

549
NORTH
STATE ROAD
BRIARCLIFF MANOR, NY





Thriving Massage & Facial Spa

Turnkey Business Opportunity!

EXCEPTIONAL OPPORTUNITY TO OWN A THRIVING SPA IN BRIARCLIFF MANOR

Take advantage of this exceptional opportunity to own a thriving, fully operational spa located in a high-traffic shopping plaza in Briarcliff Manor, NY. Established in 2010, this well-maintained business has built a strong reputation for excellent service and enjoys a loyal, active clientele, complemented by steady walk-in traffic.

The spa offers a range of services including massage, facials, and skincare treatments, all delivered through a successful membership-based model that ensures reliable monthly revenue.

This is a perfect opportunity for an entrepreneur or industry professional to step into ownership with a solid foundation already in place. The current owners are relocating out of state and are highly motivated to sell!



Key Features

- **Established:** 2010
- **Client Base:** Over 5,000 customers
- **Recurring Revenue:** Active monthly memberships included in the sale
- **Included in Sale:** All furniture, fixtures, and equipment – turnkey ready
- **Prime Location:** In a busy shopping plaza with strong foot traffic, surrounded by a hair salon, nail salon, bagel shop, pizzeria, and a newly opened restaurant. Club Fit is just down the street.
- **Parking:** Onsite parking lot with plenty of free parking
- **Growth Potential:** Significant opportunity to expand services, increase memberships, or bring in additional professionals
- **Ideal For:** Massage therapists, estheticians, skincare professionals, acupuncturists, chiropractors, physical therapists, waxing and lash specialists, and other wellness providers
- **Reason for Sale:** Owner is relocating out of state



Breakdown

ASKING PRICE ----- \$165,000.00

EXPENSES:

- **Monthly Rent:** ----- \$3,600
- **Existing Lease Term:** ----- 1/1/24 (5 yr. term w/option)
- **Liability Insurance:** -----Approx. \$50-\$60/mo
- **Water Bill:**----- \$50-\$60/mo, billed quarterly at \$160-\$170
- **Con Edison (Electric/Gas):** ----- Ranges from \$280-\$350/mo
- **Internet & Phone:** ----- \$95/mo

KEY DETAILS:

- **Inventory Included:** All furniture, fixtures, and equipment are included in the sale price.
- **Client Base:** Over 5,000 customers, with active monthly memberships included.
- **Established:** 2010



Space Layout

- Reception
- Waiting area
- Space for products sale
- Make-up station
- Five (5) Treatment Rooms
- One (1) Body Treatment Room with Shower
- Laundry Room (with professional washing machine and dryer)
- Kitchen
- Bathroom





Location

Located in a bustling shopping plaza alongside a hair salon and nail salon, and just steps away from a bagel shop, pizzeria, and a newly opened restaurant. Club Fit is also conveniently located down the street.

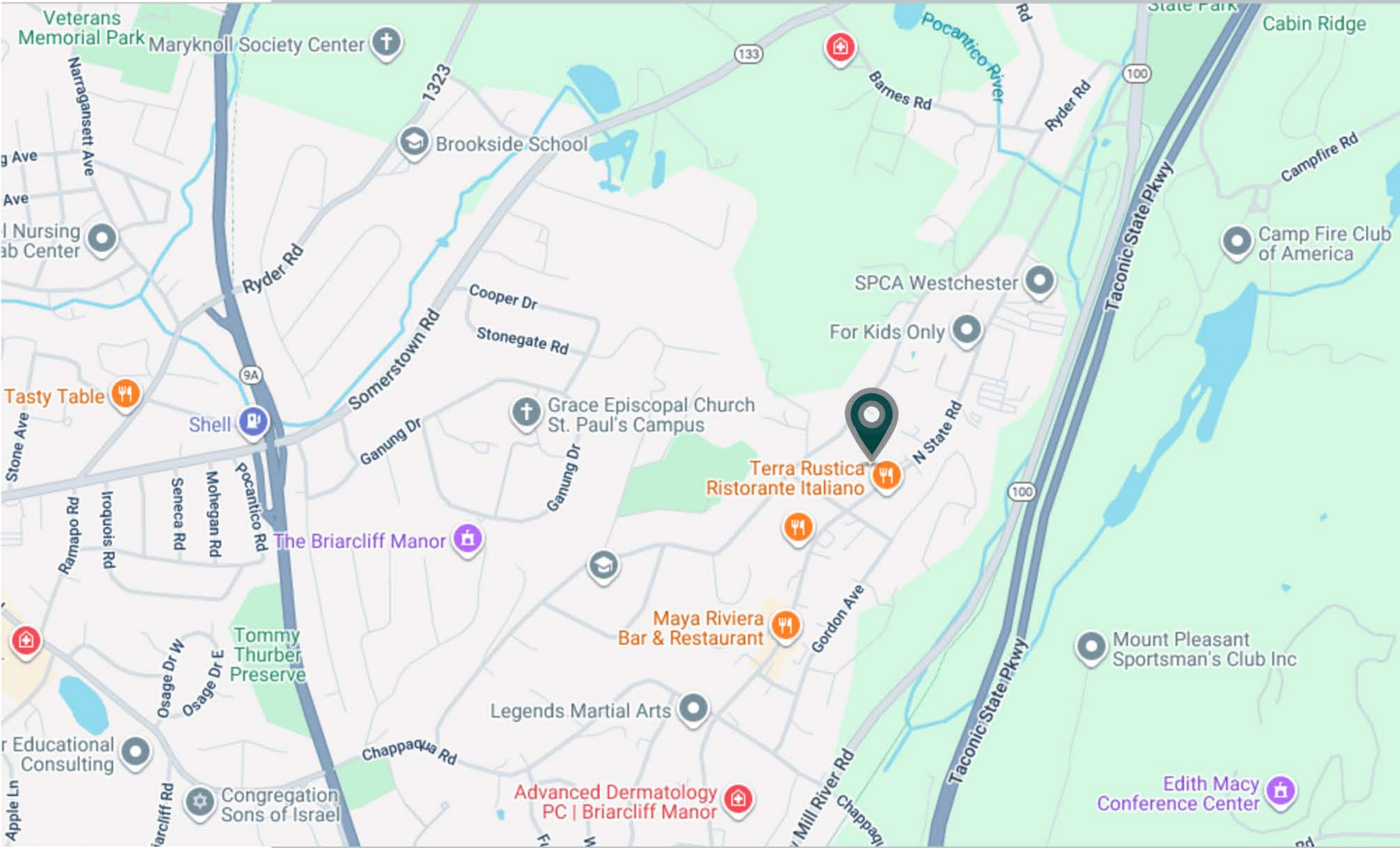
Public Transportation

Commuter Rail

| | Drive | Distance |
|---|--------|----------|
| Ossining Station (Hudson Line - Metro-... | 8 min | 3.6 mi |
| Chappaqua Station (Harlem Line - Metr... | 11 min | 5.7 mi |

Airport

| | Drive | Distance |
|--------------------------------|--------|----------|
| Westchester County | 26 min | 15.3 mi |
| LaGuardia | 50 min | 34.0 mi |
| New York Stewart International | 62 min | 36.8 mi |



Discover Briarcliff Manor



7,616
POPULATION

30
MILES TO NYC

5.75
SQUARE MILES

TOWN OF BRIARCLIFF MANOR

The Village of Briarcliff Manor is located 12 miles north of White Plains and 30 miles north of mid-Manhattan. A 44 minute scenic ride on the Hudson Division takes you to Grand Central Terminal in Manhattan. It is primarily a residential community with a population of 7,616 and a charming central business district. The village offers suburban conveniences in a peaceful pastoral setting.

It's mix of older homes and newer construction help to create a dynamic community for all ages and interests. The spirit of civic involvement seems to capture everyone, making the village feel like a closely knit family.

PARKS & RECREATION

The Village operates over 172 acres of parkland and has a year round recreation program for children and adults. Summer day camp is offered for resident children, from preschool to 8th grade. Residents enjoy the Village pool complex featuring a main pool, wading pool, bathhouse, playground, and snack bar. There are 10 tennis courts, paddle tennis and pickleball courts.

EDUCATION

The Briarcliff School community is committed to a deep and well-rounded educational experience for all. Our students attend two nationally recognized school districts. Briarcliff Manor

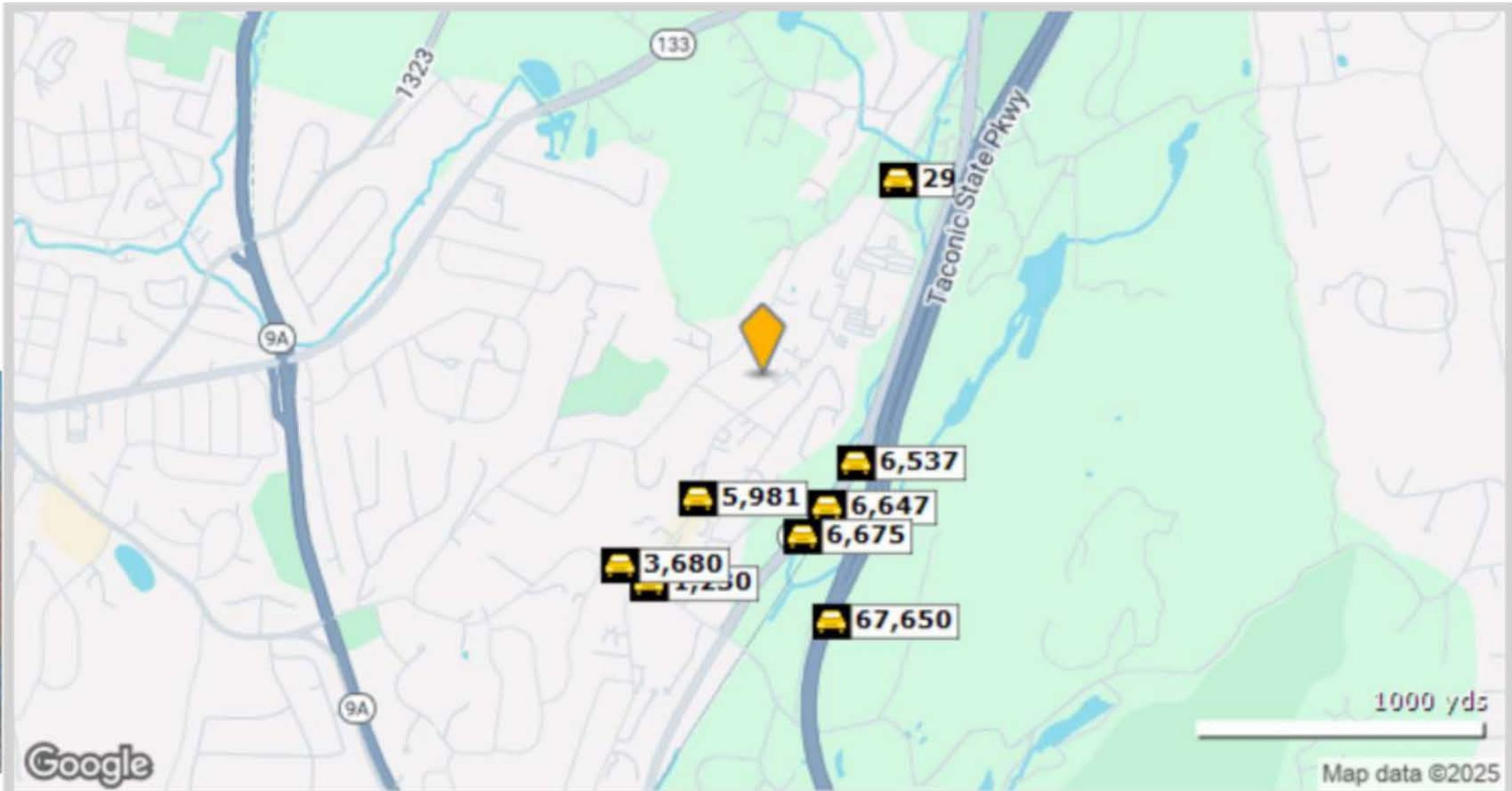
Union Free School District is comprised of three schools: Todd Elementary School, Briarcliff Middle School and Briarcliff High School. About 98% of each graduating class pursues higher education, with 90% attending four-year colleges. The Ossining Union Free School district is comprised of Park Early Childhood Center, Brookside School, Claremont School, Roosevelt School, Anne M. Dorner Middle School and Ossining High School. 91% of the graduates pursue higher education.



Local Traffic Information

Costar

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **6,535 SF**
Year Built: **1950**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|-----------------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Saw Mill River Road | River Pkwy | 0.14 NE | 2024 | 6,537 | MPSI | .25 |
| 2 | N State Rd | Blue Lantern Ln | 0.10 SW | 2025 | 5,981 | MPSI | .27 |
| 3 | Saw Mill River Road | River Pkwy | 0.14 NE | 2025 | 6,647 | MPSI | .29 |
| 4 | Saw Mill River Rd | River Pkwy | 0.14 NE | 2022 | 6,594 | MPSI | .32 |
| 5 | Saw Mill River Rd | River Pkwy | 0.14 NE | 2021 | 6,675 | MPSI | .32 |
| 6 | Chappaqua Rd | N State Rd | 0.03 NW | 2025 | 1,230 | MPSI | .47 |
| 7 | Chappaqua Rd | Burns Pl | 0.03 NW | 2022 | 3,537 | MPSI | .47 |
| 8 | Chappaqua Rd | Burns Pl | 0.03 NW | 2024 | 3,680 | MPSI | .47 |
| 9 | North State Road | Stone Creek Ln | 0.01 NE | 2025 | 29 | MPSI | .49 |
| 10 | Taconic State Parkway | Cottontail Ln | 0.18 W | 2023 | 67,650 | MPSI | .51 |

RADIUS

2 MILES

5 MILES

Costar
10 MILES

Demographics

POPULATION

| | | | |
|----------------------------|--------|--------|---------|
| 2020 Population | 21,063 | 93,316 | 399,427 |
| 2024 Population | 19,857 | 90,890 | 394,781 |
| 2029 Population Projection | 19,264 | 88,777 | 388,000 |
| Annual Growth 2020-2024 | -1.4% | -0.7% | -0.3% |
| Annual Growth 2024-2029 | -0.6% | -0.5% | -0.3% |

HOUSEHOLDS

| | | | |
|---------------------------|-------|--------|---------|
| 2020 Households | 7,181 | 32,263 | 144,050 |
| 2024 Households | 6,678 | 31,167 | 141,914 |
| 2029 Household Projection | 6,456 | 30,376 | 139,317 |
| Annual Growth 2020-2024 | -1.2% | 0.1% | 0.4% |
| Annual Growth 2024-2029 | -0.7% | -0.5% | -0.4% |
| Avg Household Size | 2.8 | 2.8 | 2.7 |
| Avg Household Vehicles | 2 | 2 | 2 |

HOUSING

| | | | |
|----------------------------|-----------|-----------|-----------|
| Median Home Value | \$630,835 | \$702,763 | \$622,693 |
| Median Year Built | 1958 | 1960 | 1964 |
| Owner Occupied Households | 5,012 | 22,743 | 94,254 |
| Renter Occupied Households | 1,444 | 7,633 | 45,063 |

HOUSEHOLD INCOME

| | | | |
|----------------------|-----------|-----------|-----------|
| < \$25,000 | 499 | 2,244 | 13,826 |
| \$25,000 - 50,000 | 464 | 2,248 | 13,838 |
| \$50,000 - 75,000 | 601 | 3,098 | 16,128 |
| \$75,000 - 100,000 | 640 | 2,972 | 14,131 |
| \$100,000 - 125,000 | 574 | 2,528 | 12,381 |
| \$125,000 - 150,000 | 744 | 2,744 | 12,209 |
| \$150,000 - 200,000 | 730 | 3,669 | 18,057 |
| \$200,000+ | 2,428 | 11,664 | 41,345 |
| Avg Household Income | \$174,140 | \$175,945 | \$154,877 |



Local Market Knowledge. World Class Connections.

CONTACT ME FOR MORE INFORMATION



TRACEY DI BRINO

Associate Real Estate Broker

M. 914-522-5954

tdibrino@houlihanlawrence.com

