## White Plains | New York 560 Tarrytown Road

Retail & Warehouse Unbeatable Location & High Visibility



CHRISTIE'S

PRICE: \$24 to \$35 PPSF/YR



Introducing 560 Tarrytown Road, an exceptional mixed-use commercial asset strategically positioned in the epicenter of Westchester's premier retail and business corridor. Located just 100 yards from Exit 4 of I-287 and minutes from the Bronx River Parkway, Sprain Brook Parkway, and I-87, this property offers unmatched regional connectivity and powerful consumer exposure.

### **Existing Building Features**

#### **Street-Level Retail (3,000 SF)**

- High-visibility retail/showroom space featuring:
- 12 ft ceilings
- Ability to subdivide into 3 separate 1,000 SF stores

Asking:\$35 NNN

#### Warehouse Space A (4,000 SF)

- Located at the lower grade level with direct access.
- 10–16+ ft ceiling height
- On-grade loading

Asking:\$24 NNN

#### Warehouse Space B (3,800 SF)

- Rear flex/warehouse space with generous depth and utility.
- 10–16+ ft ceilings
- Ideal for distribution, storage, service, light industrial

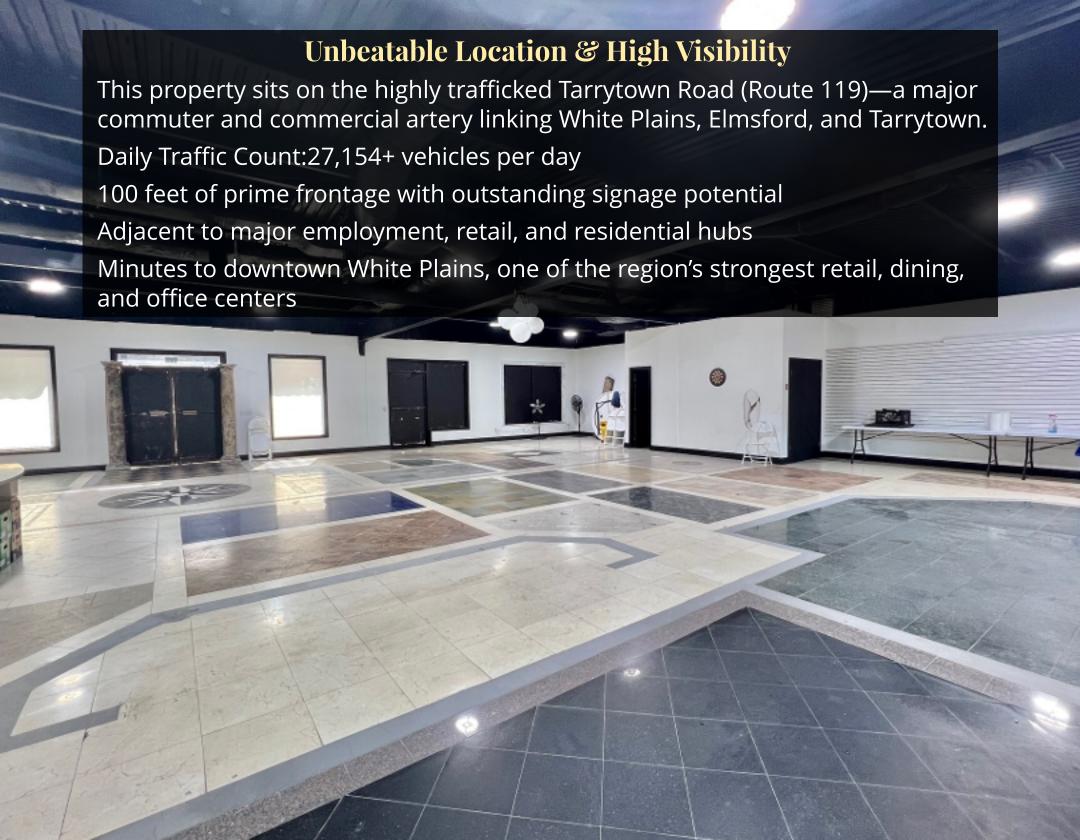
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#### **Parking**

- 6,000 SF paved parking lot
- Additional 5 dedicated spaces along the building's east side
- Excellent ingress/egress







#### **Market Trends & Corridor Insights**

Explosive Growth in Mixed-Use & Flex Development:Retail corridors along Tarrytown Road and Route 119 continue to densify as office-to-flex conversions and new retail/medical developments reshape the area.

High Demand for Warehouse/Flex:Last-mile logistics, service trades, and light industrial users are increasingly competing for limited flex inventory—keeping vacancy under 4% countywide.

Medical & Wellness Expansion:Major healthcare systems and boutique medical groups are expanding aggressively along this corridor, seeking high-visibility locations with strong parking ratios.

**Consistent Retail Performance:** Tarrytown Road maintains some of the strongest retail rents in Westchester thanks to its high traffic counts and proximity to downtown White Plains.

Strong Car Dealership Cluster:Automotive sales and service traffic continually reinforces demand for nearby complementary uses (retail, food, fitness, storage, and service industries).

#### **Ideal Uses**

Retail / Showroom, Medical / Dental, Fitness / Wellness, Office / Professional Services

Warehouse / Flex / Distribution, Storage / Contractor Yard, Automotive service, Municipal or utility uses

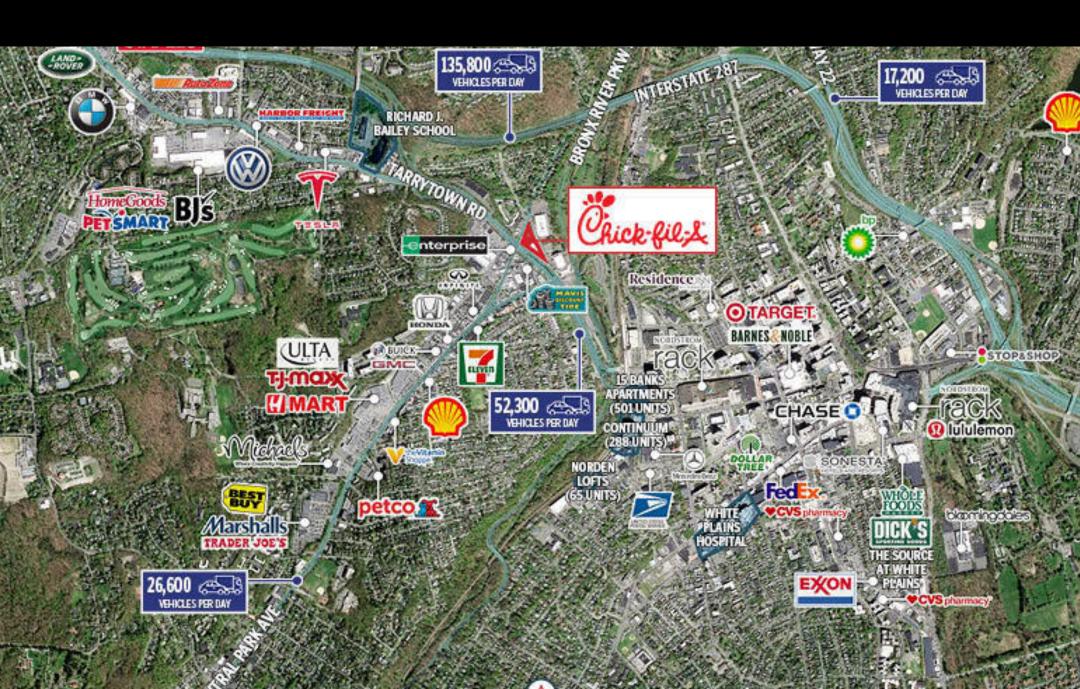
Future redevelopment for larger commercial footprint

Unlock the full potential of 560 Tarrytown Road.

A rare opportunity to control a centrally located, income-producing property with tremendous upside through repositioning, subdivision, re-lease, or full-scale redevelopment.

## **LOCATION**

# CHRISTIE'S





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