



HOULIHAN LAWRENCE
COMMERCIAL

306 Midland Ave

Port Chester, NY 10573

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FOR LEASE

KLEIN
LEFKOWITZ
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Property Summary

FOR LEASE



Property Description

Standalone +/- 650 sf open retail/office space with additional +/- 350 SF dedicated storage available on Midland Avenue in Port Chester.

Located near Home Depot, with quick access to I-95, Route 287, and Route 1, and minutes to downtown Rye.

Ideal for appointment-based professional or service users seeking visibility without high walk-in traffic. Open front layout with flexible configuration and rear storage.

Offering Summary

Lease Rate:	\$2,850.00 per month
Available SF	650 - 1,000 SF

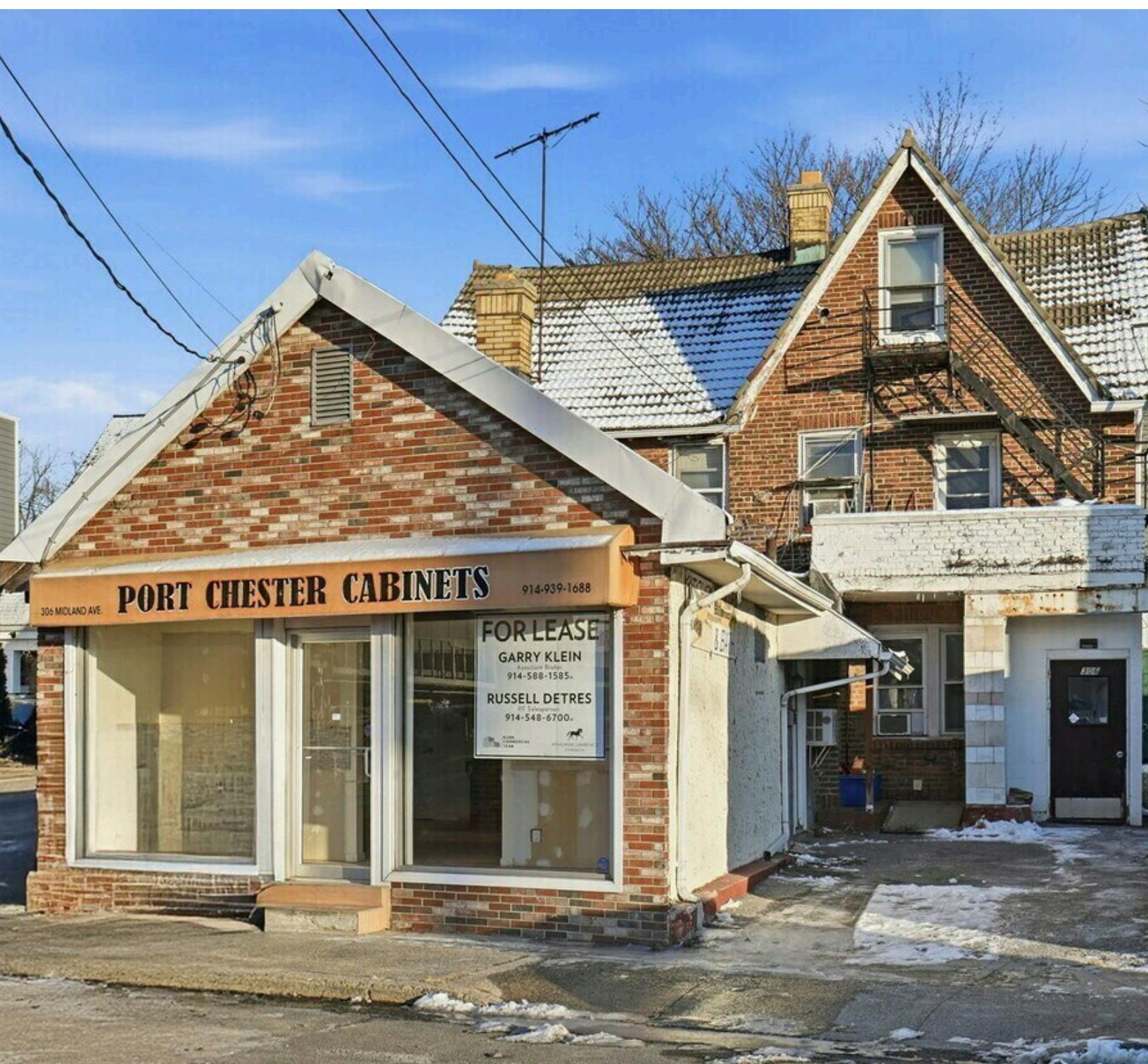


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Exterior

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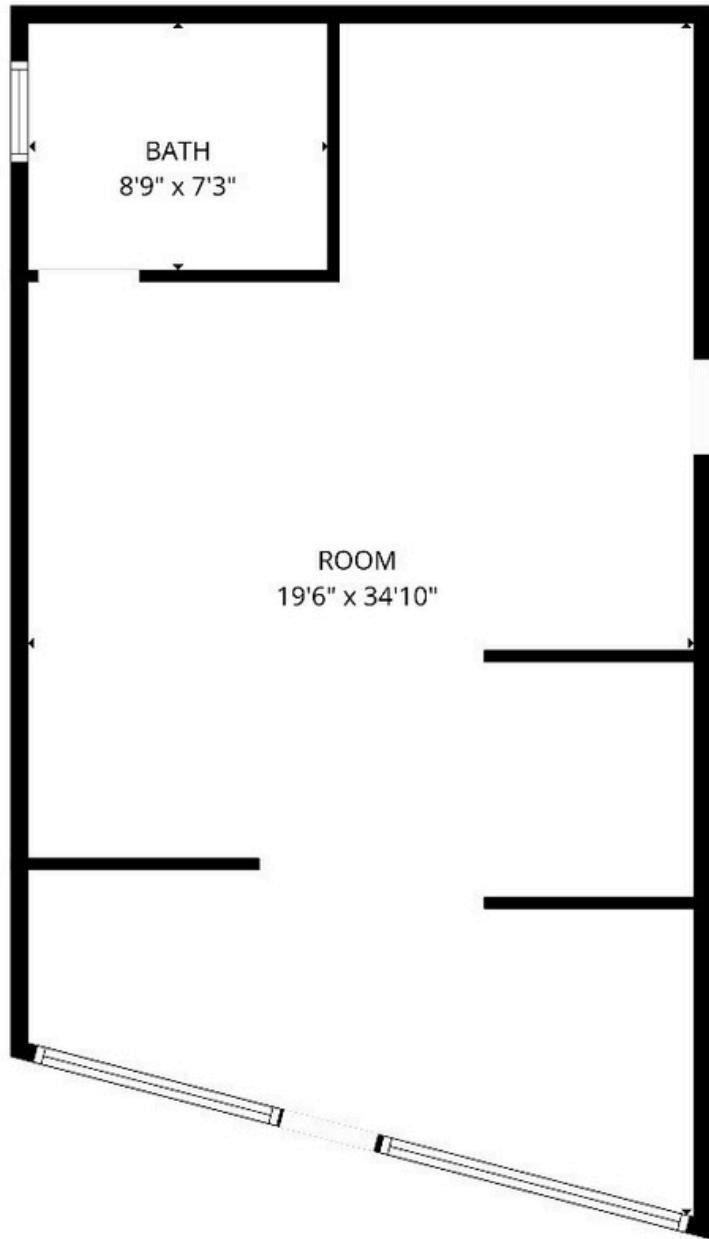
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Floor Plan

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

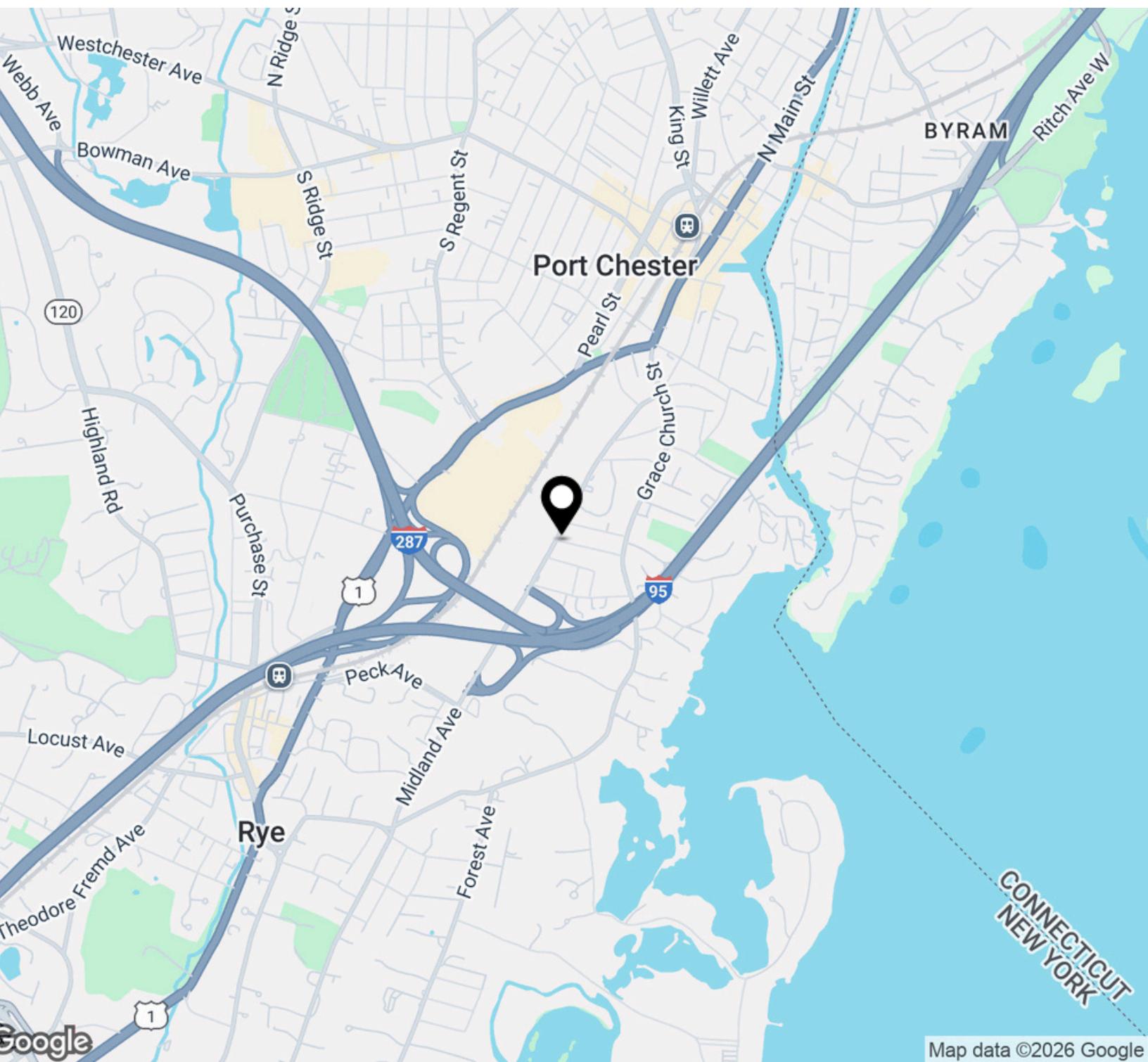


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Regional Map

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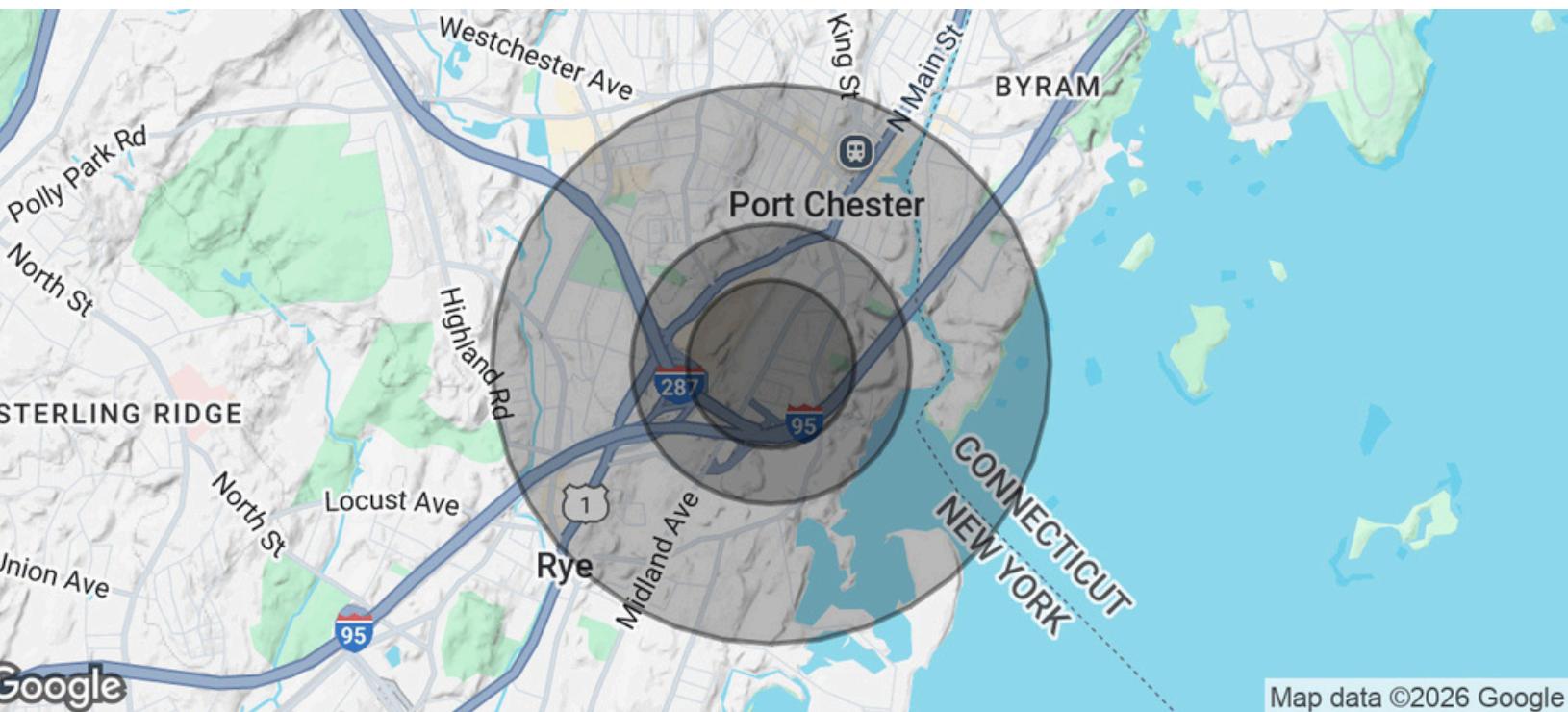
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Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,313	5,486	22,755
Average Age	35	36	38
Average Age (Male)	34	35	37
Average Age (Female)	36	37	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,040	1,691	7,394
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$93,177	\$104,809	\$135,696
Average House Value	\$732,921	\$774,770	\$807,329

Demographics data derived from AlphaMap



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