



Land For Sale Development Opportunity

NW CORNER OF WEST POST ROAD & SOUTH
LEXINGTON AVENUE

WHITE PLAINS, NY 10606

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Property Summary

Lot Size: 0.53 Acres
 Square Footage: 23,083
 Price: Undisclosed
 Zoning: B-3
 FAR: 2

Frontage on West Post Road: 162.2 Feet
 Frontage on So. Lexington Ave: 98.13 Feet

Property Overview

One Block from the White Plains Hospital
 Uses permitted as of right now include: Office, medical laboratories, retail, banks, multi-family, parking lots or parking garages, churches or other places of worship, nursery or day care centers, universities and colleges.

Uses permitted with special permits include: Hotels, health clubs, restaurants and cafes, motor vehicle sales and rental.

Location Overview

This location is conveniently located in in the heart of White Plains Business District. Close to major Interstate 287, the Bronx River Parkway and Metro North Train Station.



- THE PREMISES SHOWN HEREON ARE DESIGNATED AS LOT Nos. 14 & 15 AND A PORTION OF LOT Nos. 13 AND 16 AS SHOWN ON "MAP OF SUBDIVISION OF THE FISHER HOMESTEAD PROPERTY AT WHITE PLAINS" MADE BY CARPENTER AND FARLEY, DATED JAN. 1899 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON MAY 9, 1902 IN VOLUME 14 OF MAPS AT PAGE 62. THE PREMISES SHOWN HEREON ARE ALSO DESCRIBED IN SCHEDULE "A" (PARCEL 1) OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER TITLE NUMBER 3008-338480.
- PREMISES ARE DESIGNATED ON THE TAX MAP FOR THE CITY OF WHITE PLAINS AS: MAP 130.27 * BLOCK 8 * LOT 3
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

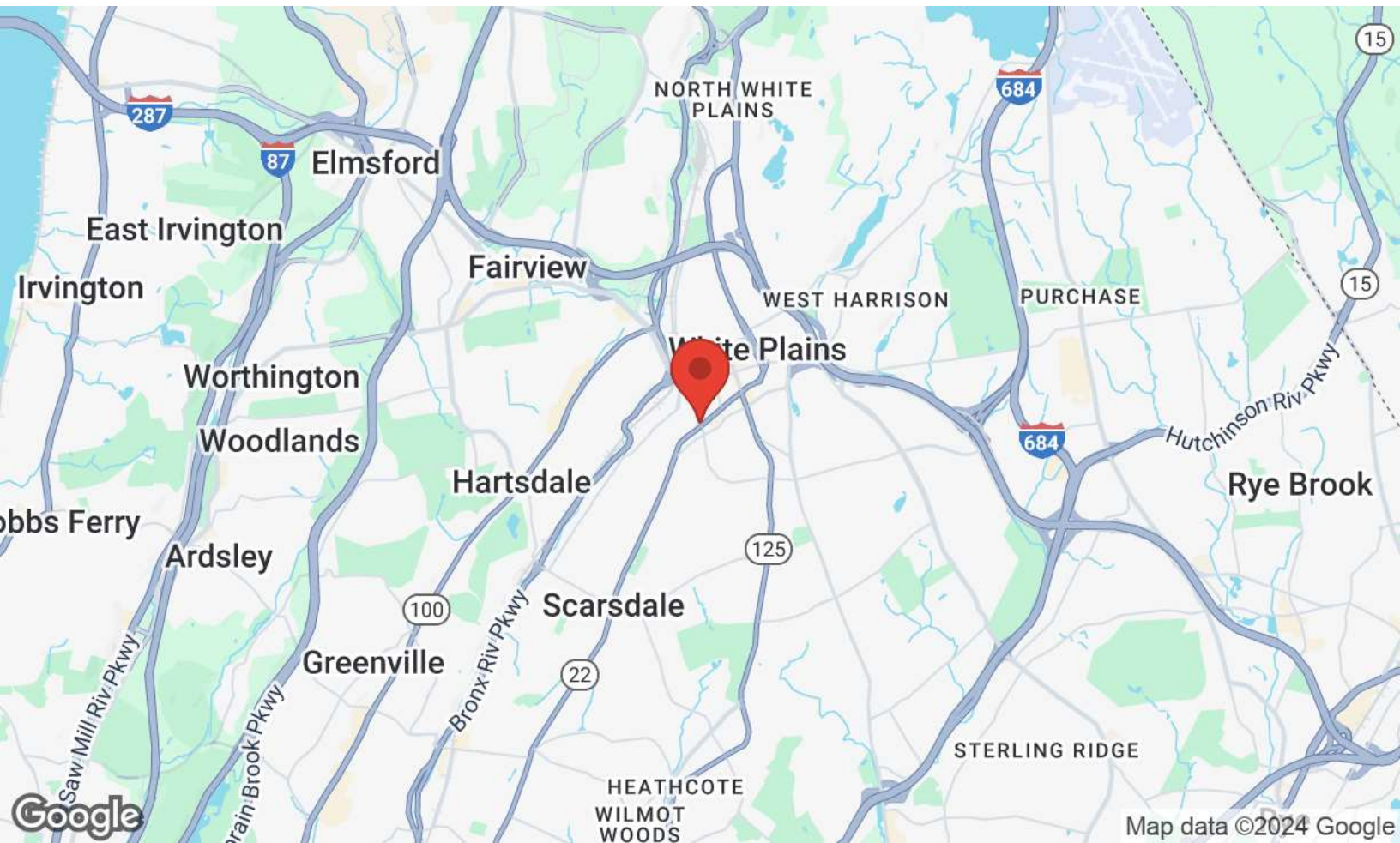
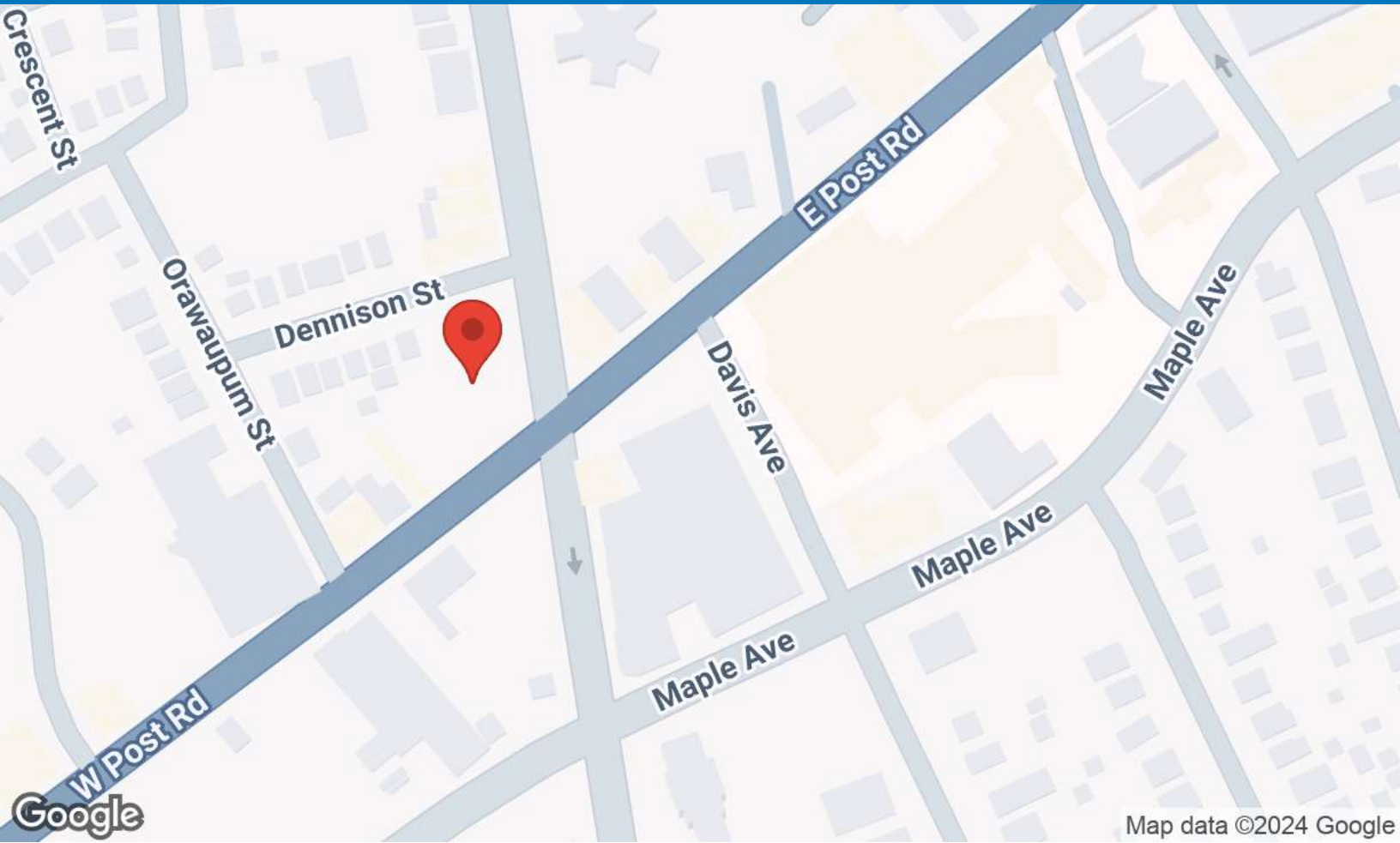
CERTIFIED TO: POST MAPLE 77, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 (Title No. 3008-338480)

**SURVEY OF PROPERTY
 SITUATE IN THE
 CITY OF WHITE PLAINS
 WESTCHESTER COUNTY
 NEW YORK**

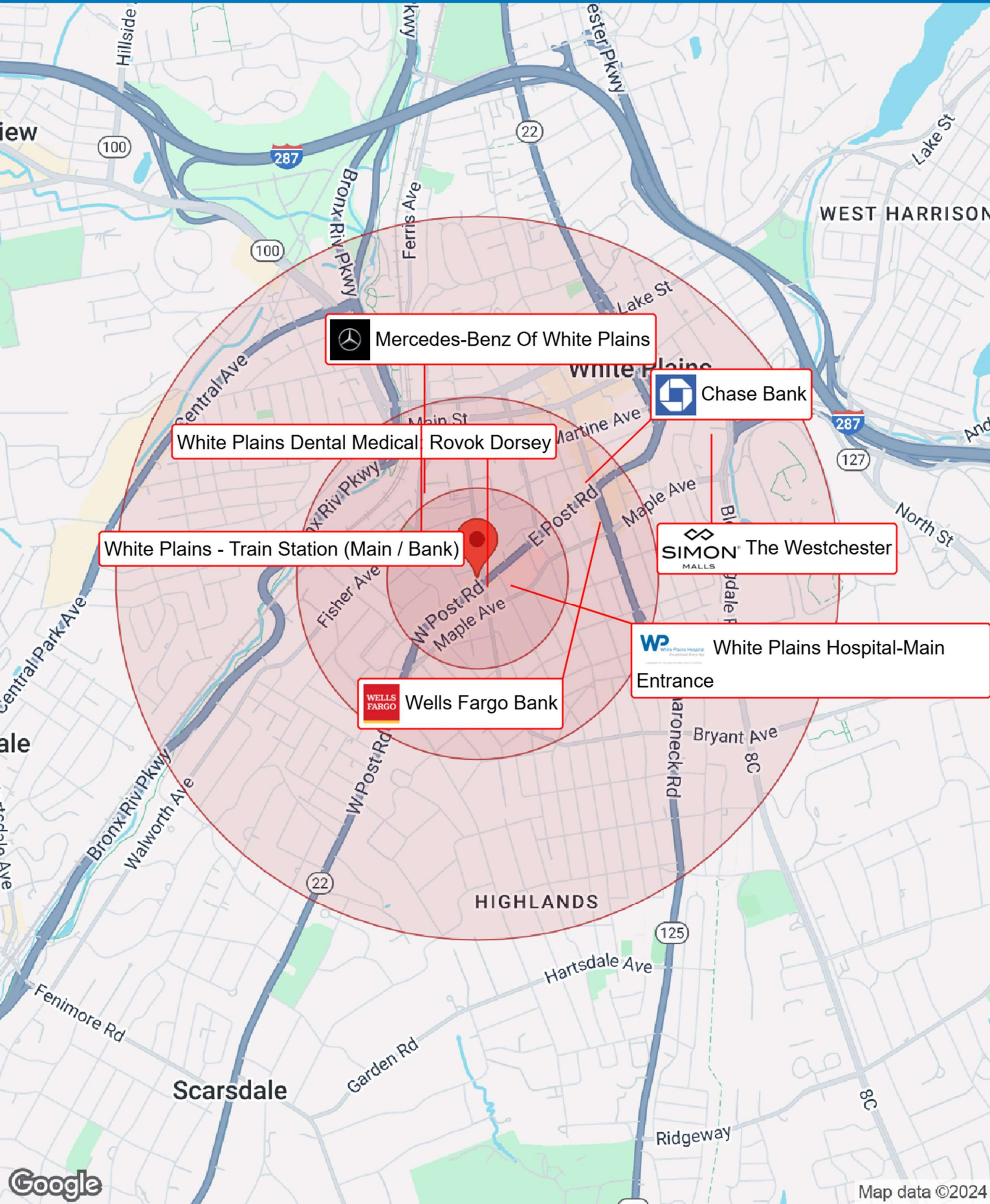
SCALE: 1"= 30'
 SURVEYED: JULY 24, 1995
 SURVEY BROUGHT TO DATE: DECEMBER 26, 2002
 SURVEY BROUGHT TO DATE: JULY 7, 2011

Link
Land Surveyors, P.C.
 21 Clark Place, Suite 1-B Phone 914-628-6867
 Mahopac N.Y. 10541 Fax 914-621-6013


ROLAND R. LINK
 NEW YORK STATE LICENSED
 LAND SURVEYOR NO. 34428









 Mercedes-Benz Of White Plains

 Chase Bank

White Plains Dental Medical Rovok Dorsey

White Plains - Train Station (Main / Bank)

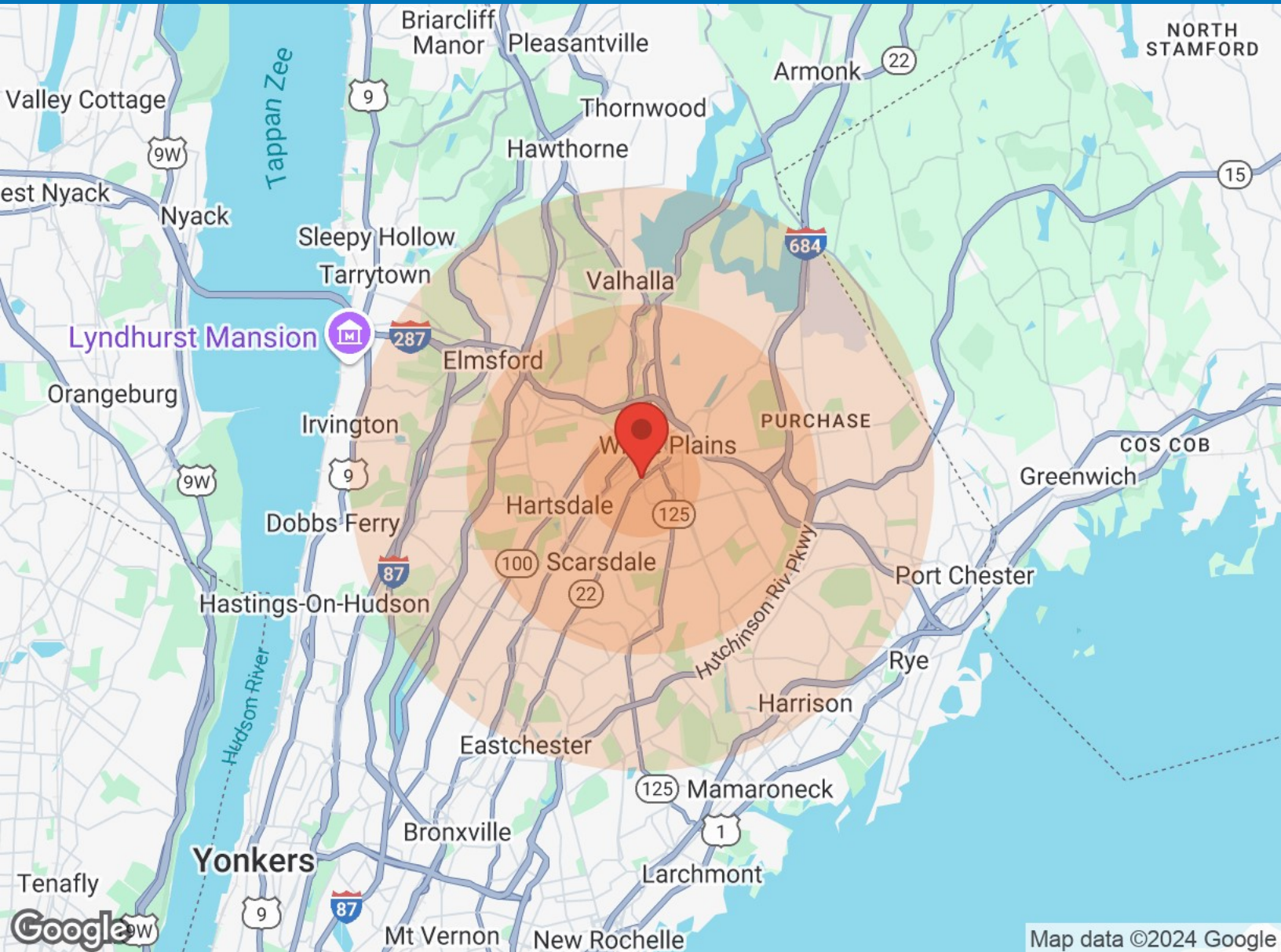
 SIMON The Westchester MALLS

 White Plains Hospital-Main Entrance

 Wells Fargo Bank

DEMOGRAPHICS

190 S. Lexington Ave.
190 South Lexington Avenue | White Plains, NY 10606



Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	17,387	51,676	102,636	Median	\$64,830	\$99,100	\$110,628
Female	18,840	56,915	110,133	< \$15,000	1,720	2,951	4,431
Total Population	36,227	108,591	212,769	\$15,000-\$24,999	1,367	2,467	4,349
				\$25,000-\$34,999	1,632	3,143	4,696
				\$35,000-\$49,999	1,684	3,782	6,299
				\$50,000-\$74,999	1,996	5,654	9,494
				\$75,000-\$99,999	1,932	5,207	9,343
				\$100,000-\$149,999	2,007	7,367	13,707
				\$150,000-\$199,999	1,016	4,102	8,340
				> \$200,000	1,408	7,028	16,946
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	20,320	72,647	157,583	Total Units	15,181	44,654	83,512
Black	5,816	14,232	18,869	Occupied	14,180	42,186	79,268
Am In/AK Nat	166	219	261	Owner Occupied	6,151	27,295	55,949
Hawaiian	N/A	3	9	Renter Occupied	8,029	14,891	23,319
Hispanic	14,475	26,259	35,839	Vacant	1,001	2,468	4,244
Multi-Racial	15,246	27,224	37,134				

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Rakow Commercial Realty Group
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In 2015, after 35 years in the banking industry, I embarked on a new and exciting career that is real estate sales! As an associate with Rakow Commercial Realty Group, I'm focused on servicing the firm's clients in Westchester, Fairfield and Bronx's Counties. During my tenure as a Business Relationship Manager, I advised and negotiated with commercial clients on lending, product pricing and account management. As a sales and branch manager I headed a team that was responsible for sales production and daily operations. This honed my sales and leadership skills. Through my experience as a residential mortgage loan officer I guided my customers through the often challenging loan process. I believe that all of these experiences have led me to this new venture. I have the expertise necessary to support and advise clients in all of their Real Estate needs.