



HOULIHAN LAWRENCE
COMMERCIAL

175 MAIN STREET

Ossining, NY 10562



OFFICE FOR LEASE

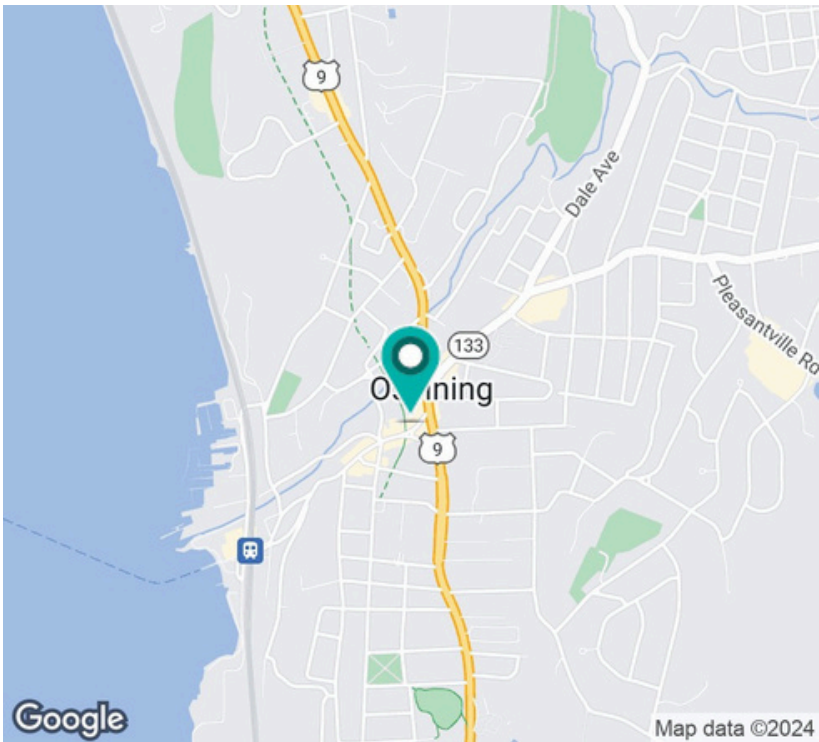
Exclusively Represented By:
Lindsey Green
Real Estate Salesperson
914 309 6625
lgreen@houlihanlawrence.com

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FOR LEASE

Overview



OFFERING SUMMARY

Lease Rate	\$2,050	per month
Lease Type	MG	
RSF Available	1,600 SF	

PROPERTY OVERVIEW

Houlihan Lawrence Commercial is pleased to exclusively present an outstanding leasing opportunity at 175 Main St in Ossining! This 1,600 square foot space, ideally situated on the 3rd floor, is a versatile gem suitable for a professional office or creative studio. With a convenient kitchenette, a private bathroom, two private offices, and a shared open space, this property is well-equipped to meet the demands of your business.

Nestled close to the scenic Hudson River, 175 Main St enjoys a prime location surrounded by diverse restaurants and shopping establishments. This ensures a constant flow of both foot and car traffic, creating an ideal setting for your business to thrive.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,631	13,191	17,109
Total Population	17,880	33,450	44,170
Average HH Income	\$105,259	\$125,042	\$145,973

Houlihan Lawrence
Rye Brook, NY 10573
800 Westchester Ave Ste. N-517



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Photos



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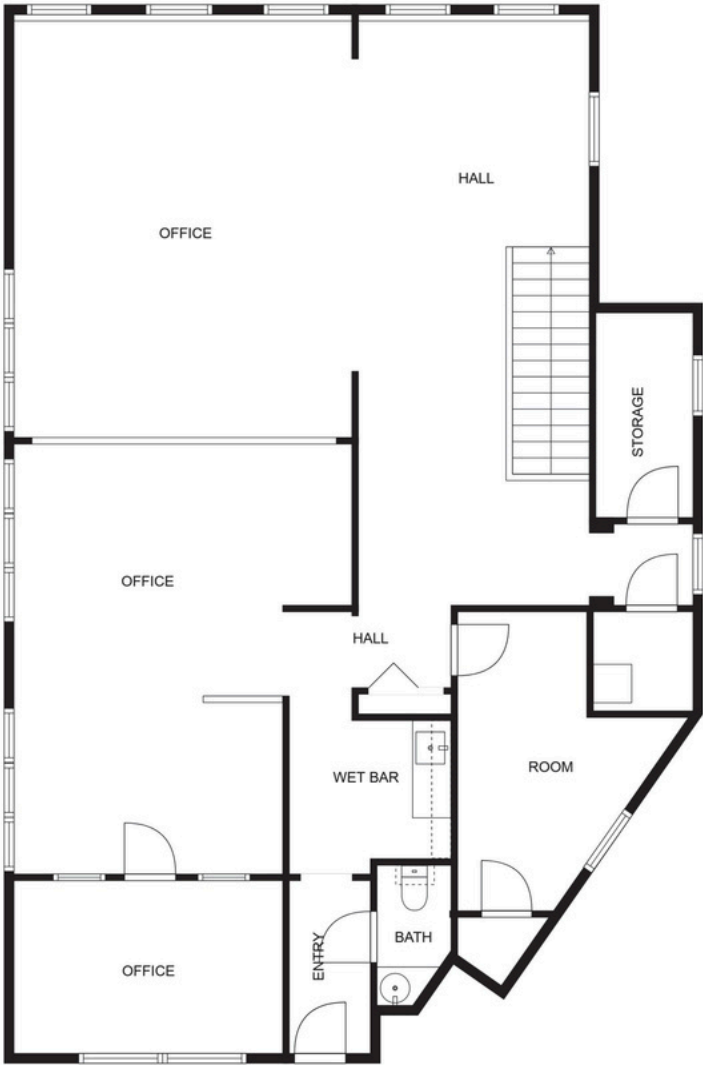
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Floor Plan



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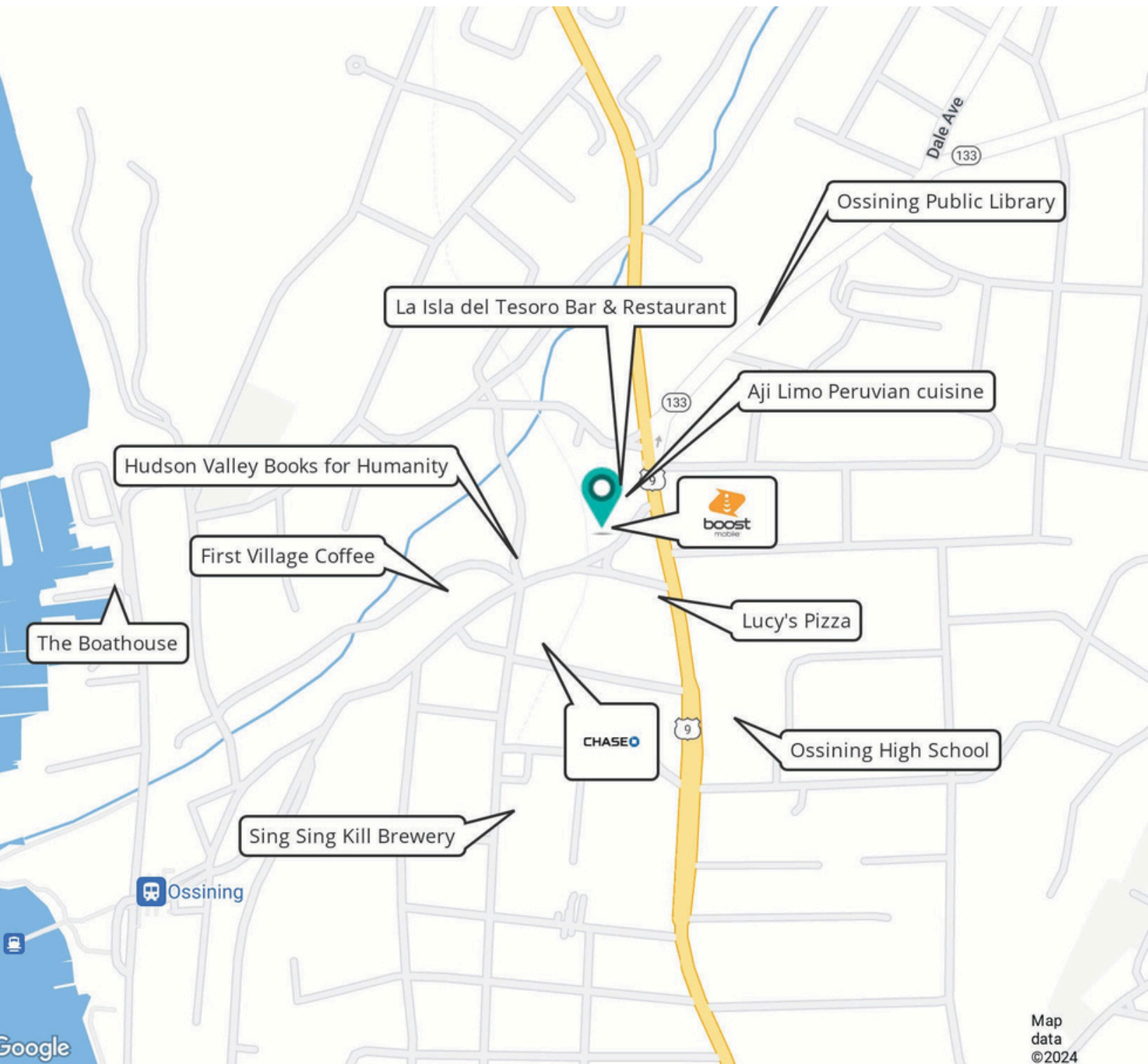
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Map



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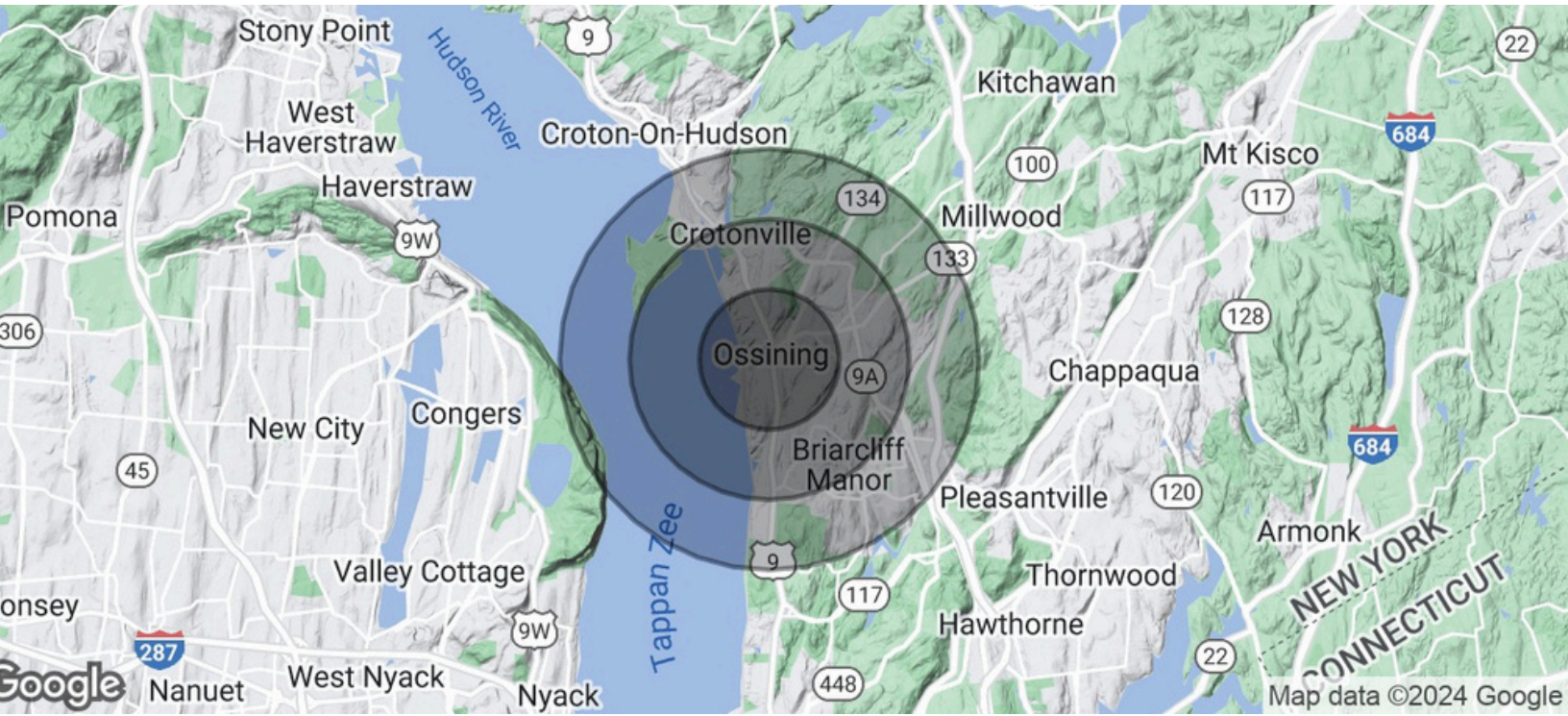
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Demographics



POPULATION	1 MILE	2 MILES	3 MILES
TotalPopulation	17,880	33,450	44,170
Average Age	41.0	44.6	44.9
Average Age (Male)	40.9	43.5	43.9
Average Age (Female)	39.9	44.7	44.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TotalHouseholds # of Persons per HH Average	6,631	13,191	17,109
HH Income Average House Value	2.7	2.5	2.6
<i>*Demographicdata derived from2020ACS- USCensus</i>	\$105,259	\$125,042	\$145,973
	\$329,491	\$407,120	\$479,161

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