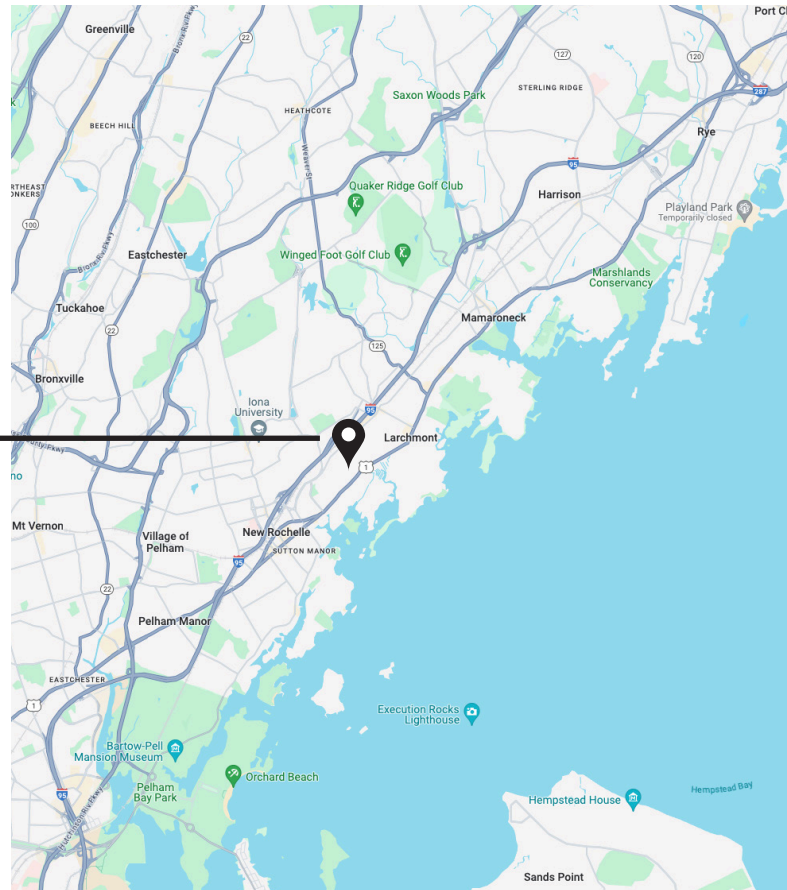


2500 2444 BOSTON POST ROAD LARCHMONT, NY



EAC Properties is proud to present 2444, 2500, and 2523 Boston Post Road, Larchmont, NY for a mixed-use or commercial development opportunity. Strategically situated on Route 1, between Larchmont and New Rochelle these properties offer high visibility on desirable Boston Post Road. Two parcels are being sold and one offered as a long-term ground lease. All located in the SB-R zone, the parcels benefit from over 23,000 daily traffic counts. Inquire for more details.



PROPERTY AVAILABLE

- 4.59 acre assemblage for development (plus adtl. 0.19 acre parcel)
- Mixed use development permitted by right
 - Greater than 350 residential units
 - 4 Stories - 44' clear height restriction
 - 70% lot coverage
 - 100' open space for every residential unit
 - 10% affordable requirement
- Commercial development by right
 - 2 - Stories 30' clear height restriction
 - 50% lot coverage

DEMOGRAPHICS

Population 2022:

Larchmont: 18,347 • Westchester County: 1,006,292

Average Household Income 2022:

Larchmont: \$281,106 • Larchmont (2027 projected): \$311,402

Average Disposable Income 2022:

Larchmont: \$169,363 • Westchester County: \$115,960

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