

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.

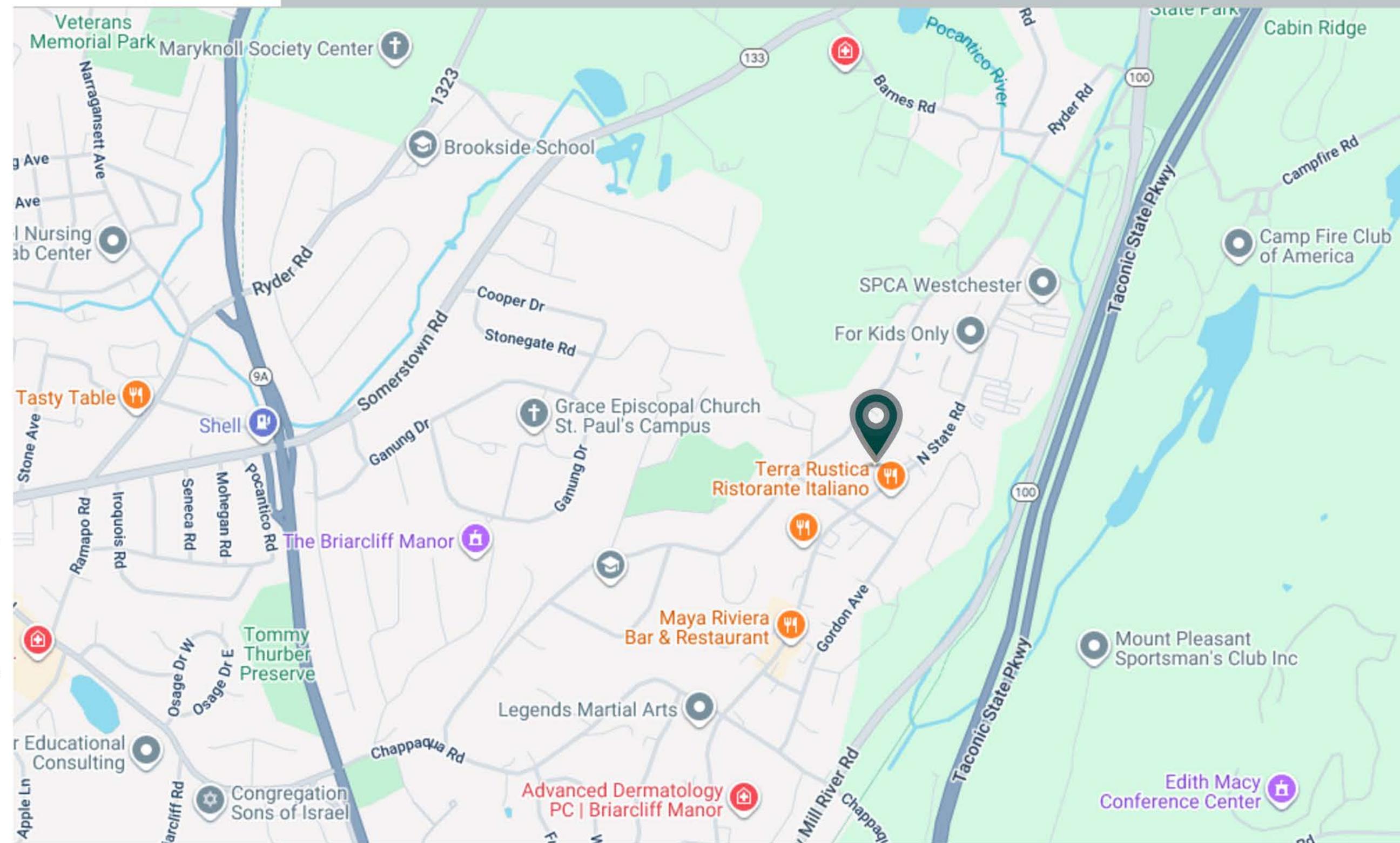
## Public Transportation

### Commuter Rail

	Drive	Distance
Ossining Station (Hudson Line - Metro-North)	8 min	3.6 mi
Chappaqua Station (Harlem Line - Metro-North)	11 min	5.7 mi

### Airport

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



# Discover Briarcliff Manor



HOULIHAN LAWRENCE



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

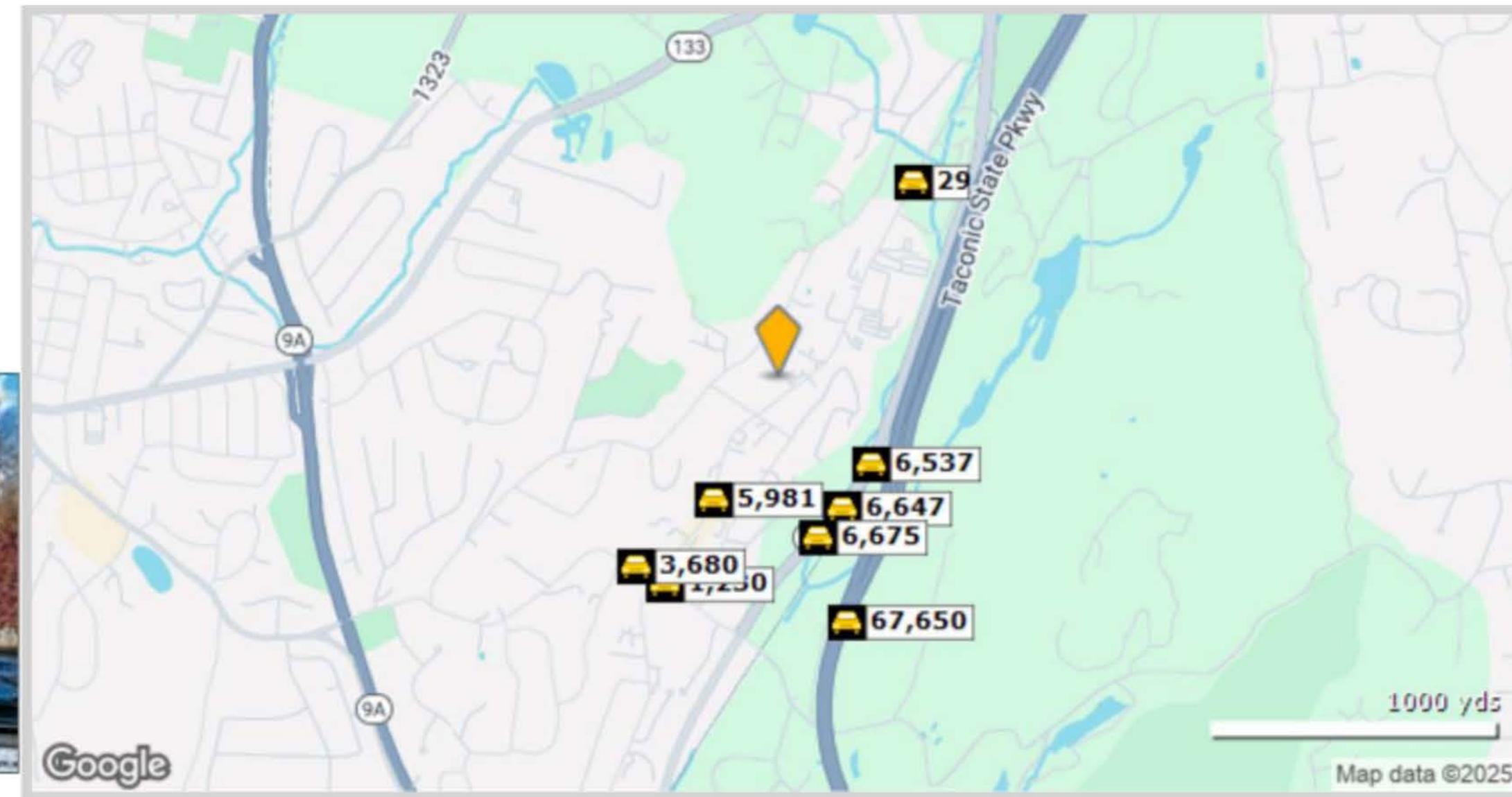
Union Free School District is comprised of three schools: Todd Elementary School, Briarcliff Middle School and Briarcliff High School. About 98% of each graduating class pursues higher education, with 90% attending four year colleges. The Ossining Union Free School district is comprised of Park Early 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

# Demographics

Costar

RADIUS	2 MILES	5 MILES	10 MILES
<strong>POPULATION</strong>			
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%
<strong>HOUSEHOLDS</strong>			
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
<strong>HOUSING</strong>			
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
<strong>HOUSEHOLD INCOME</strong>			
< \$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



HOULIHAN LAWRENCE  
COMMERCIAL

# Local Market Knowledge. World Class Connections.

CONTACT ME FOR MORE INFORMATION



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