



Prestigious Office Space For Sale

527 NY-22, Pawling, NY 12564







PROPERTY FOR SALE

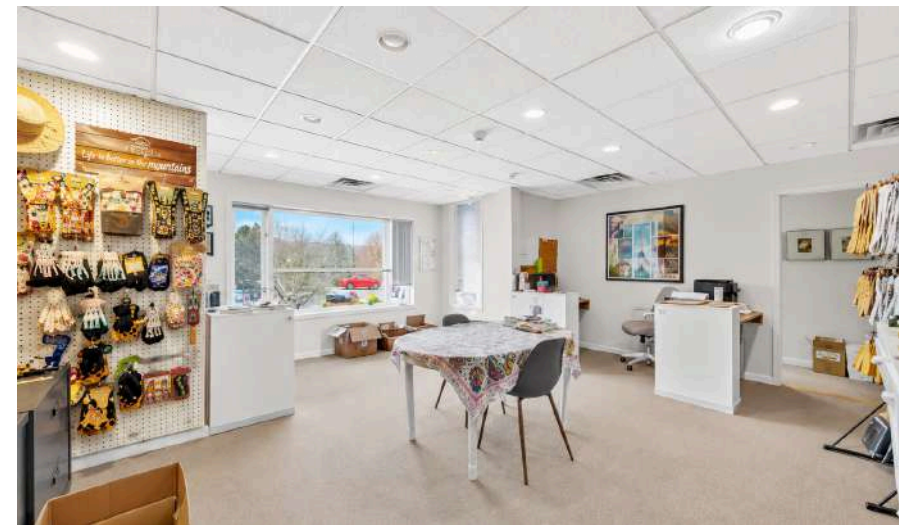
Office | 2 spaces available | 600 SF - 2,300 SF

Newly renovated in 2023, this versatile space in this 10,000 SF office building sits on 4.12 acres and offers a flexible, modern layout suitable for educational operators, traditional offices, executive suites, coworking concepts, or specialized service-based businesses. The building spans two stories and is filled with natural light, creating a clean and productive work environment. With multiple tenancy options, a minimum divisible area of 700 SF, and a maximum contiguous space of 2,300 SF, the property accommodates users of both sizes. The site provides over 38 parking spaces, quiet surroundings, and convenient access to Route 22 with walkability to town, schools, shops, and the train. Zoned for Office/School use and offering over 3,000 SF of current vacancy, this property is ideal for businesses looking for a fully adaptable building with modern upgrades and excellent accessibility.

PROPERTY SUMMARY

Building Area	10,000 SF
Year Renovated	2023
Parcel ID	134001-7056-05-206939-0000
Zoning	B2
County	Dutchess

Price Upon Request



PUBLIC TRANSPORTATION

Category	Location / Station	Drive Time	Walk Time	Distance
Commuter Rail	Pawling Station (Harlem Line - Metro-North Railroad Company)	3 min	12 min	0.6 mi
Commuter Rail	Appalachian Trail (Harlem - Metro-North Railroad)	4 min	—	2.3 mi
Airport	Westchester County Airport	45 min	—	37.5 mi
Airport	New York Stewart International Airport	55 min	—	38.6 mi



Pawling Stn.
0.6 MI
Appalachian Trail
2.3 MI



**Westchester County
Airport**
37.5 MI



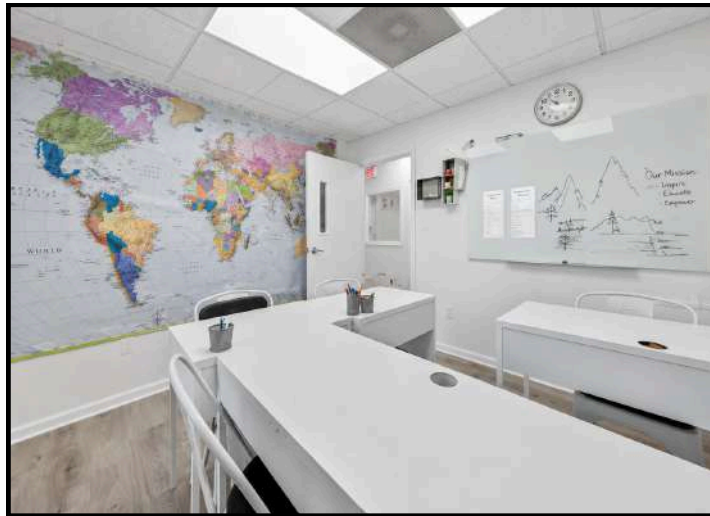
New York Stewart International Airport
38.6 MI



Space 1

Prestigious Office Space

- The first space previously built out as a Charter School, includes four private offices, two private restrooms, two large conference areas, a welcoming lobby, elevator access, and multiple private entrances that allow for easy tenant separation or private access.





Excellence & Redefined in Every Detail



Space 2

Women's Work

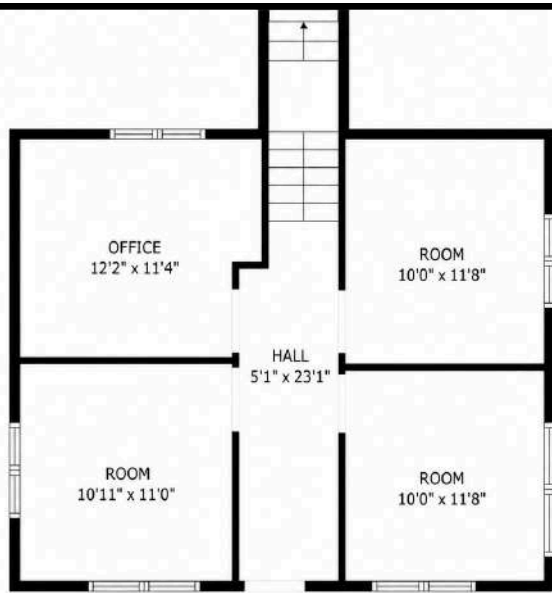
- This 700 SF suite offers a bright and efficient workspace with a spacious operations room and a private office. Natural light, on-grade entrances, and direct elevator access make it convenient and accessible. With 38 parking spaces and full handicap accessibility, it's ideal for mail-order fulfillment, administrative teams, or flexible hybrid office setups.



Elevate Your Workspace. Expand Your Potential.

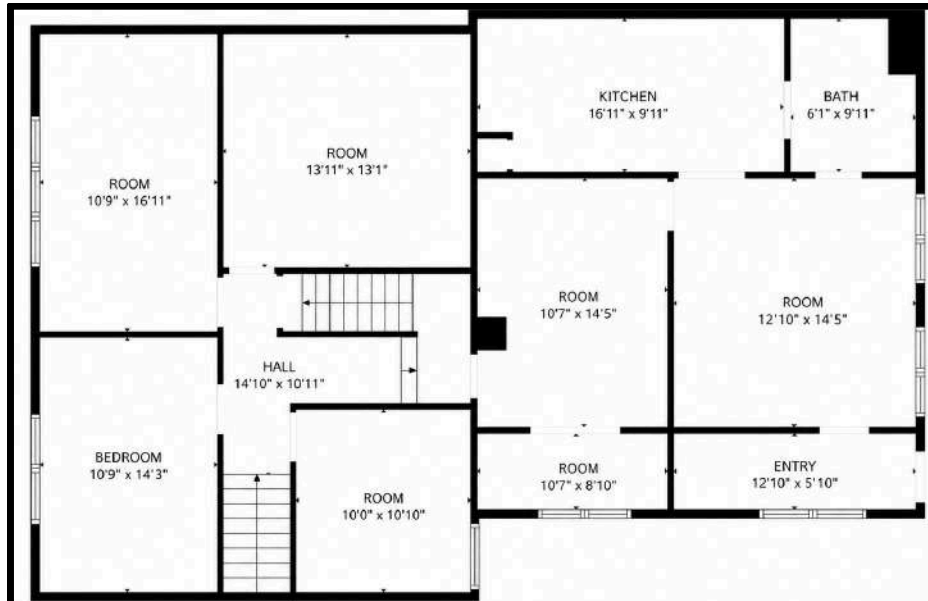
Modern, flexible office spaces with excellent accessibility, ample parking, and a professional environment designed to support your business growth.





Total GLA: 4459 sq. ft | Total: 4459 sq. ft
 1st Floor: 1048 sq. ft
 2nd Floor: 1563 sq. ft
 3rd Floor: 1848 sq. ft

FLOOR PLAN CREATED BY QUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



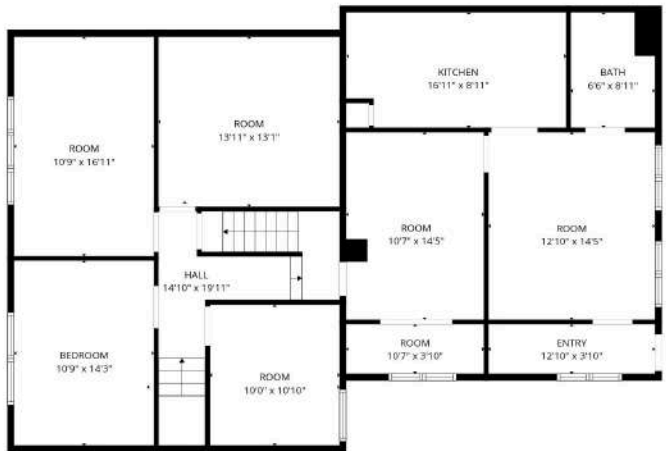
Total GLA: 4850 sq. ft | Total: 4850 sq. ft
 1st floor: 2083 sq. ft
 2nd floor: 1568 sq. ft
 3rd floor: 1200 sq. ft

FLOOR PLAN CREATED BY QUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Total GLA: 4559 sq. ft | Total: 4660 sq. ft
 1st floor: 3265 sq. ft
 2nd floor: 1365 sq. ft
 3rd floor: 2030 sq. ft

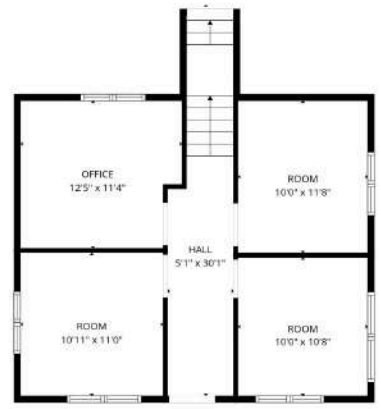
FLOOR PLAN CREATED BY QUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



2nd Floor



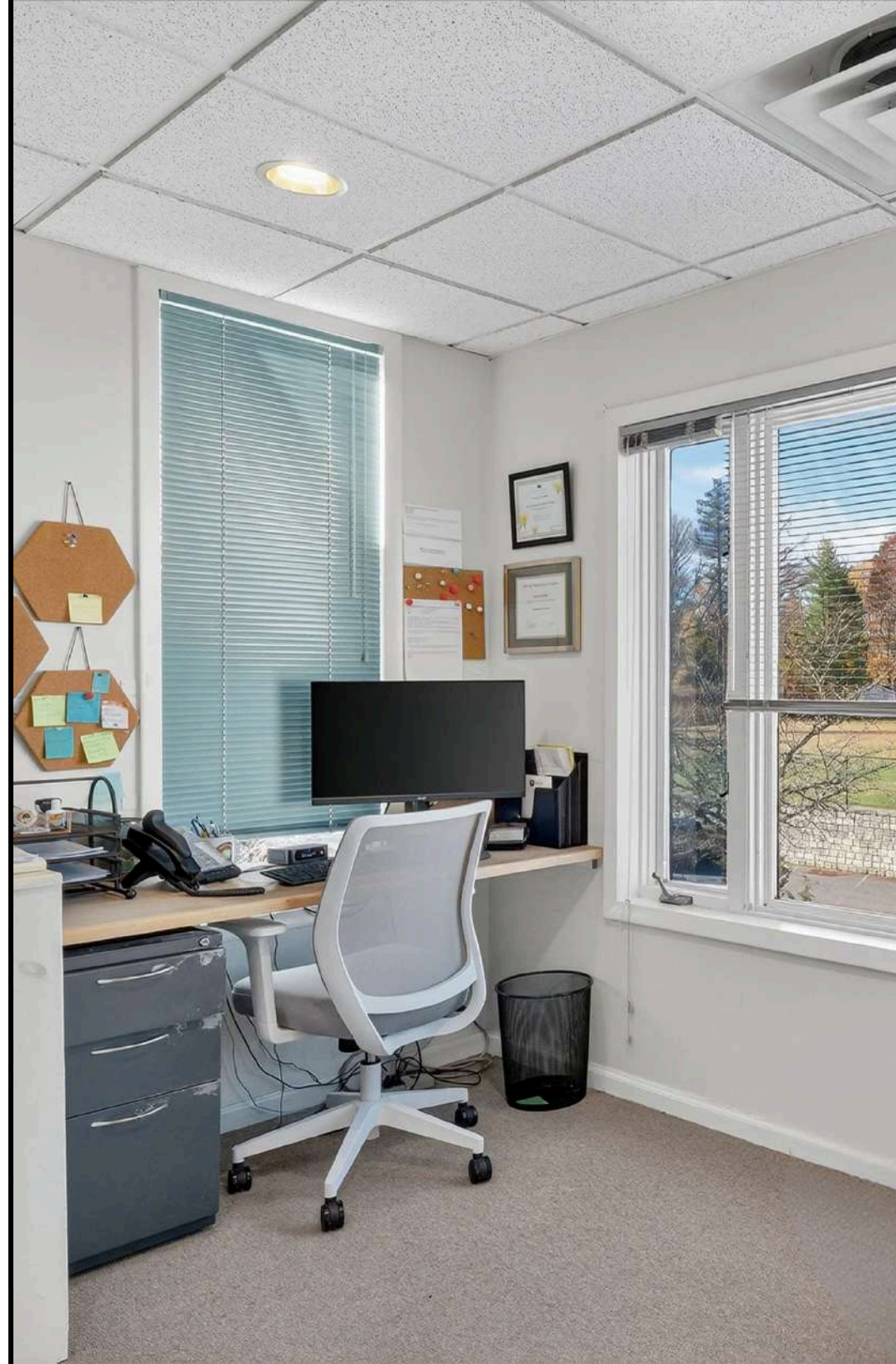
3rd Floor



1st Floor

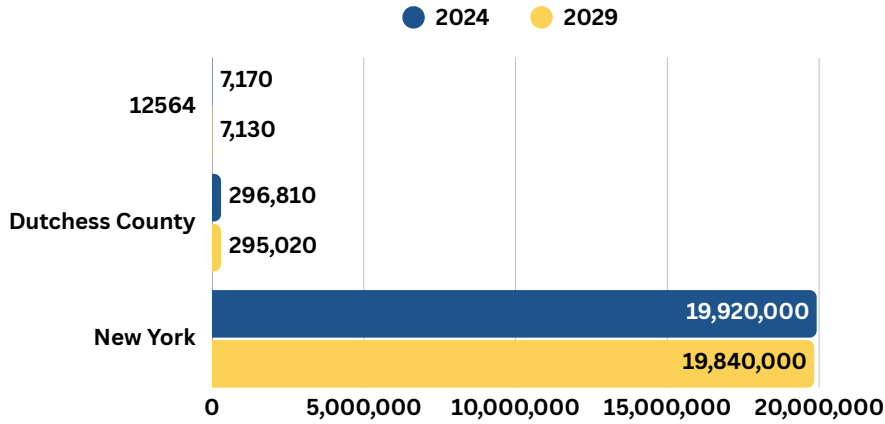
Total GLA: 4850 sq. ft | Total: 4850 sq. ft
 1st floor: 686 sq. ft
 2nd floor: 1544 sq. ft
 3rd floor: 2620 sq. ft

DEMOGRAPHICS

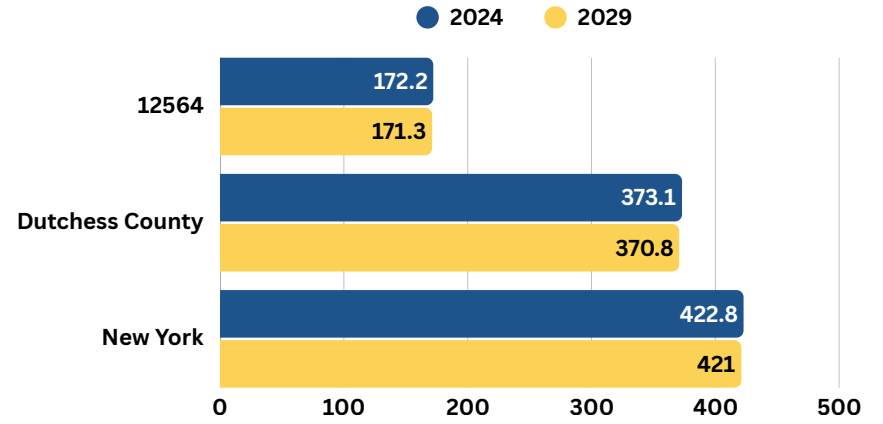


POPULATION

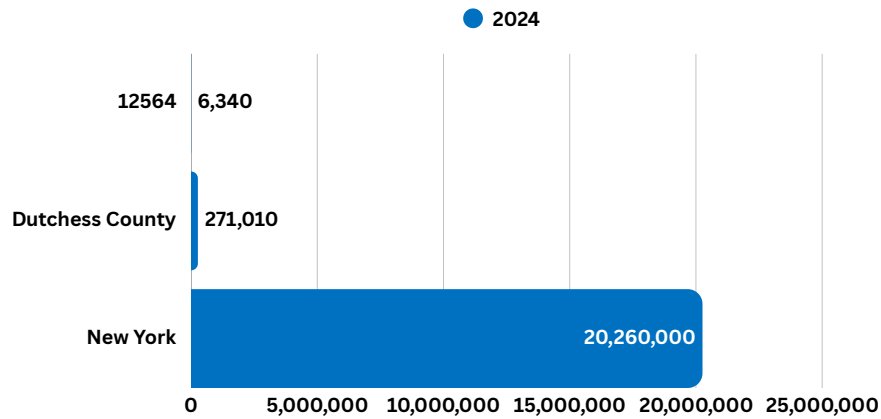
Total Population



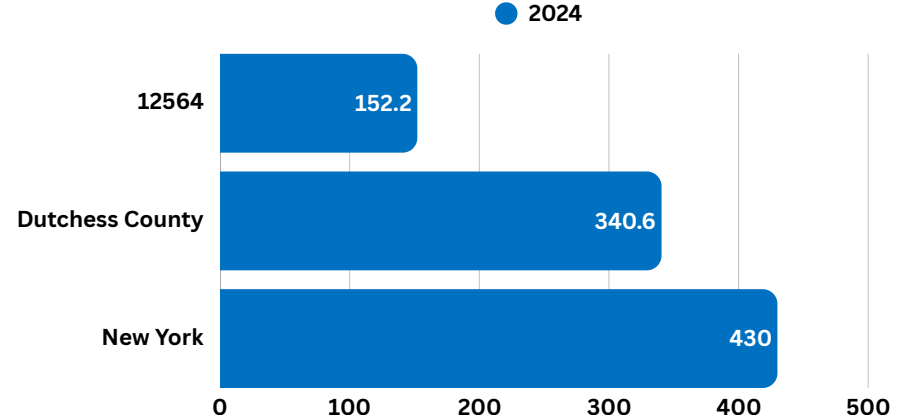
Population Density



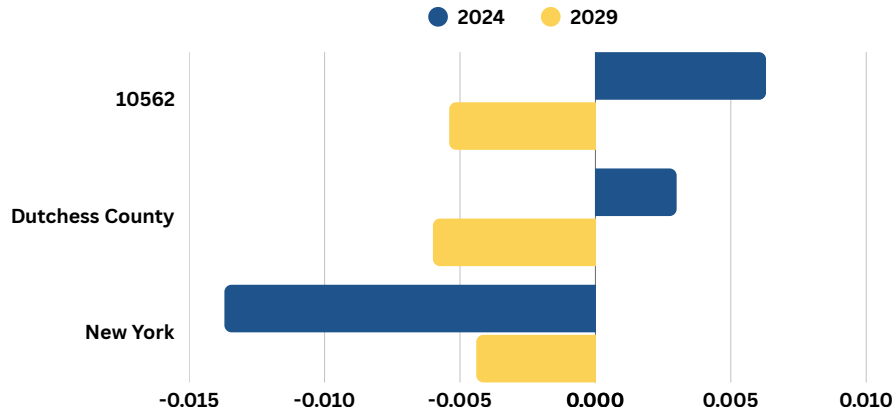
Total Daytime Population



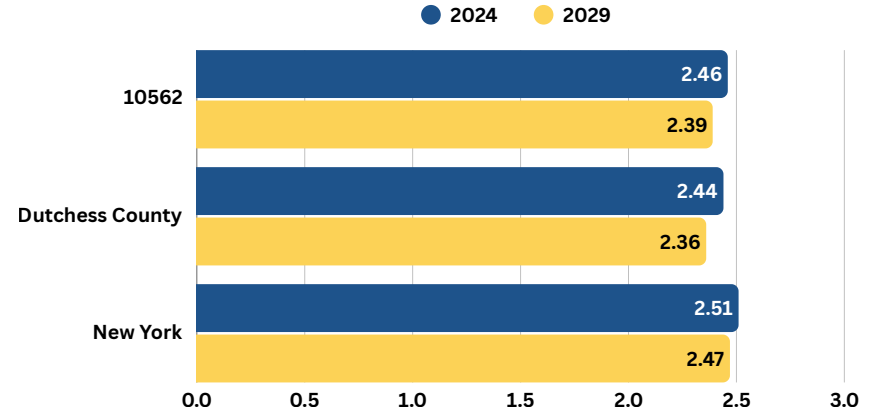
Daytime Population Density



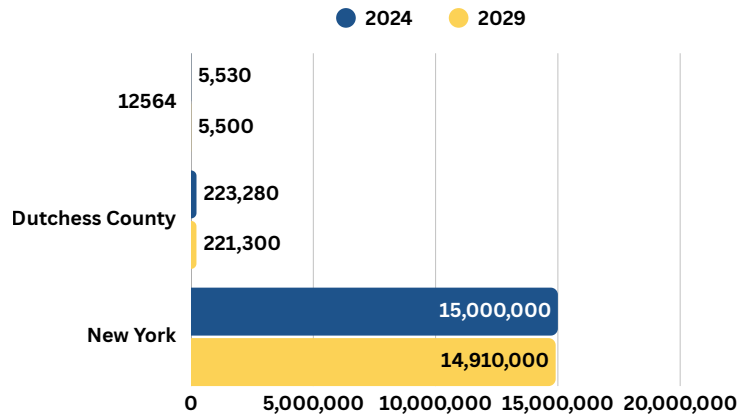
Population Change Since 2020



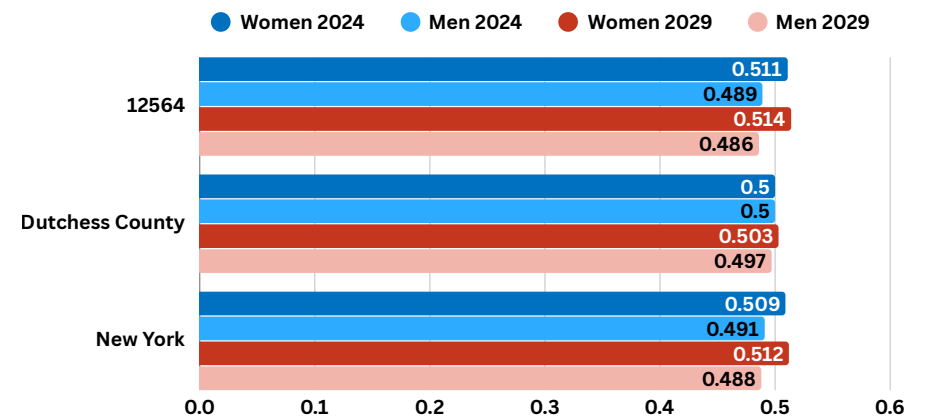
Average Household Size



Population Living in Family Households

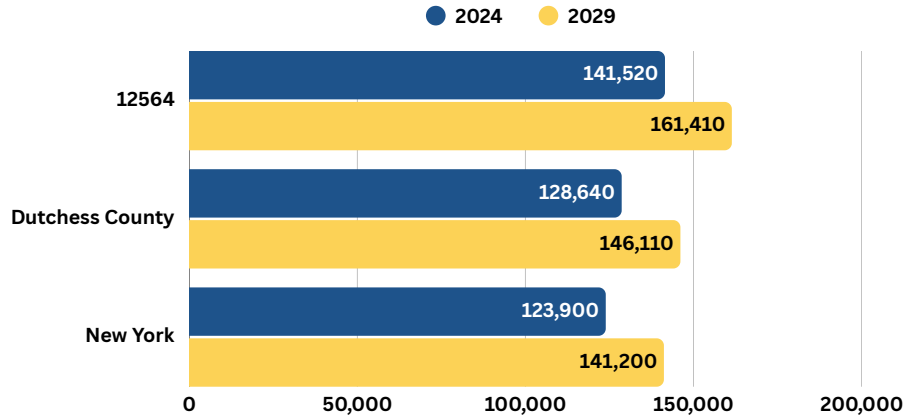


Family / Male Ratio

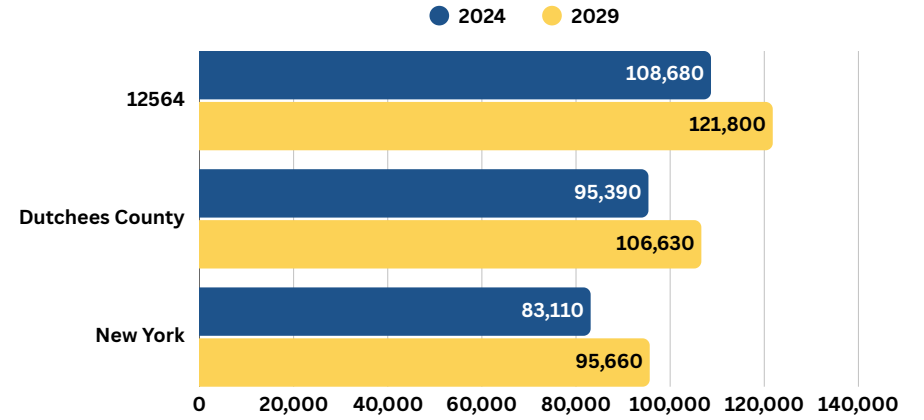


INCOME

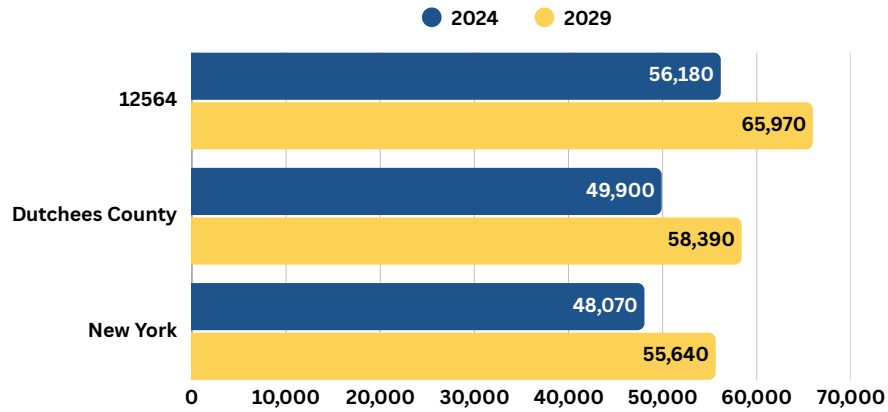
Average Household Income



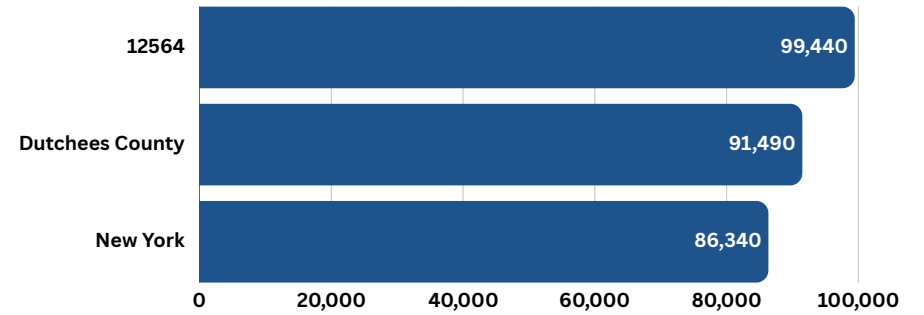
Median Household Income



Per Capita Income

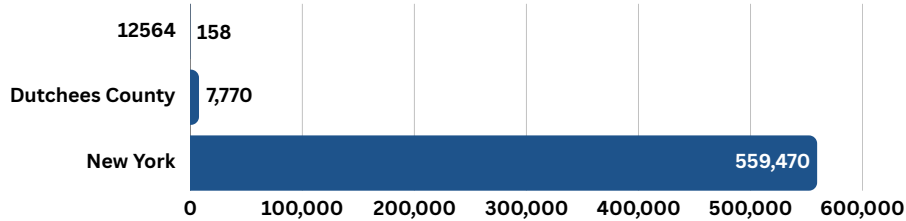


Average Disposable Income

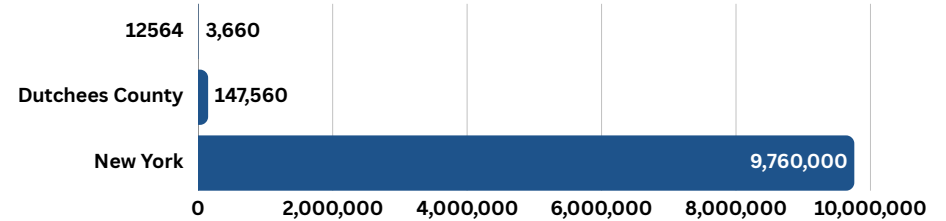


ECONOMY

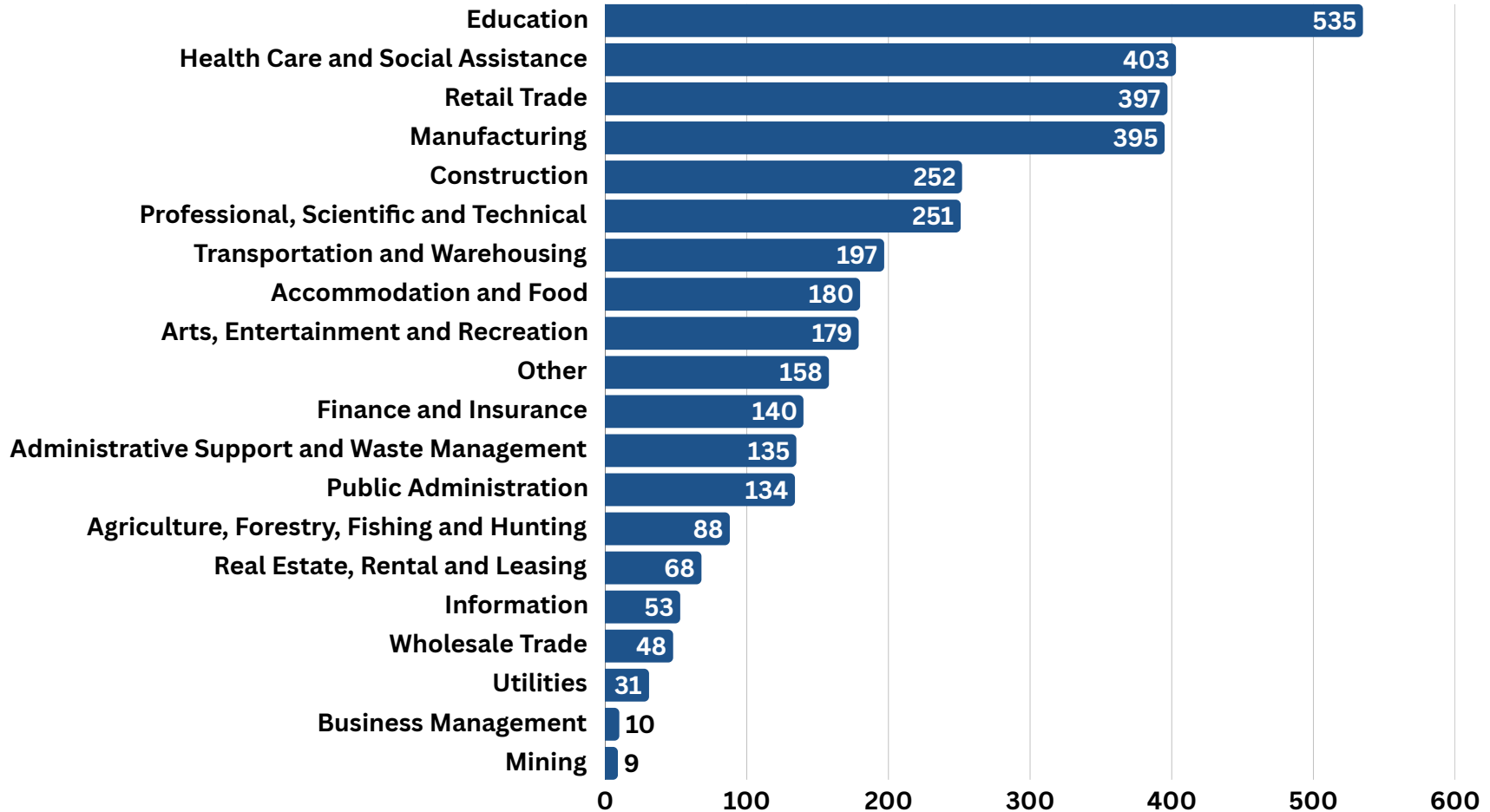
Unemployment Number



Employment Number



● 2024



CONSUMER SEGMENTATION

Categories	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5
Top Tapestry Segments	Pleasantville	City Lights	Exurbanites	Green Acres	Savvy Suburbanites
% of Households	1,012 (35.9%)	874 (31.0%)	532 (18.9%)	255 (9.0%)	149 (5.3%)
Lifestyle Group	Upscale Avenues	Middle Ground	Affluent Estates	Cozy Country Living	Affluent Estates
Urbanization Group	Suburban Periphery	Urban Periphery	Suburban Periphery	Rural	Suburban Periphery
Residence Type	Single Family	Multi-Units; Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.84	2.56	2.49	2.64	2.78
Median Age	42.6	40.2	49.5	43.8	44.1

TRADE AREAS NEARBY OSSINING

Location	Median Household Income	Median Age	Total Population	1st Dominant Segment
Holmes, NY 12531	\$120,145	45.8	3,271	Pleasantville
Poughquag, NY 12570	\$122,920	44.7	6,847	Professional Pride
Stormville, NY 12582	\$128,338	43.9	6,068	Savvy Suburbanites
Sherman, CT 06784	\$126,807	52.5	3,618	Exurbanites
Wingdale, NY 12594	\$92,490	42.6	4,020	Parks and Rec
Patterson, NY 12563	\$105,723	41.7	7,549	Pleasantville
Gaylordsville, CT 06755	\$125,655	48.1	1,132	Savvy Suburbanites
Hopewell Junction, NY 12533	\$131,598	43.5	26,175	Savvy Suburbanites
Lagrangeville, NY 12540	\$122,550	44.9	7,630	Savvy Suburbanites

Map Annotation



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