

FOR LEASE

174 Marbledale Rd

TUCKAHOE, NY 10707

Rare Build-to-Suit
Opportunity in New
Construction



HOULIHAN LAWRENCE
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7,020

SQFT

\$26/SF

OFFERED AT

Don't miss this rare build-to-suit opportunity in a new construction building on Marbledale Road in Tuckahoe, NY.

This 7,020 square foot space is customizable for a wide range of flexible uses, including office, storage, or a combination of both. The property has dedicated on-site parking, ample all-day street parking, and can be demised into smaller spaces.

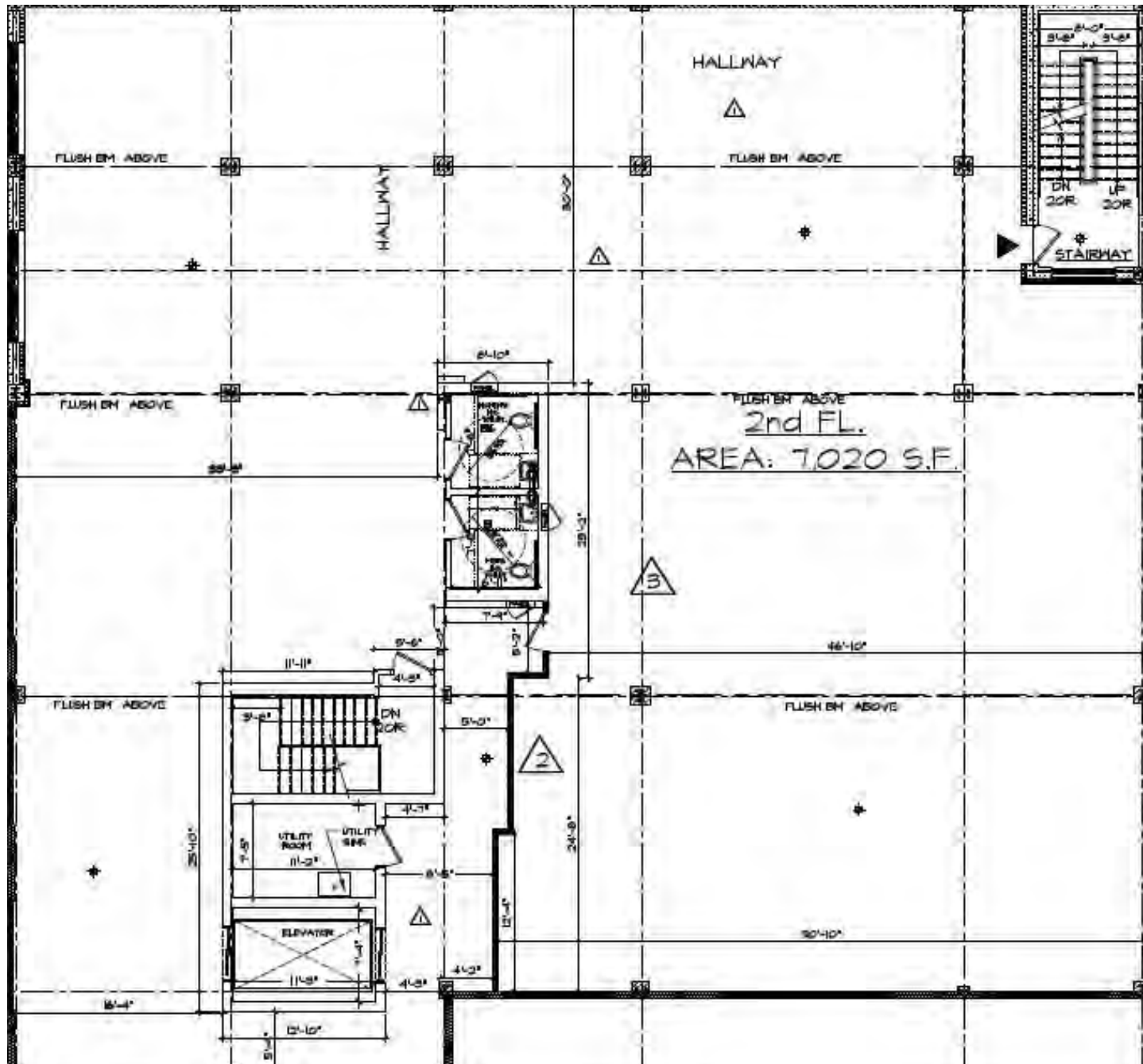
Features a freight elevator with street access, covered loading area with 15' clear height, and modern lobby and common areas with premium finishes.



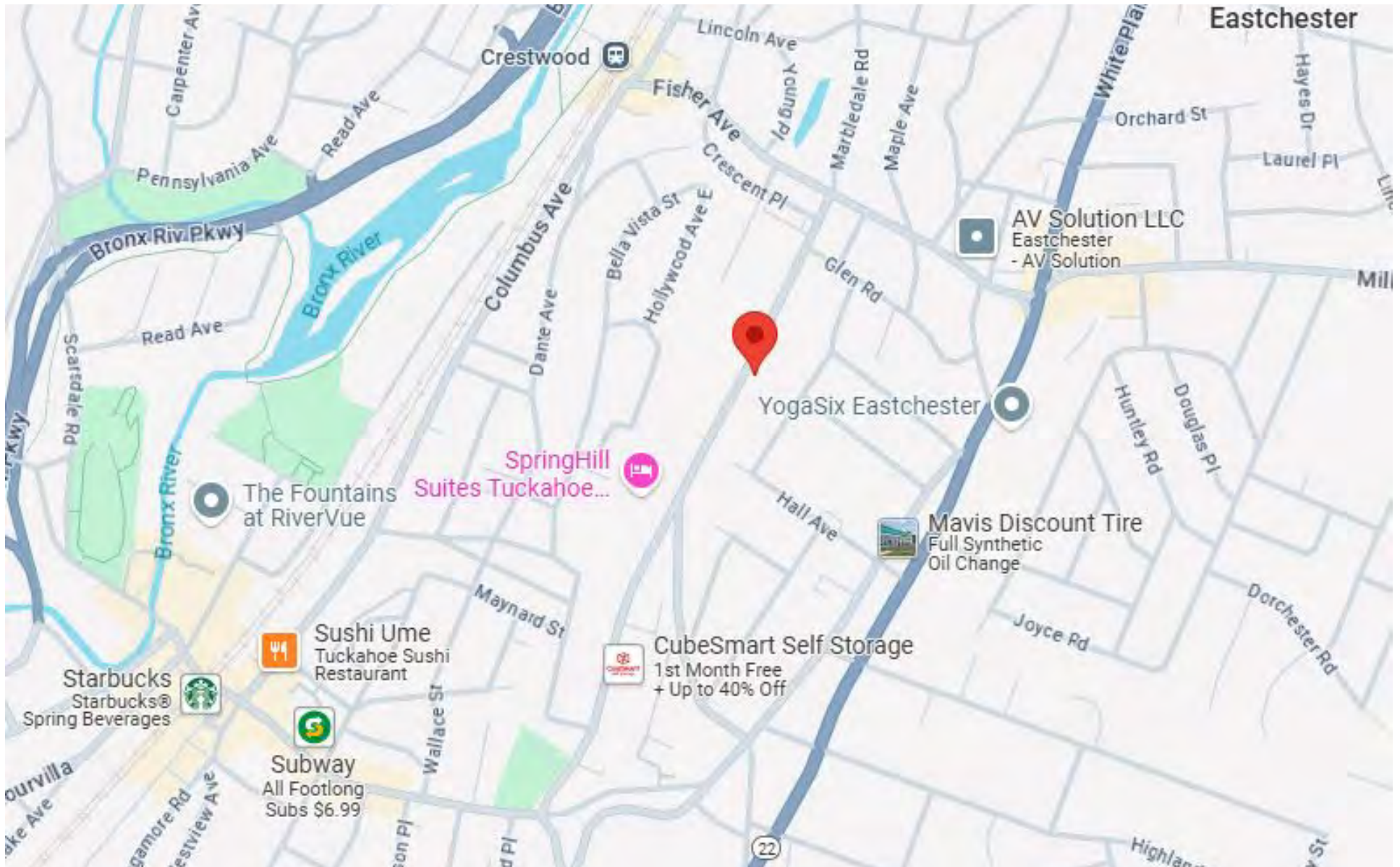


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FLOOR PLAN



AERIAL MAP

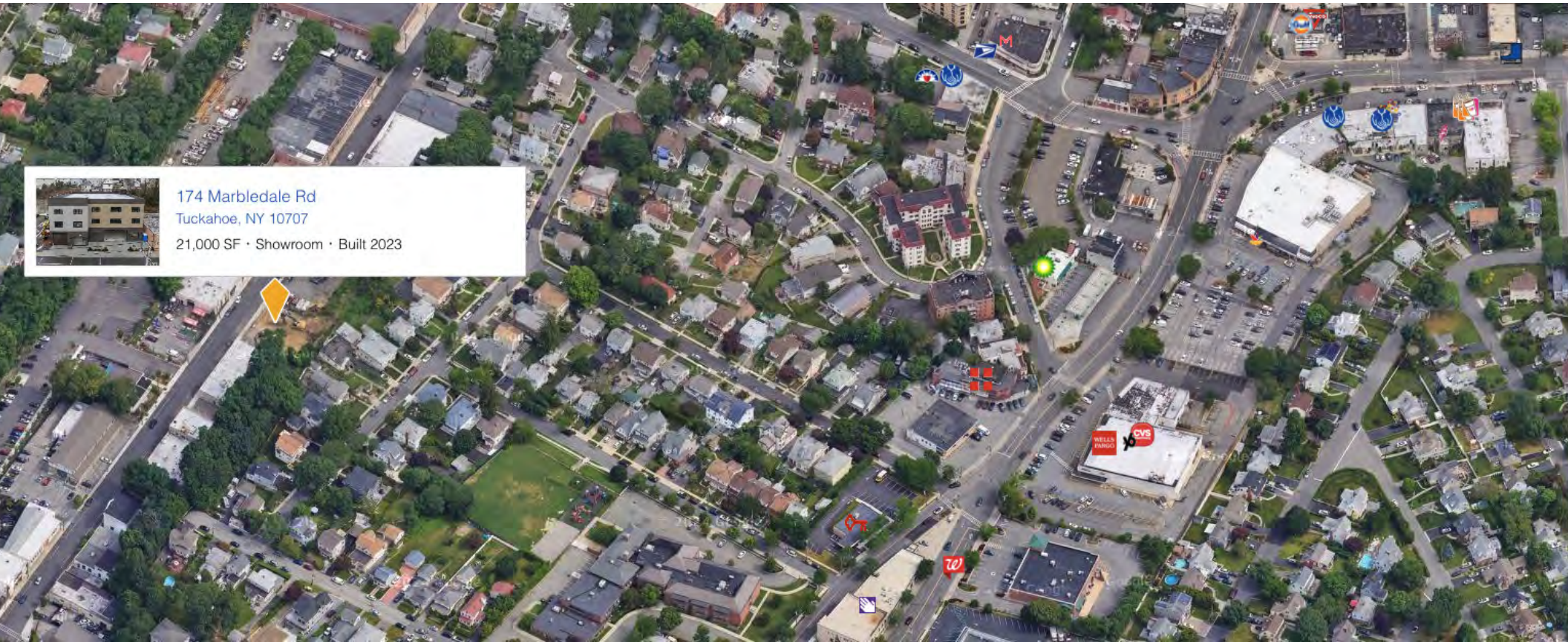


RETAILER MAP

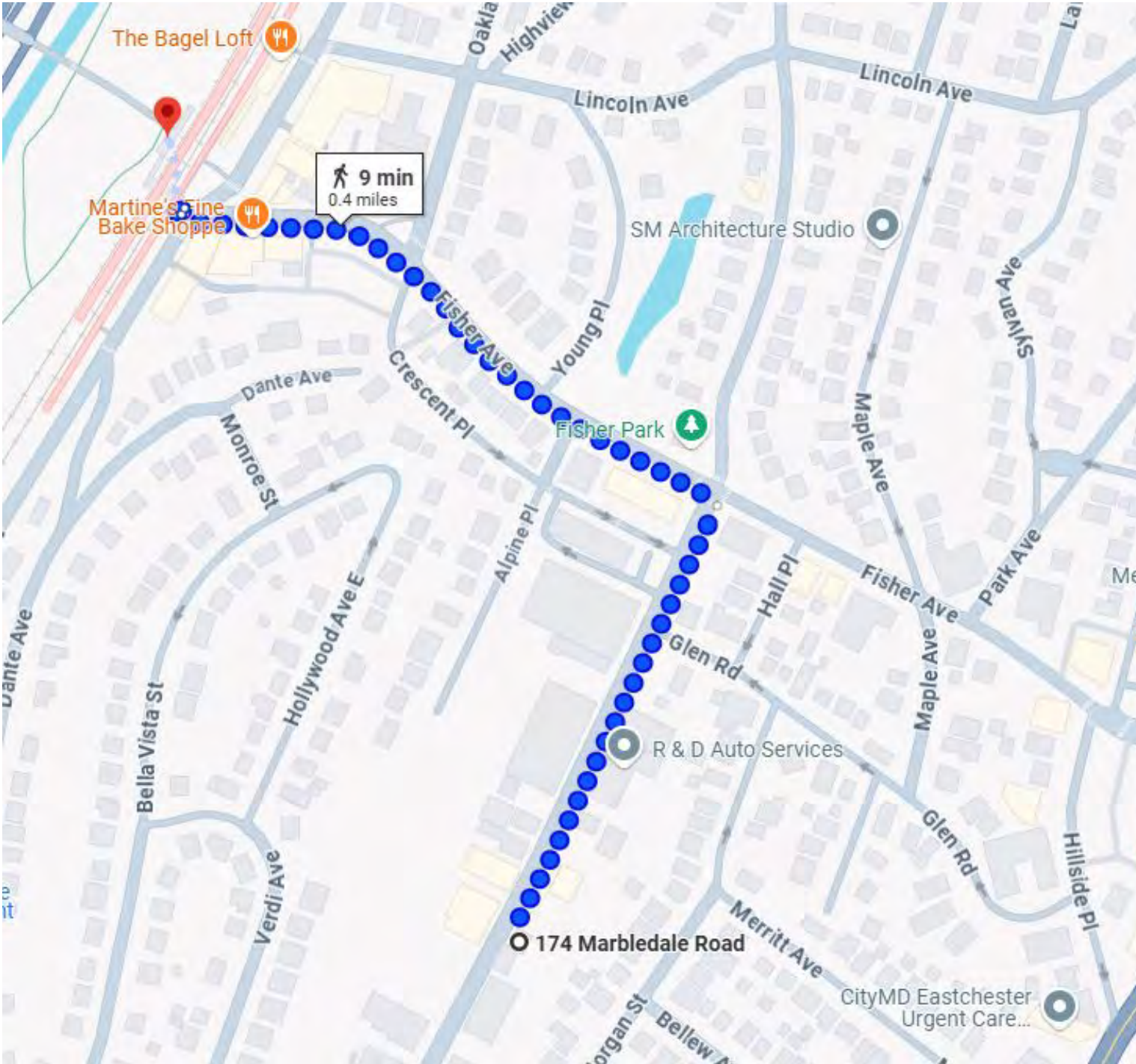


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21,000 SF • Showroom • Built 2023



DISTANCE TO TRAIN



Discover Tuckahoe

VILLAGE OF TUCKAHOE

Tuckahoe is a small village located in the town of Eastchester. It is a vibrant and diverse community that offers a high quality of life. The village has a charming downtown area that features a mix of locally owned businesses, including restaurants, cafes, shops, and professional services.

Tuckahoe has a rich history, and many of its historic buildings and landmarks have been preserved over the years. Originally settled in the early 18th century, it was known for its marble quarries, which provided the material for many famous buildings in New York City, including Grand Central Terminal.

PARKS & RECREATION

One of the most popular parks in the area is the Tuckahoe Quarry Nature Preserve. This 14-acre park features a pond, hiking trails, and picnic areas. Visitors can enjoy fishing and boating on the pond, as well as hiking and birdwatching on the trails. Depot Square Park, located in the heart of the village, features a playground, picnic area, and basketball court.

The Tuckahoe Recreation Department offers sports programs for children and adults, including basketball, soccer, and softball. The department also offers fitness classes, such as yoga and pilates, as well as art and music programs.

EDUCATION

Uniquely situated just miles from New York City and White Plains, the Tuckahoe Union Free School District serves sections of Tuckahoe, Eastchester and Bronxville. The district prides itself on its rigorous curriculum, strong athletic and extracurricular programs, and supportive community.

Nestled in a residential neighborhood, Tuckahoe's three schools serve a diverse and close-knit student body of 1100. Rich in accolades - William E. Cottle School was named a NYS High Performing School, Tuckahoe Middle School has been recognized a NYS Reward School and Tuckahoe High School was included on Newsweek's list of America's Best High Schools 2013.



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7,084
POPULATION

19
MILES TO NYC

.60
SQUARE MILES

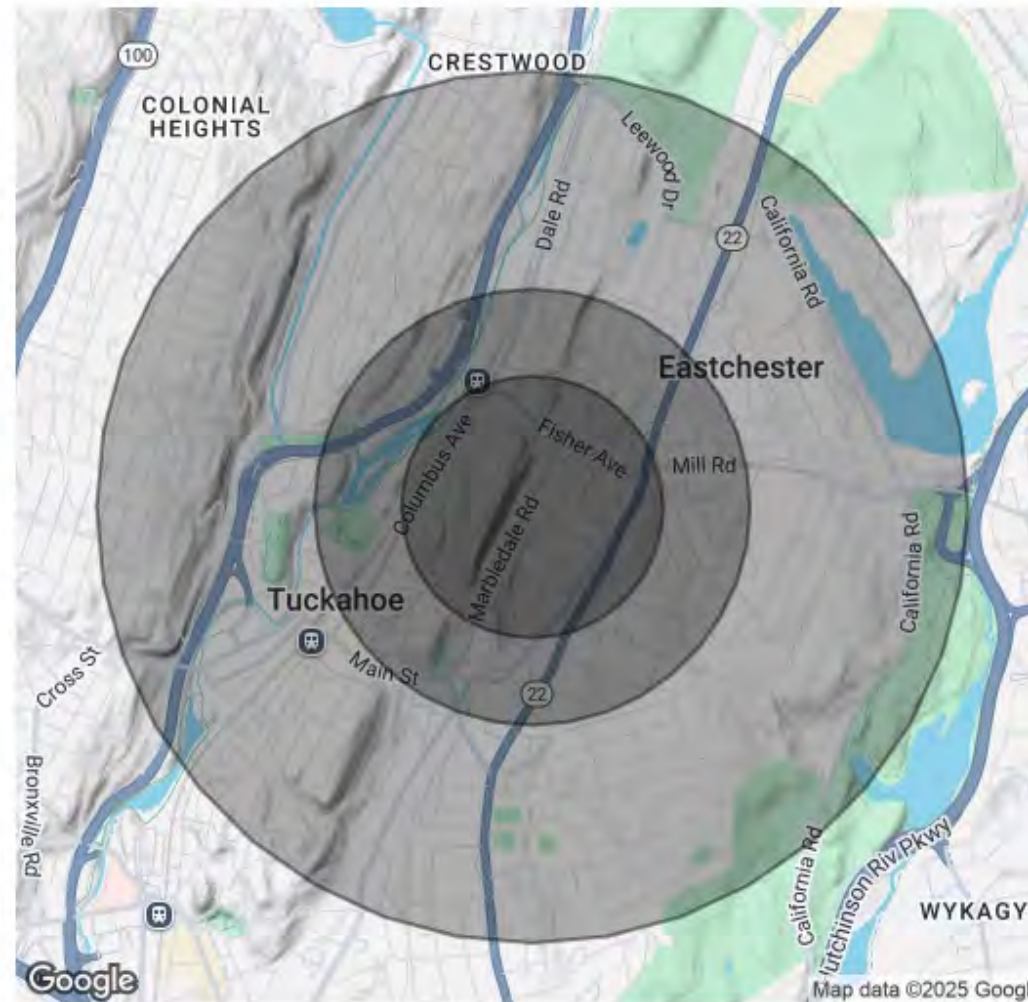


DEMOGRAPHIC INFORMATION

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,103	7,670	23,555
Average Age	43	43	43
Average Age (Male)	40	41	41
Average Age (Female)	45	45	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,308	3,115	8,935
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$127,601	\$160,299	\$211,525
Average House Value	\$716,990	\$753,460	\$888,654

Demographics data derived from AlphaMap



LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT US FOR MORE INFORMATION



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