



2500 & 2523 Boston Post Road Larchmont, NY 10538



Call For Pricing

13,406 SF Automotive Dealership on 0.97 Acres

Plus 0.19 Acres Lot

**Property information comes from various sources and may not always be accurate. No representation or warranty is made as to the accuracy of this information. You should verify any information that is important to your buying or selling decision.*

PROPERTY HIGHLIGHTS

EAC Properties is proud to exclusively present for sale or lease, 2500 and 2523 Boston Post Road, Larchmont, NY. Strategically situated on Route 1, between Larchmont and New Rochelle these properties offer high visibility on desirable Boston Post Road. Two separate parcels are being conveyed, perfect for owner occupant, or future net-lease investment. The first is a 0.97 acre parcel located at 2500 Boston Post Road, a SB-R zoned parcel features a 13,406 SF building currently being used as a Porsche dealership. It was most recently renovated in 2010 and offers 26 front customer parking spots as well as storage for up to 50 cars behind the building. The second parcel is directly across the street at 2523 Boston Post Road. At 0.19 acres it is also in an SB-R zone, and is currently leased as a used car dealership. Both parcels benefit from over 23,000 daily traffic counts. Inquire for more details.

- Portfolio includes 2500 Boston Post Road 0.97 AC and 2523 Boston Post Road 0.19 AC
- 2500 Boston Post Road - 13,406 SF free-standing, automotive dealership building, SB-R zoned
- 2523 Boston Post Road 0.19 acre SB-R zoned lot across the street
- 23,268 estimated daily traffic count
- Leased to Porsche until 2025
- Highly sought after Boston Post Road address
- Minutes to I-95, 20 miles to NYC, on bus route
- Renovated in 2010

For More Information, call:



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276 Post Road E
Westport, CT 06880

2777 Summer Street
Stamford, CT 06905

404 Main Street
Ridgefield, CT 06877

120 Bloomingdale Road
White Plains, NY 10605

PROPERTY FACTS

Property Details - 2500 Boston Post Rd, 10538 - 5-3-123 - SWIS: 553289

Structure

Building 1	
Number of Identical Buildings	1
Actual Year Built	1960
Effective Year Built	2010
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	575
Gross Floor Area	13406
Number of Stories	1.0
Story Height	15
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	



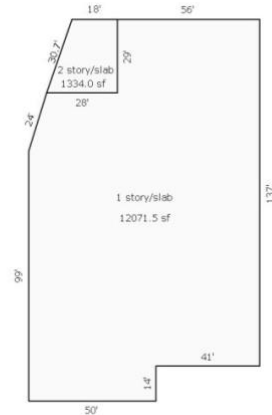
View Photos, Sketches, Historical Property Record Cards

2023 Assessment Information

Land Assessed Value	\$1,570,000
Total Assessed Value*	\$4,000,000
Equalization Rate	100.00%
Full Market Value	\$4,000,000
County Taxable	\$4,000,000
Municipal Taxable	\$4,000,000
School Taxable	\$4,000,000

Property Description

Property Type	431 - Auto dealer
Neighborhood Code	55002 comm secondary
SWIS	Unincorporated Town
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Sewer Type	3 - Comm/public
Zoning	
School	Mamaroneck



Commercial Site Uses			
Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	G01 - Auto dealer	0	13406

Improvements							
Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Actual Year Built	Effective Year Built
1	CP8 - Canpy-com st	820.00		1.00	3 - Normal	1990	

PROPERTY FACTS

Property Details - 2523 Boston Post Rd, 10538 - 5-4-126 - SWIS: 553289

Structure

Building 1	
Number of Identical Buildings	1
Actual Year Built	
Effective Year Built	
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	56
Gross Floor Area	180
Number of Stories	1.0
Story Height	12
Air Conditioning %	100%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	



View Photos, Sketches, Historical Property Record Cards

2023 Assessment Information

Land Assessed Value	\$510,000
Total Assessed Value*	\$590,000
Equalization Rate	100.00%
Full Market Value	\$590,000
County Taxable	\$590,000
Municipal Taxable	\$590,000
School Taxable	\$590,000

Property Description

Property Type	431 - Auto dealer
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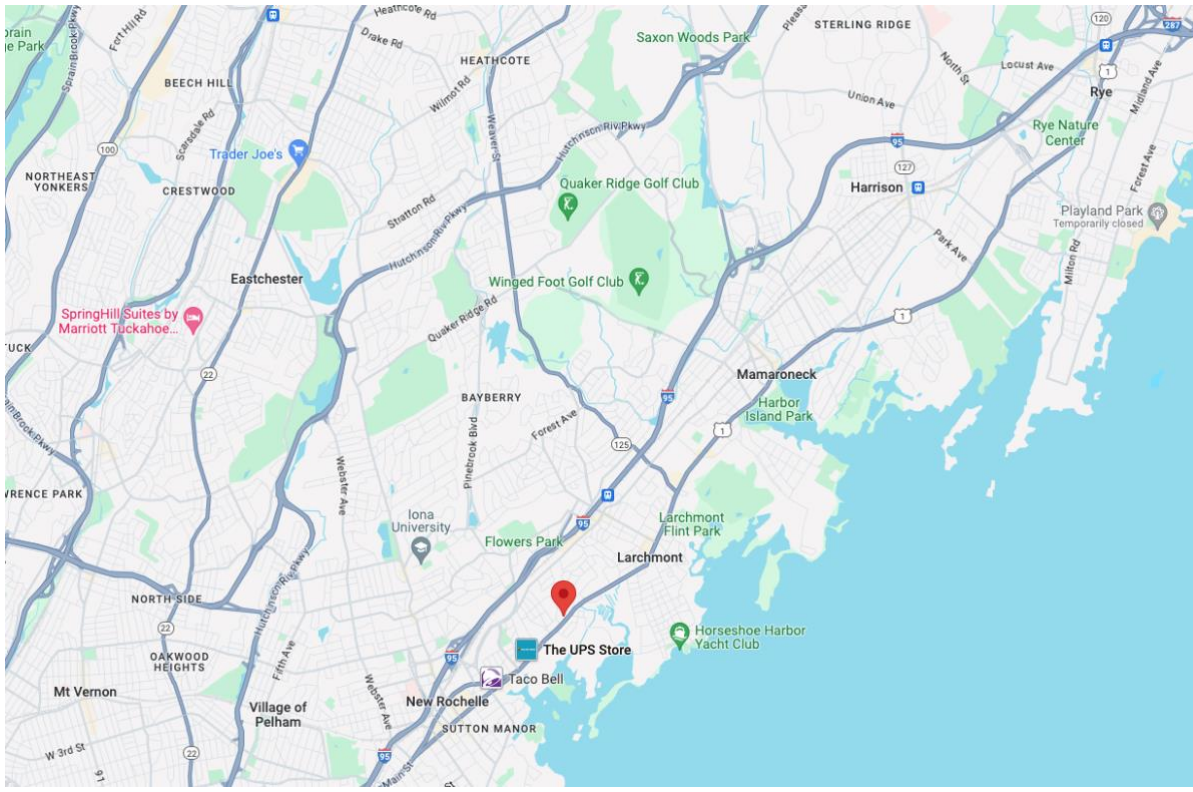
Commercial Site Uses			
Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	G02 - Usd-car sale	0	180

No Improvement Data Found

ADDITIONAL PHOTOS



AREA MAP & TRAVEL TIME



TRANSPORTATION

TRANSIT/SUBWAY

Eastchester-Dyre Ave Transit Stop 	9 min drive	4.8 mi
Baychester Avenue Transit Stop 	9 min drive	5.3 mi
Wakefield-241 Street Transit Stop 	10 min drive	6.0 mi
Nereid Avenue Transit Stop  	11 min drive	6.4 mi
233 Street Transit Stop  	12 min drive	6.8 mi

COMMUTER RAIL

Larchmont Station Commuter Rail (New Haven Line) 	20 min walk	1.3 mi
New Rochelle Station Commuter Rail (New Haven Line) 	3 min drive	1.6 mi
Mamaroneck Station Commuter Rail (New Haven Line) 	4 min drive	2.8 mi
Pelham Station Commuter Rail (New Haven Line) 	7 min drive	3.5 mi
Mount Vernon East Station Commuter Rail (New Haven Line) 	9 min drive	4.6 mi

AIRPORT

Westchester County Airport	23 min drive	14.1 mi
La Guardia Airport	28 min drive	16.2 mi

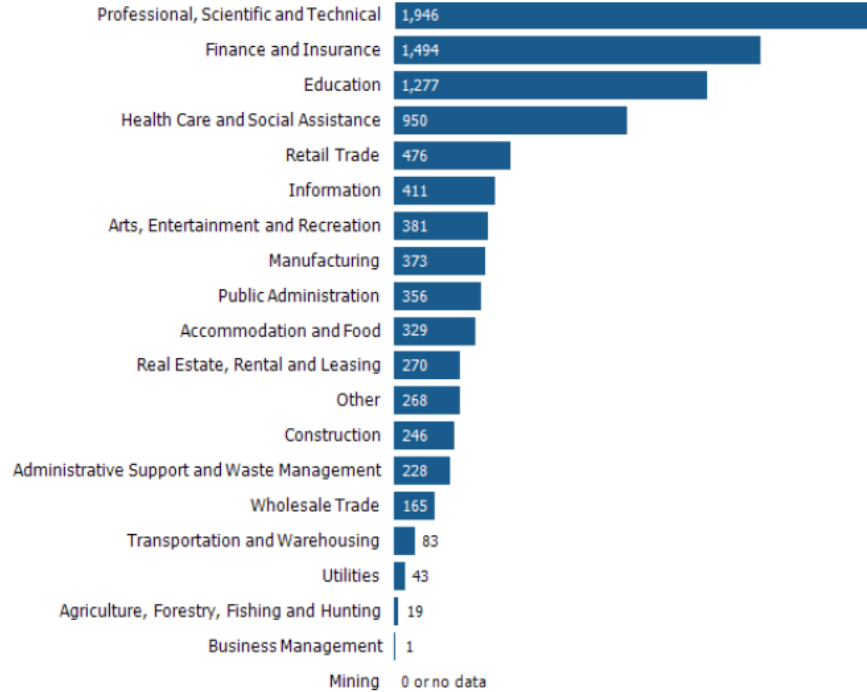
TRADE AREA INFORMATION

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

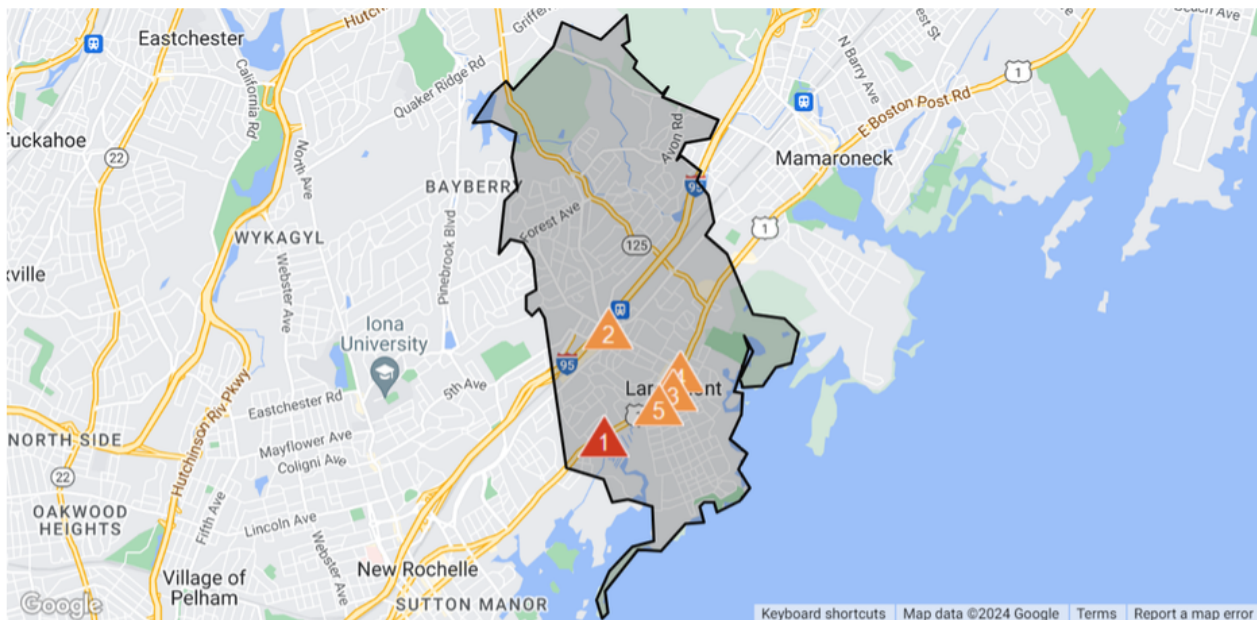


WESTCHESTER COUNTY EMPLOYERS

Several Fortune 500 companies make Westchester County their home. Among our biggest employers are:

- Regeneron Pharmaceuticals
- MasterCard
- IBM Corporation
- Pepsico Incorporated
- Pepsi Bottling Group
- Consolidated Edison
- Morgan Stanley

TRAFFIC COUNTS



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
23,268
2023 Est. daily traffic counts

Street: **Main St**
Cross: **Winans St**
Cross Dir: **SW**
Dist: **0.08 miles**

Historical counts

Year	Count	Type
2009	▲ 23,580	AADT
2002	▲ 18,900	AADT
1999	▲ 17,500	AADT
1992	▲ 14,200	AADT

2
13,872
2023 Est. daily traffic counts

Street: **Chatsworth Ave**
Cross: **Railroad Way**
Cross Dir: **NW**
Dist: **-**

Historical counts

Year	Count	Type
2021	▲ 13,753	AADT
2016	▲ 15,096	AADT
2014	▲ 13,694	AADT
2013	▲ 13,758	AADT
2010	▲ 13,999	AADT

3
13,536
2023 Est. daily traffic counts

Street: **Main St**
Cross: **Larchmont Ave**
Cross Dir: **NE**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2014	▲ 13,221	AADT
2013	▲ 13,333	AADT
2011	▲ 13,690	AADT
2010	▲ 14,329	AADT
2008	▲ 14,200	AADT

4
13,310
2023 Est. daily traffic counts

Street: **Main St**
Cross: **Mayhew Ave**
Cross Dir: **NE**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2018	▲ 13,068	AADT
2014	▲ 13,935	AADT

5
13,210
2023 Est. daily traffic counts

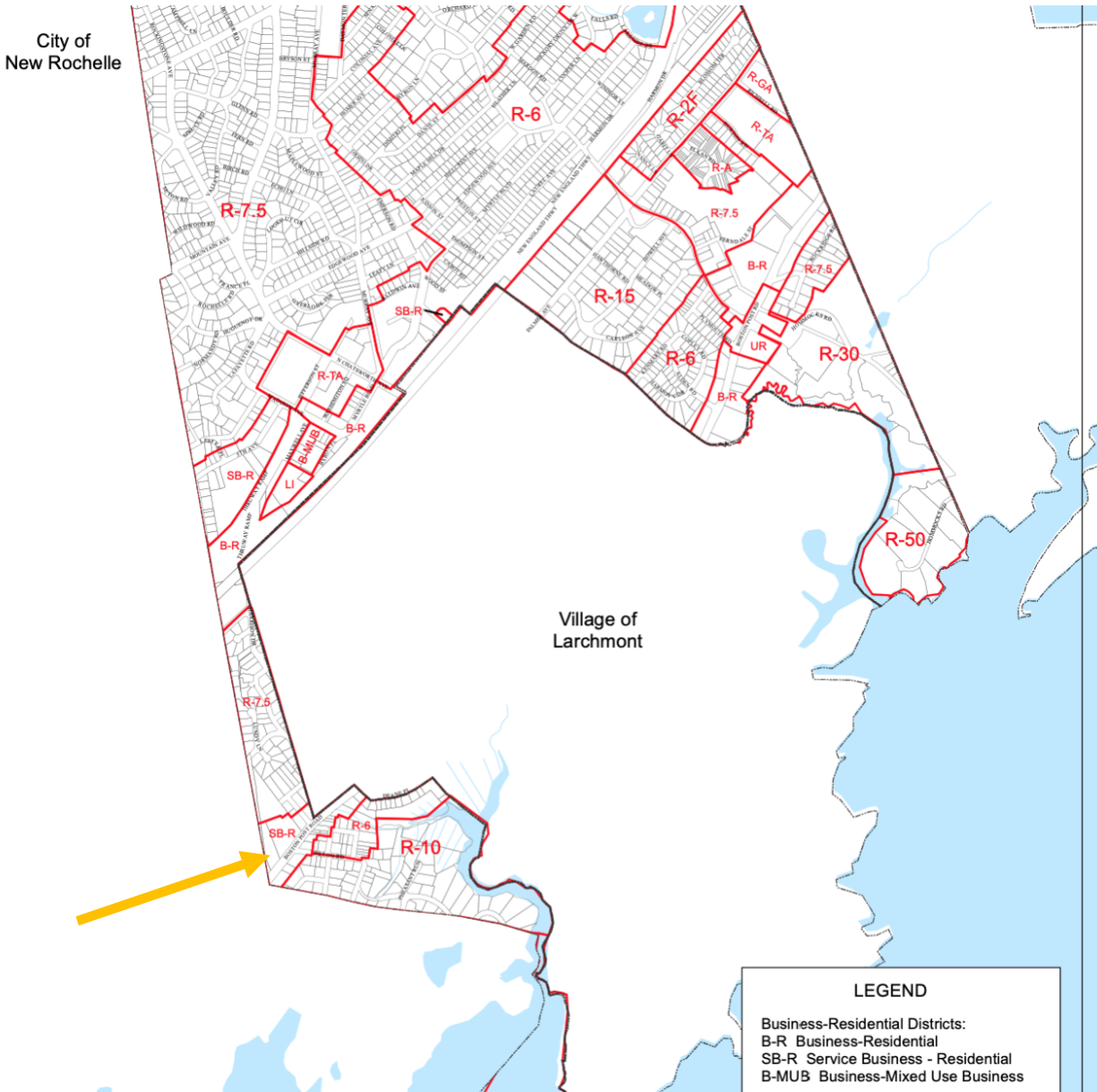
Street: **Main St**
Cross: **Alden Rd**
Cross Dir: **SW**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2021	▲ 12,169	AADT
2014	▲ 13,241	AADT
2011	▲ 13,694	AADT
2003	▲ 20,695	AADT
1995	▲ 16,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

TOWN OF MAMARONECK ZONING MAP



PROPERTY SPECIFIC ZONING REGULATIONS

§ 240-31. Service Business District: SBR. [Added 4-4-1990 by L.L. No. 2-1990 ; amended 3-4-1998 by L.L. No. 4-1998 ; 2-6-2002 by L.L. No. 4-2002 ; 9-18-2013 by L.L. No. 5-2013]

A. Principal uses.

- (1) Indoor recreation or amusement establishments.
- (2) Business or professional offices.
- (3) The sale or hire of new or used motor vehicles, but no used car lot except as accessory to a new car dealer.
- (4) Undertaking and funeral homes.
- (5) Newspaper printing and publishing.
- (6) Nursery use for the sale of plants, trees, shrubbery, nursery stock, seeds, nursery supplies, fertilizers, soil conditioners, garden hand tools and accessories and gardeners' incidental supplies (fruits, vegetables and food not permitted).
- (7) Restaurants, as defined in this chapter.
 - (a) Except for a restaurant which regularly conducted such business prior to April 14, 1998, the hours of operation for all restaurants shall be limited to the hours between 6:00 a.m. and 12:00 midnight, unless federal or state law controls the hours of operation for such use. Any restaurant which regularly conducted such business prior to April 14, 1998, shall not be required to limit its hours of operation to the hours between 6:00 a.m. and 12:00 midnight but can continue to operate such business during the hours that it was conducting such business as of April 13, 1998; provided, however, if such restaurant ceases to be a restaurant for a period of one or more years, the hours of operation of any restaurant that may commence operation at that site thereafter shall be limited to the hours between 6:00 a.m. and 12:00 midnight, unless federal or state law controls the hours of operation for such use.
- (8) Luncheonette.
- (9) Ice cream/confectionary store.
- (10) Wholesale or storage businesses in enclosed buildings.
- (11) Municipal uses.
- (12) Public utility structure serving a local area.

B. Special uses.

- (1) Stores for the sale of goods at retail or performance of customary personal services or a service clearly incidental to retail sales, but no fabrication and/or manufacturing except incidental to and on the same premises with such retail sales.
- (2) Gasoline filling stations and garages, including facilities for servicing and repair.

PROPERTY SPECIFIC ZONING REGULATIONS

(CONT.)

- (3) Multifamily housing.
- (4) Radio, television or other electronic transmission structures.
- (5) Veterinary hospital, boarding and care of small pets.
- (6) Contractors' establishments.
- (7) Automatic car-washing facilities as an adjunct to existing gasoline filling stations and/or public garages.
- (8) Fast-food restaurant, take-out food establishment, delicatessen or convenience store, subject to the following conditions:
 - (a) Such uses shall not be located within 300 feet of the lot line of each other within or outside the boundaries of the Town.
 - (b) Drive-through service shall be prohibited.
 - (c) Access to all food-related retail uses shall be via a major arterial.
 - (d) The minimum setback from a fully enclosed trash disposal area associated with a food-related retail use and an adjacent residential property line shall be 25 feet.
 - (e) Any proposal for a new or expanded business shall be required to go through site plan approval if the action involves:
 - [1] An expansion of the building envelope; and/or
 - [2] An expansion of the parking area; and/or
 - [3] An increase in seating capacity; and/or
 - [4] A change in signage.
 - (f) When a proposal for a new and or expanded stand-alone take-out food establishment, delicatessen and/or convenience store requires either special permit and/or site plan approval, such application shall also require Board of Architectural Review approval pursuant to Chapter 3 of the Town Code. The Board of Architectural Review shall have the authority to modify or omit standardized facades, signs, materials, colors or other elements of the business's design and external appearance which violate the provisions of the Town's Sign Ordinance,¹ so as to achieve the Town's land use and design objectives.
 - (g) An existing fast-food establishment, as defined herein, which seeks to convert to a co-branded fast-food establishment shall require a special permit.
- (9) Supermarket.
 - (a) The minimum lot size for a supermarket shall be 3.5 acres.

PROPERTY SPECIFIC ZONING REGULATIONS

(CONT.)

C. Accessory uses.

- (1) Any accessory building or use customarily incident to a permitted use.
- (2) Signs, exterior spotlighting or other illumination of buildings as permitted under the provisions of Chapter 175, Signs.
- (3) Home occupation.