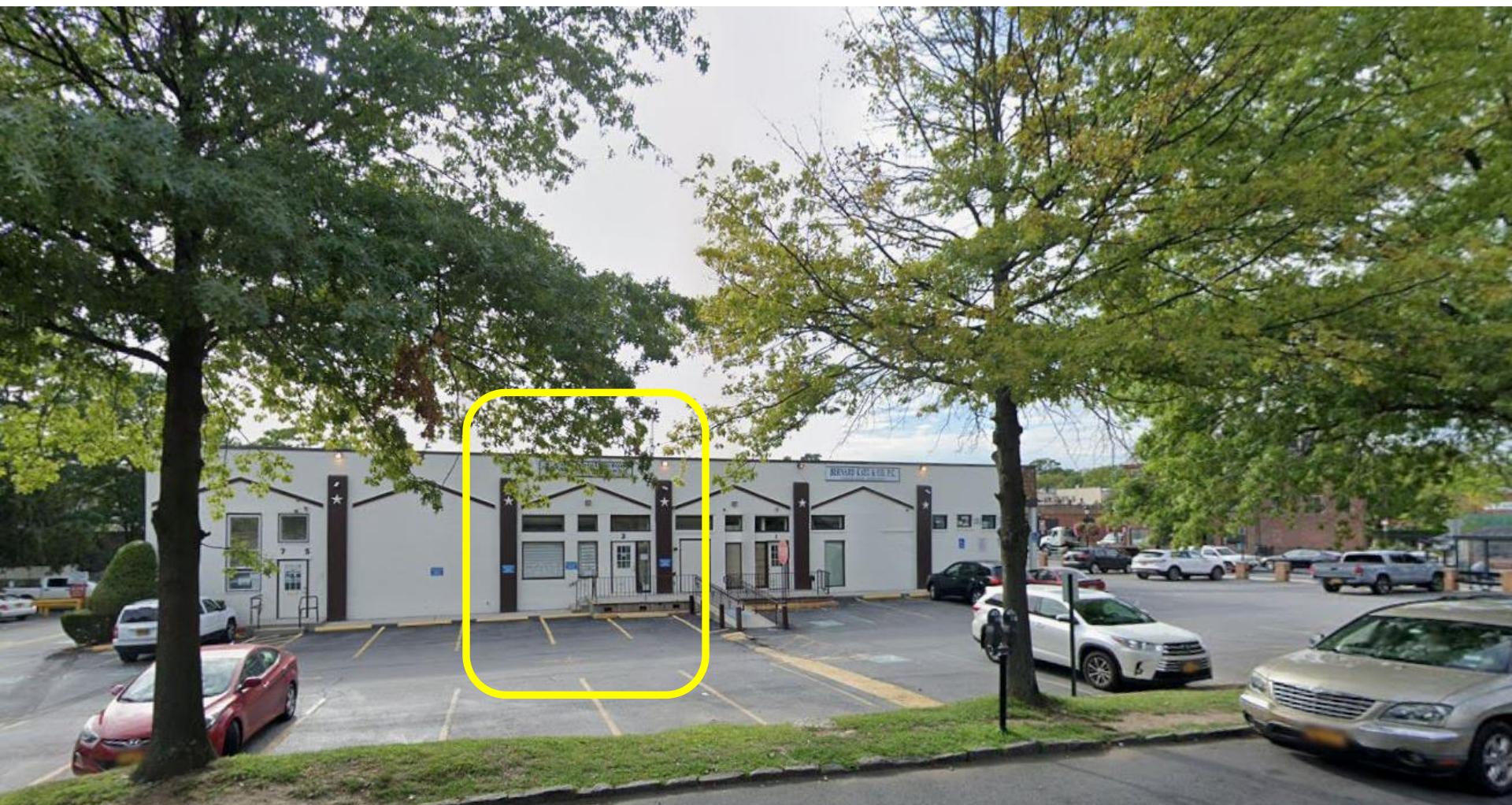
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ADDITIONAL PHOTOS & PARKING (via Google Maps)

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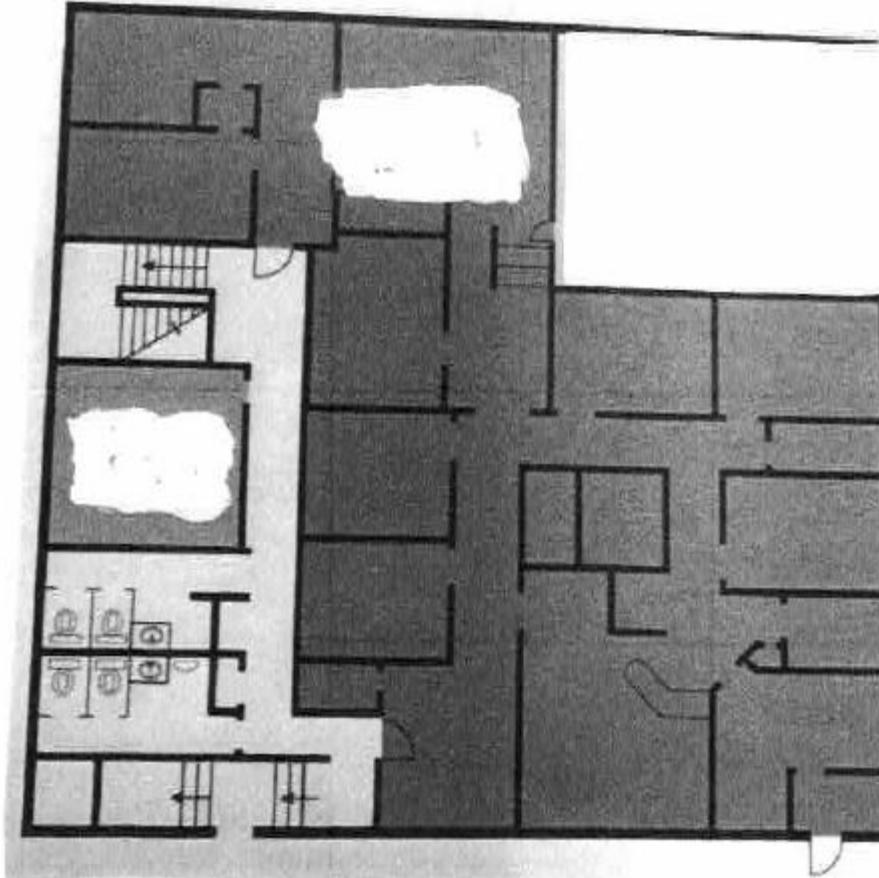
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GROUND LEVEL



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LOCAL AERIAL

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ABOUT EASTCHESTER, NY

Located just 20 miles north of New York City, the Town of Eastchester, which includes the incorporated villages of Bronxville and Tuckahoe, offers its 19,000 plus residents the best of both worlds.

It has the urbane sophistication of the city—paved sidewalks, a plethora of shops (including those in the Vernon Hills Shopping Center on White Plains Road) and restaurants—coupled with the tranquility and sought-after amenities of the suburbs—manicured lawns, quiet neighborhoods and award-winning schools.

The Town of Eastchester is 3.26 square miles and is nestled between the Hutchinson River and Bronx River Parkways. Route 22/White Plains Road runs through middle of town and hosts numerous businesses.

Eastchester also shares three (3) Metro-North train stations including Crestwood, Tuckahoe, and Bronxville stations, all of which are situated on the Harlem Line of the Metro-North railroad, making a very easy commute between the three villages and to New York City.



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