



Land Lease for Pad Site

266 White St, Buchanan, NY 10511



HOULIHAN LAWRENCE
COMMERCIAL



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Land Lease for Pad Site

Upon Request

Unique land lease opportunity along Albany Post Road (Route 9A) — one of Westchester County’s most active north-south commercial corridors. This high-visibility pad site offers direct frontage, strong daily traffic counts, and excellent demographics in a growing residential and commuter market. Located near Hendrick Hudson High School and the new “Village Square Residences” and “Sylvan Woods” multifamily developments, this site benefits from consistent daily traffic, expanding population density, and strong local purchasing power. The approved site plan provides a streamlined path to development...

- Land Lease opportunity - ideal for QSR, Coffee or retail pad
- Approved site plan with flexibility for modification
- Direct frontage and visibility on Albany Post Road (Route 9A)
- Dense residential and commuter trade area
- Strong Traffic counts and established neighborhood base



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	2,000 SF
Construction Status:	Proposed
Walk Score ®:	53 (Somewhat Walkable)
Rental Rate Mo:	Upon Request

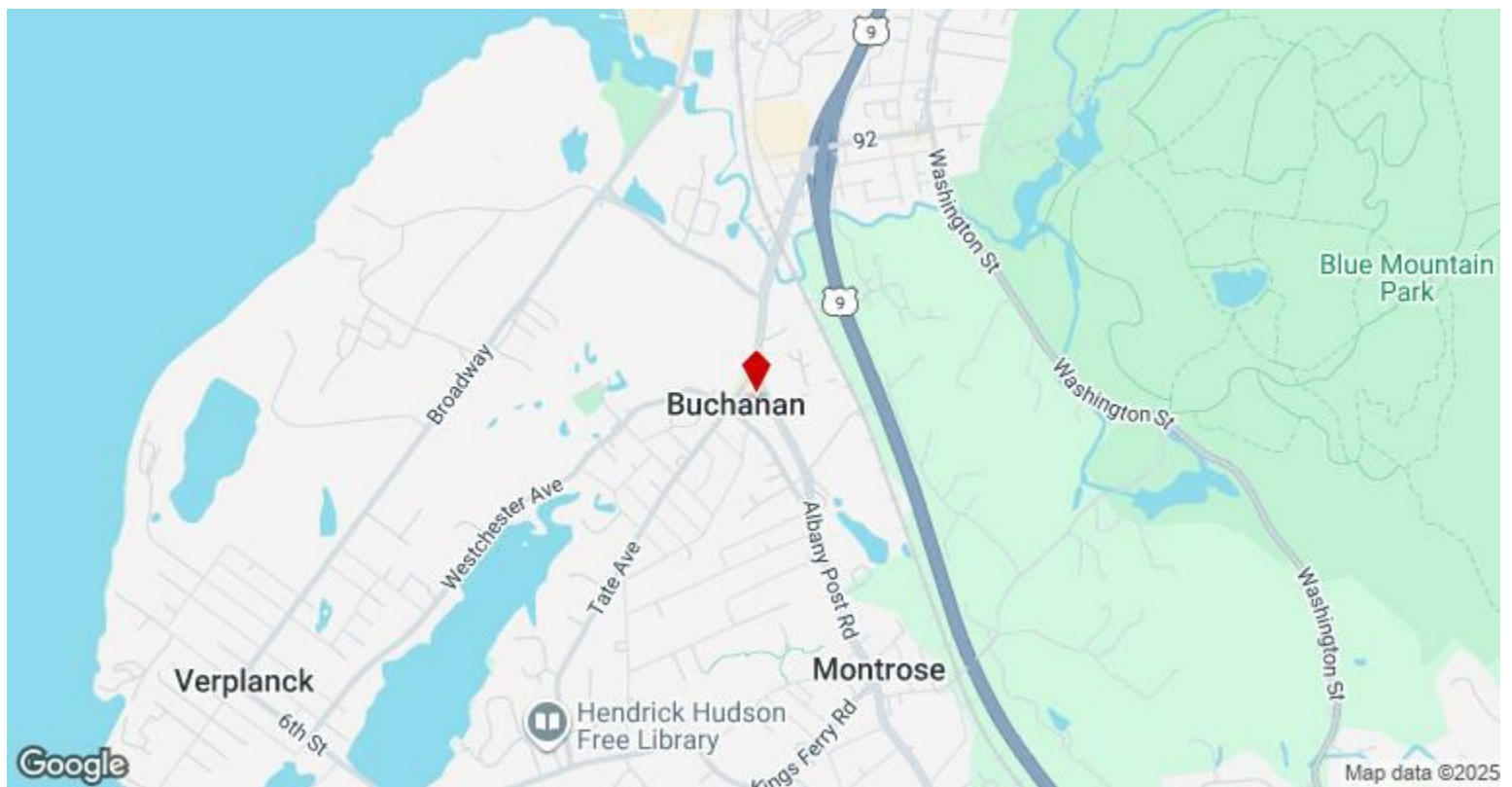
1st Floor

Space Available	2,000 SF
Rental Rate	Upon Request
Date Available	March 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	Negotiable

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Property Highlights:- Land Lease Opportunity – ideal for QSR, coffee, or retail pad- Approved site plan with flexibility for modification- Direct frontage and visibility on Albany Post Road (Route 9A)- Near Hendrick Hudson High School- Adjacent to the new “Village Square Residences” and “Sylvan Woods” housing developments- Dense residential and commuter trade area- Strong traffic counts and established neighborhood base

Planning Board Status: Current site design has been approved. Any tenant pursuing an alternate configuration or signage package will need to return to the planning board for final review.



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