

+/- 765 SF BUILT-OUT OFFICE SPACE AVAILABLE

Chauncey Square Shopping Center
50 Hamilton St, Dobbs Ferry, NY 10522

ADMIRAL
REAL ESTATE SERVICES 

FOR LEASE

SECOND FLOOR
OFFICE SUITE
SITUATED
IN VIBRANT AND
BUSY SHOPPING
CENTER

Move-In
Ready

Elevator
Building

Ample Free
Parking

Food and
Fitness within
Center

Exceptional
Location



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118
JON GORDON: 914-779-8200 x115

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PROTECTED

CHAUNCEY SQUARE SHOPPING CENTER



© VHT STUDIOS



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CHAUNCEY & RIVERTOWNS SQUARES



DUE TO ITS EXCELLENT ACCESSIBILITY AND LOCATION, DOBBS FERRY'S CHAUNCEY SQUARE IS A MAJOR SHOPPING DESTINATION WITHIN WESTCHESTER'S RIVERTOWN COMMUNITIES.

THE AVERAGE HOUSEHOLD INCOME WITHIN A 3-MINUTE DRIVE OF SUBJECT SITE IS OVER \$250,000.



NOV 2023
MEDIAN
HOME SALE
PRICE

\$923K



SITE & SPACE INFORMATION

- Fully Carpeted
- Very Clean and Well-Maintained Office
- Common ADA Restrooms
- 9 Ft Drop Ceiling
- 24/7 Tenant Access
- 310 Parking Spaces – Covered Parking Available
- Situated at Exit 16 on Saw Mill River Parkway & Near I-87
- Co-Tenancy Includes New York Sports Club, Starbucks, GNC, Oasis Day Spa, Chipotle, ULTA, Smoothie King, Wine & Liquor, My Gym, Hilton Garden Inn, Lombardo's Restaurant, Northwell Health, Chop't, and Buddha Restaurant.

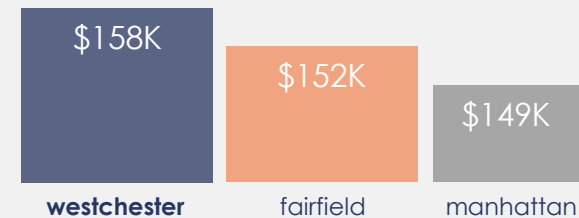
DEMOGRAPHICS

By Drive Time	3-Min	5-Min	10-Min
Average HH Income	\$253,619	\$235,120	\$184,159
Median HH Income	\$174,072	\$161,901	\$119,684
Population	2,351	12,388	99,138
Total Households	830	4,369	36,557
Disposable Income	\$157,313	\$147,038	\$119,809
Medical Expenses	\$15,645	\$14,447	\$11,403
Avg Net Worth	\$3.6M	\$3.4M	\$2.4M
Net Worth > \$2M	32.3%	29.9%	22.3%

NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



KEY FACTS (3-Minute Drive Time from Site)

AVG HH INCOME

\$253,619

MEDIAN AGE

46

MEDICAL EXPENSES

\$15,645

DISPOSABLE INCOME

\$157,313



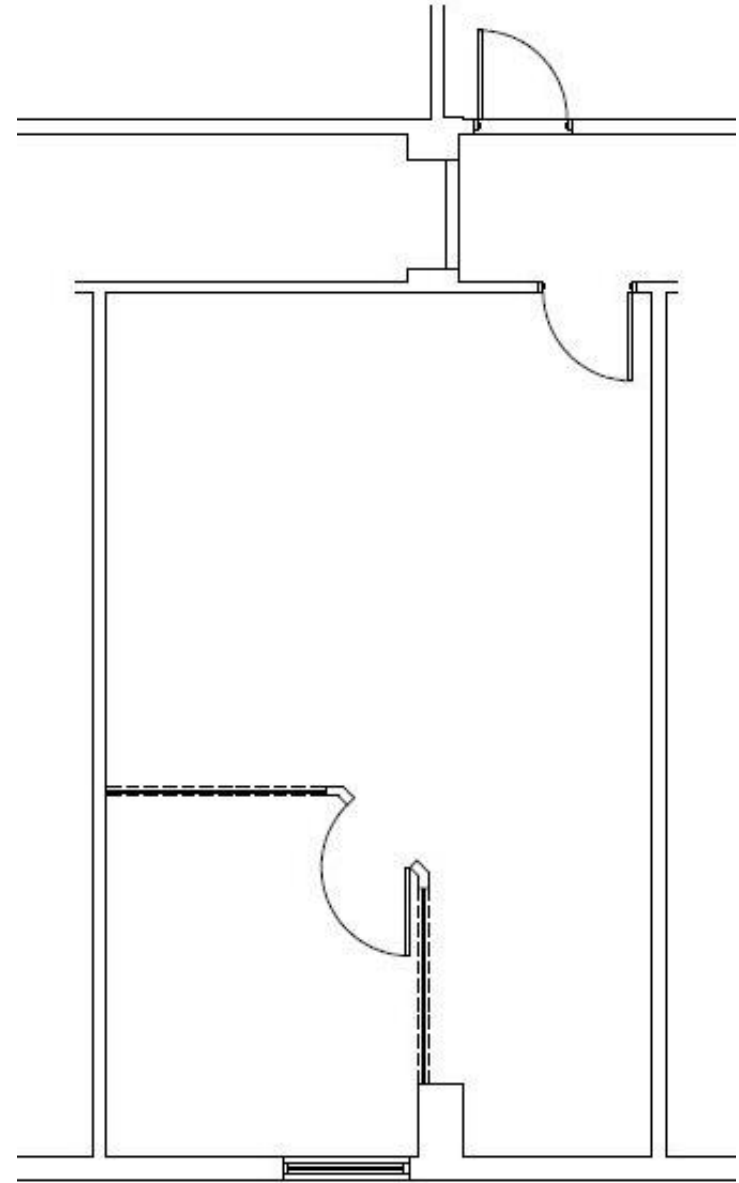
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PHOTO & FLOOR PLAN



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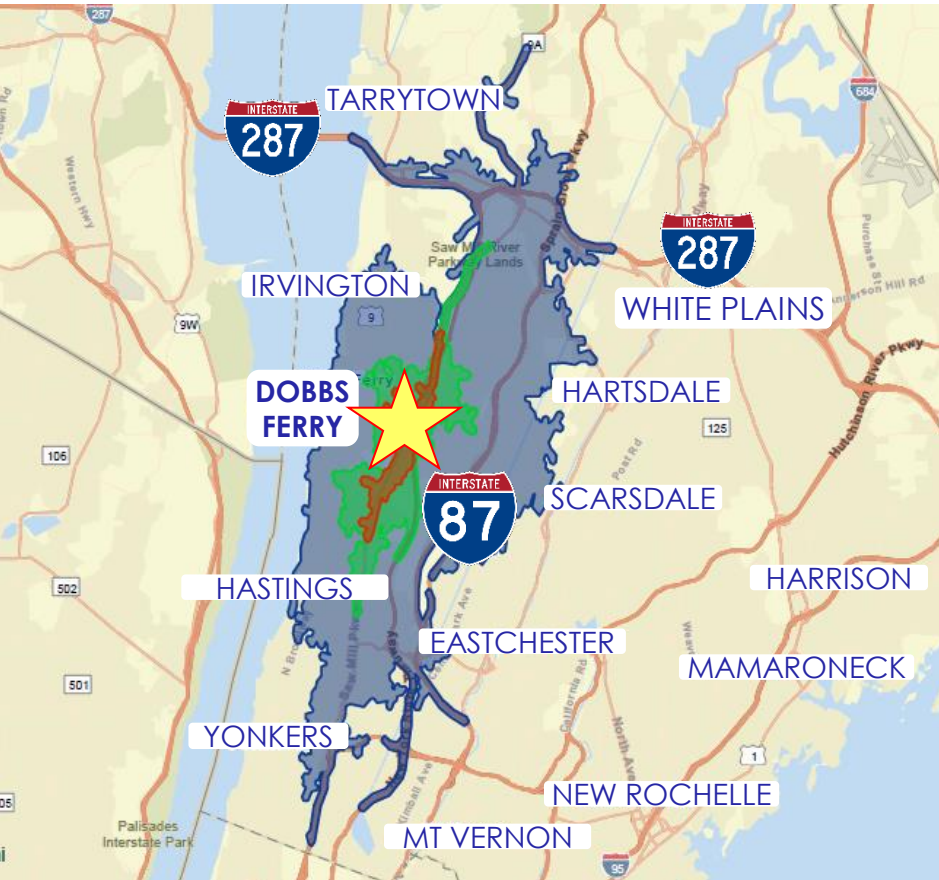
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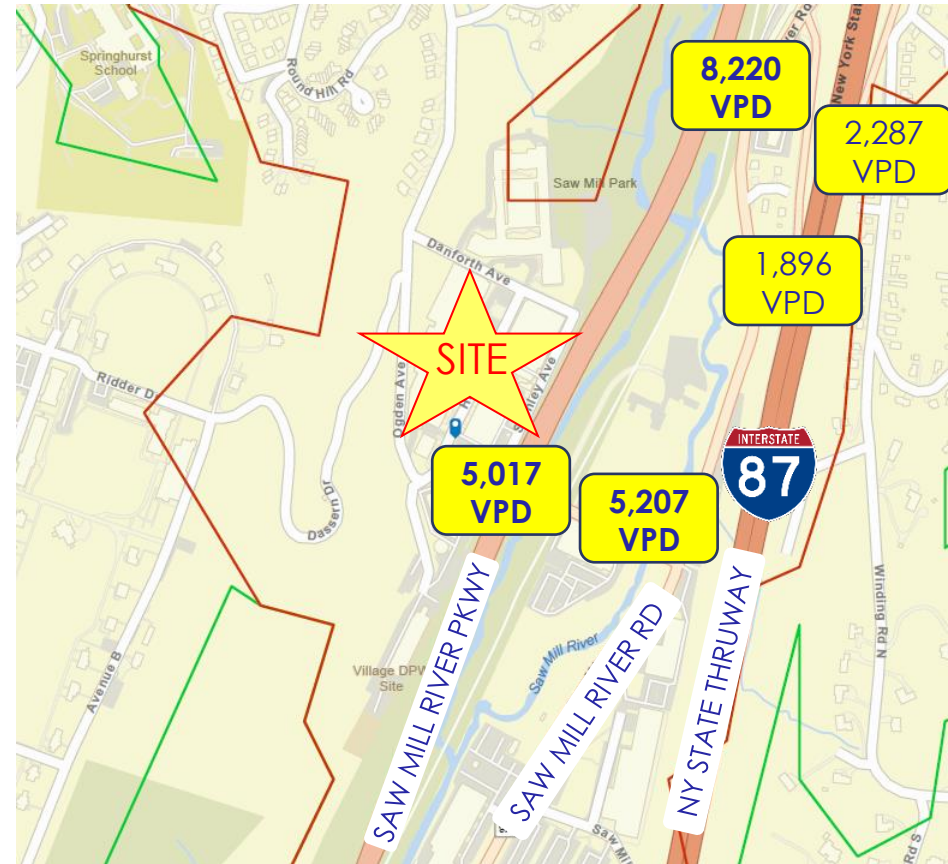
SITE MAP

DRIVE-TIME: **3-MIN** **5-MIN** **10-MIN**



TRAFFIC COUNT

5,511 Vehicles Per Day at Corner of Barker & Church



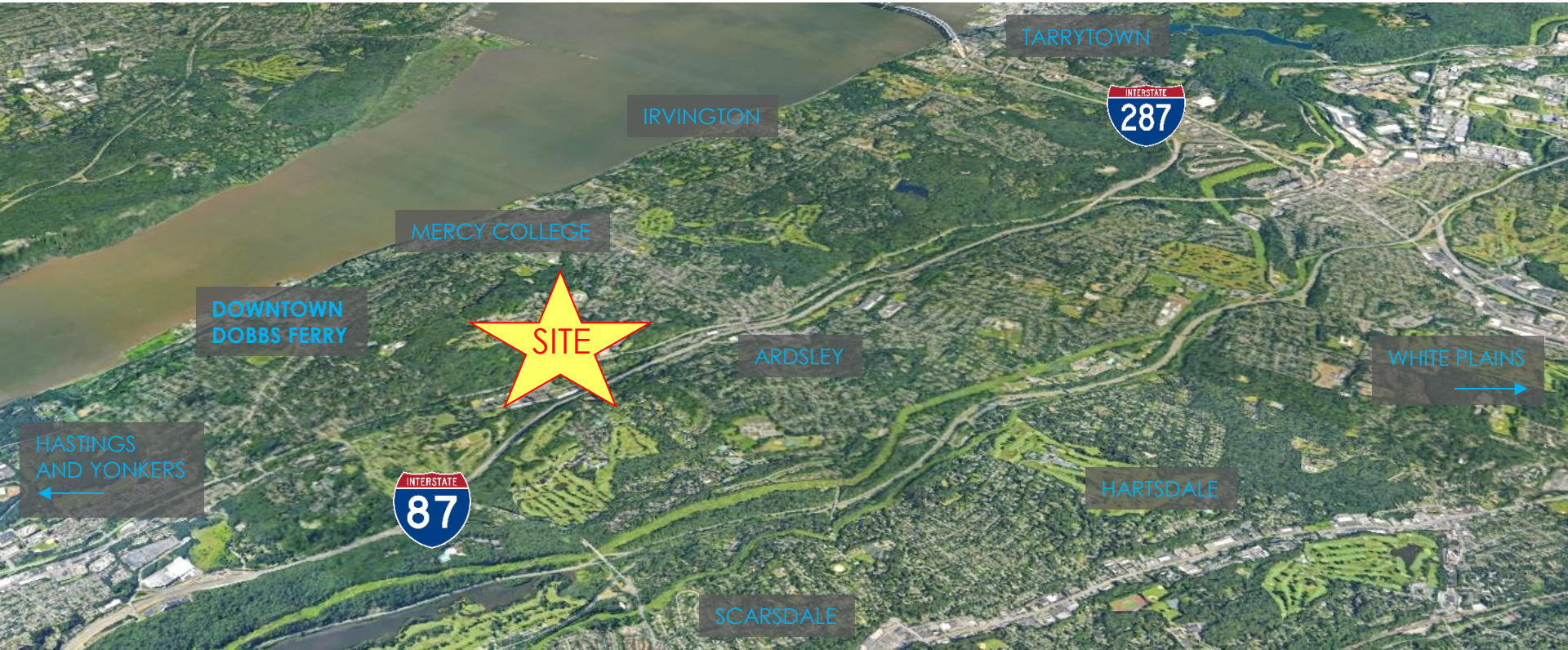
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REGIONAL MAP



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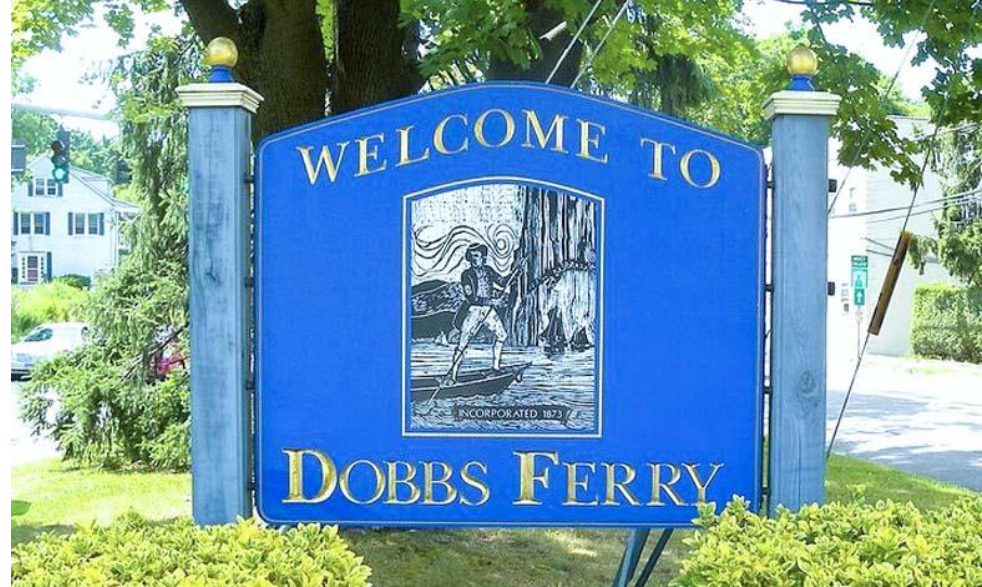
ABOUT DOBBS FERRY

Dobbs Ferry is a Village known for its Hudson River waterfront, generous open spaces, tree-lined streets, a traditional downtown, and a hillside setting all play a part in defining its identity.

This historic Village enjoys a unique location just 20 miles north of midtown Manhattan situated on major train and bus lines. Together with an easily walkable downtown, these qualities make Dobbs Ferry a vibrant small-town community of almost 11,000 neighbors.

The town boasts a high average household income of over \$250,000 per year. Additionally, the Village is known for its school system and considered one of the best in Westchester County.

Dobbs Ferry is a diverse community - economically and ethnically, and also diverse in the character of its many distinct residential neighborhoods. Dobbs Ferry enjoys a strong sense of community—among its residents, businesses and institutions—that makes this a particularly wonderful place in which to live and work.



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