



FOR LEASE
1 Depot Square
TUCKAHOE, NY 10707



HOULIHAN LAWRENCE
COMMERCIAL

1,634
SQFT

Please Call
OFFERED AT

**A RARE FREESTANDING RETAIL
BUILDING STEPS FROM THE
TUCKAHOE METRO-NORTH STATION**



DARREN GORDON

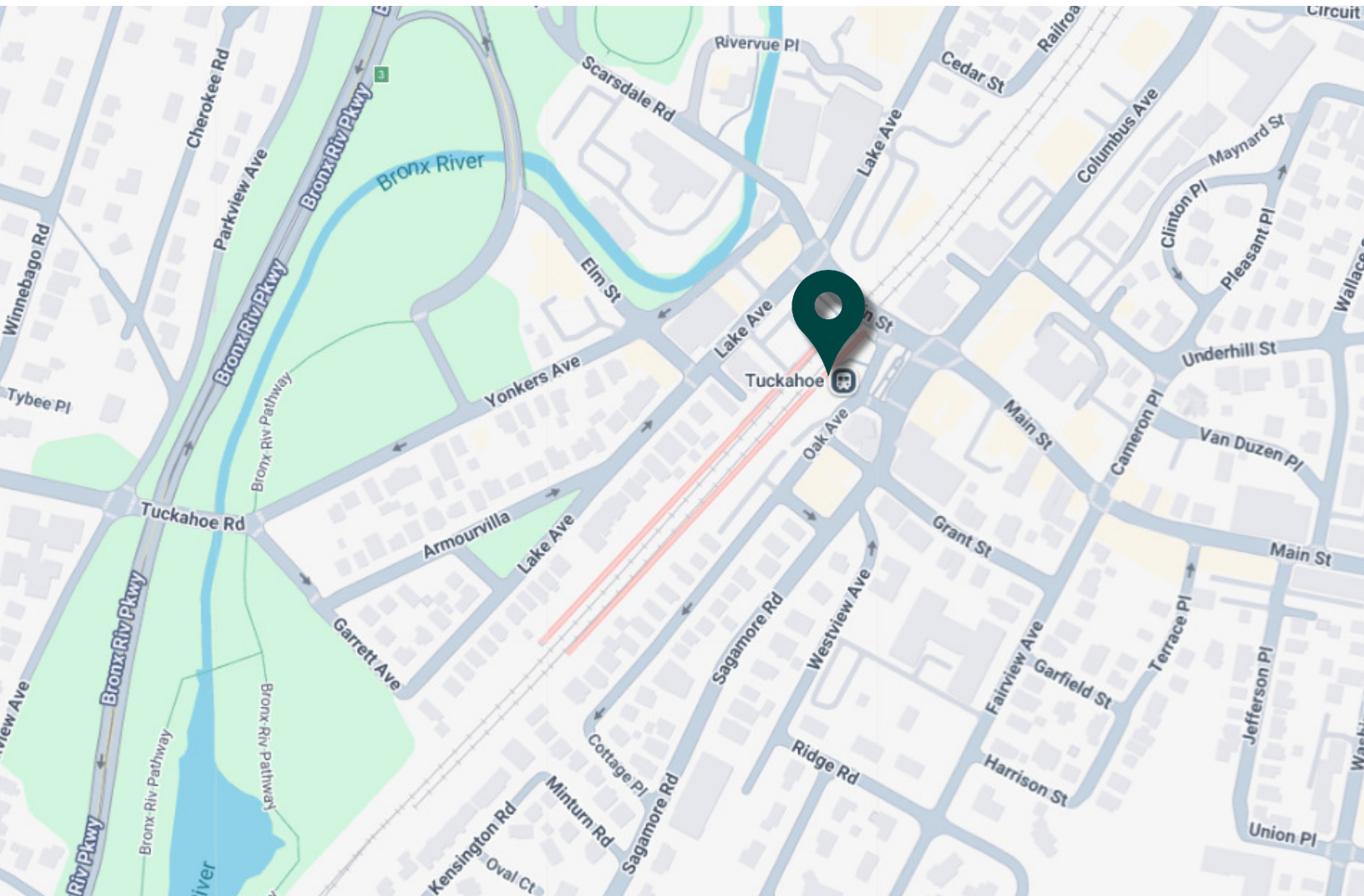
Real Estate Salesperson

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This 1,634 sq. ft. stand-alone building sits at the center of Tuckahoe's vibrant business district, directly adjacent to the Tuckahoe Metro-North Station on the Harlem Line. Currently occupied by Starbucks, the space offers an established retail presence, outstanding visibility, and a built-in audience of daily commuters and local residents. With a 10-year lease term, this is a long-term opportunity for the right operator.



Map



Costar

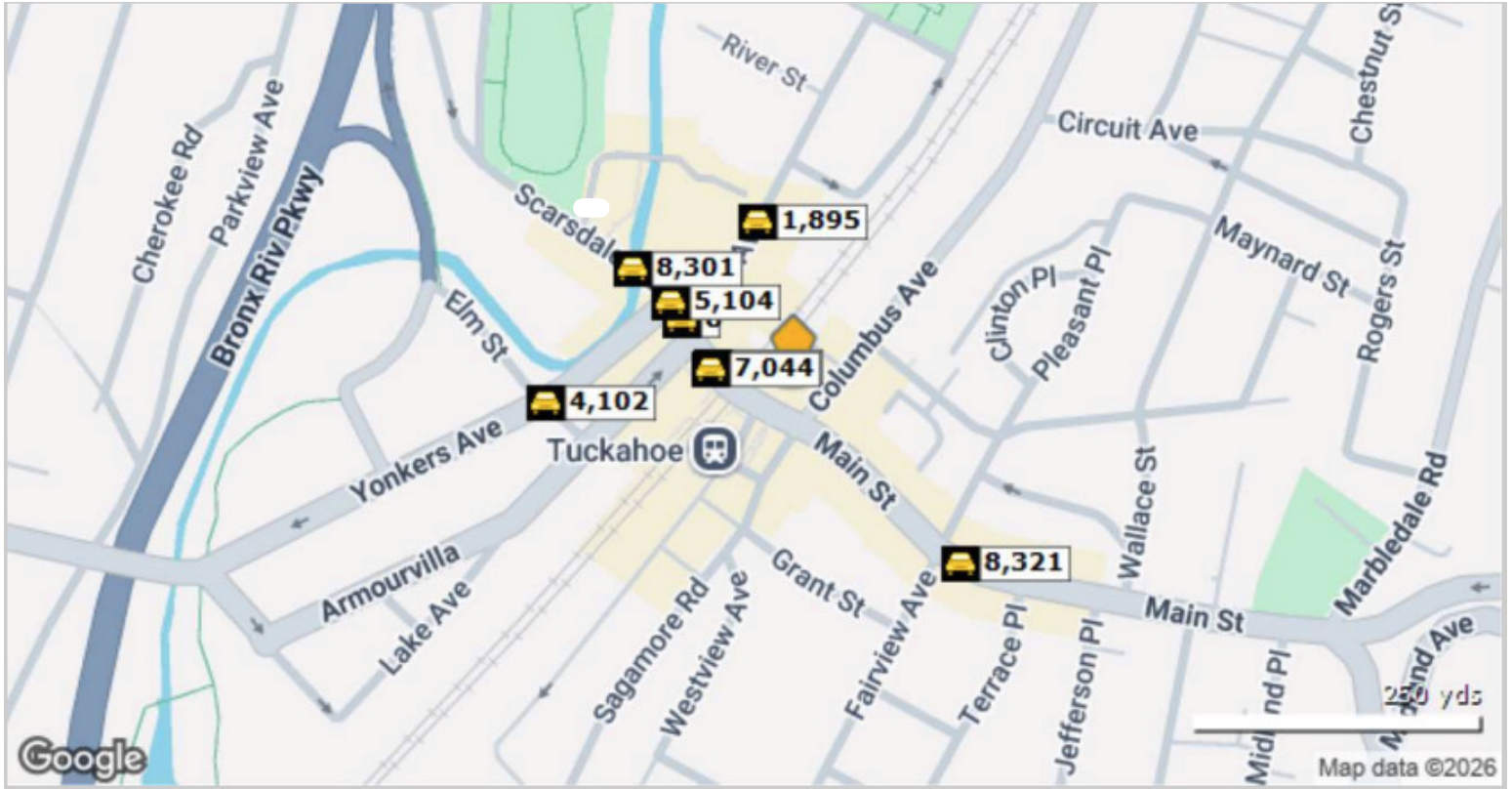
LOCATION HIGHLIGHTS

- Freestanding building: maximum signage & brand visibility
- Heart of Tuckahoe's business district: strong daytime foot traffic
- Direct Metro-North commuter access
- Proven retail location



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Traffic Count



STREET NAME	CROSS STREET	CROSS STR DIST	COUNT YEAR	TRAFFIC VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
Main St	Lake Ave	0.02 NW	2025	7,020	MPSI	.04
Main St	Lake Ave	0.02 NW	2024	7,044	MPSI	.04
Main Street	Yonkers Ave	0.00 W	2025	8	MPSI	.07
Yonkers Avenue	Elm St	0.00 SW	2021	6,421	AADT	.08
Yonkers Ave	Elm St	0.00 SW	2023	5,104	MPSI	.08
Lake Avenue	Cedar St	0.03 NE	2023	1,895	AADT	.09
Scarsdale Rd	Pkwy Viaduct	0.09 NW	2024	8,301	MPSI	.10
Main Street	Cameron Pl	0.01 NW	2023	8,321	AADT	.12
Yonkers Ave	Elm St	0.00 SW	2022	4,089	MPSI	.12
Yonkers Ave	Elm St	0.00 SW	2021	4,102	MPSI	.12

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