

White Plains | New York  
560 Tarrytown Road  
Retail & Warehouse Unbeatable Location & High Visibility



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
COMMERCIAL

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



## Property Overview

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

Asking:\$24 NNN

### Parking

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





## Unbeatable Location & High Visibility

This property sits on the highly trafficked Tarrytown Road (Route 119)—a major commuter and commercial artery linking White Plains, Elmsford, and Tarrytown.

Daily Traffic Count: 27,154+ vehicles per day

100 feet of prime frontage with outstanding signage potential

Adjacent to major employment, retail, and residential hubs

Minutes to downtown White Plains, one of the region's strongest retail, dining, and office centers



## 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  
INTERNATIONAL REAL ESTATE  
COMMERCIAL





**Bryan Lanza**  
**Director of Commercial, Licensed**  
**Associate Real Estate Broker**  
**M: 914.262.2598 O: 914.262.2598**  
**blanza@ciregroupcommercial.com**  
**[www.CRECIRE.com](http://www.CRECIRE.com)**



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

