



1157 Pleasantville Rd

Briarcliff Manor, NY 10510

Exclusively Represented By:

Garry Klein

Associate Broker | Regional Manager

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OFFERING MEMORANDUM

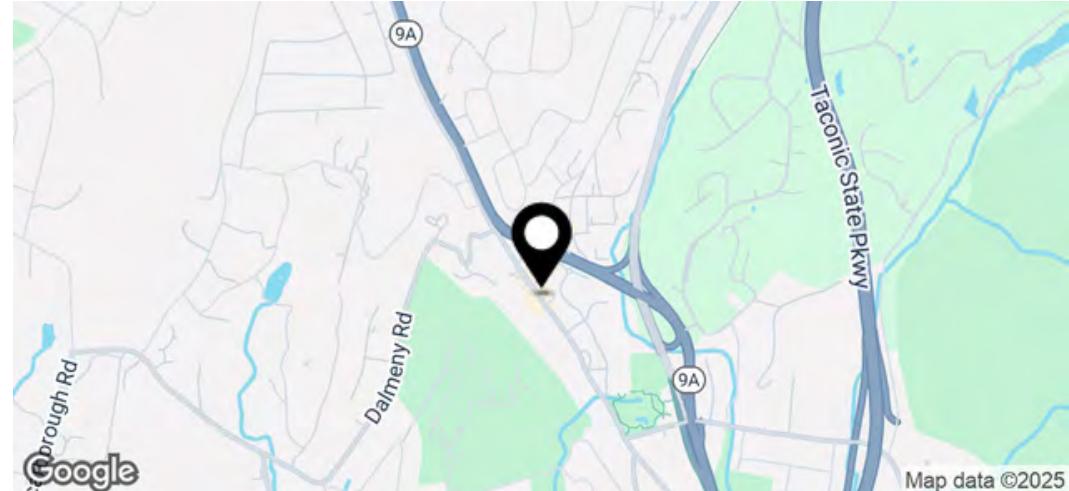


HOULIHAN LAWRENCE
COMMERCIAL

KLEIN
LEFKOWITZ
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR SALE



Offering Summary

Price	\$895,000
RE Taxes	\$11,650
Lot Size	3,920 SF
Main Floor	1,600 SF
Walkout Lower Level	1,600 SF

Property Overview

Premier investment or owner/user opportunity in sought after Briarcliff Manor.

Located on the main commercial strip this 1,600 square foot retail building has a full walk-out basement with an overhead door in the rear and four deeded parking spaces. The space is enhanced with a 12 foot ceilings and lots of light from the full glass storefront façade. High area household income, excellent foot and vehicular traffic and ample street parking make this highly desirable asset.

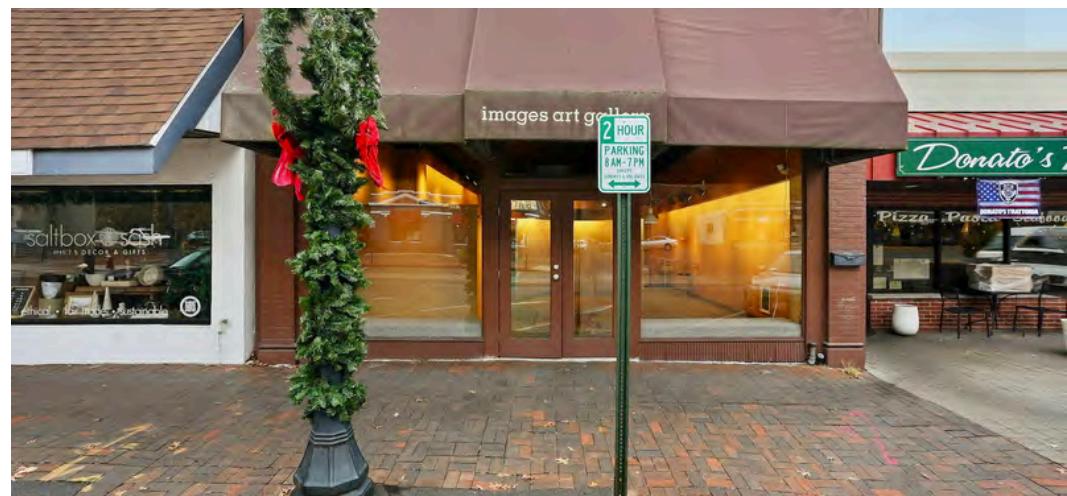


Houlihan Lawrence Commercial
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Exterior Photos | Front

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Interior Photos

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Interior Photos

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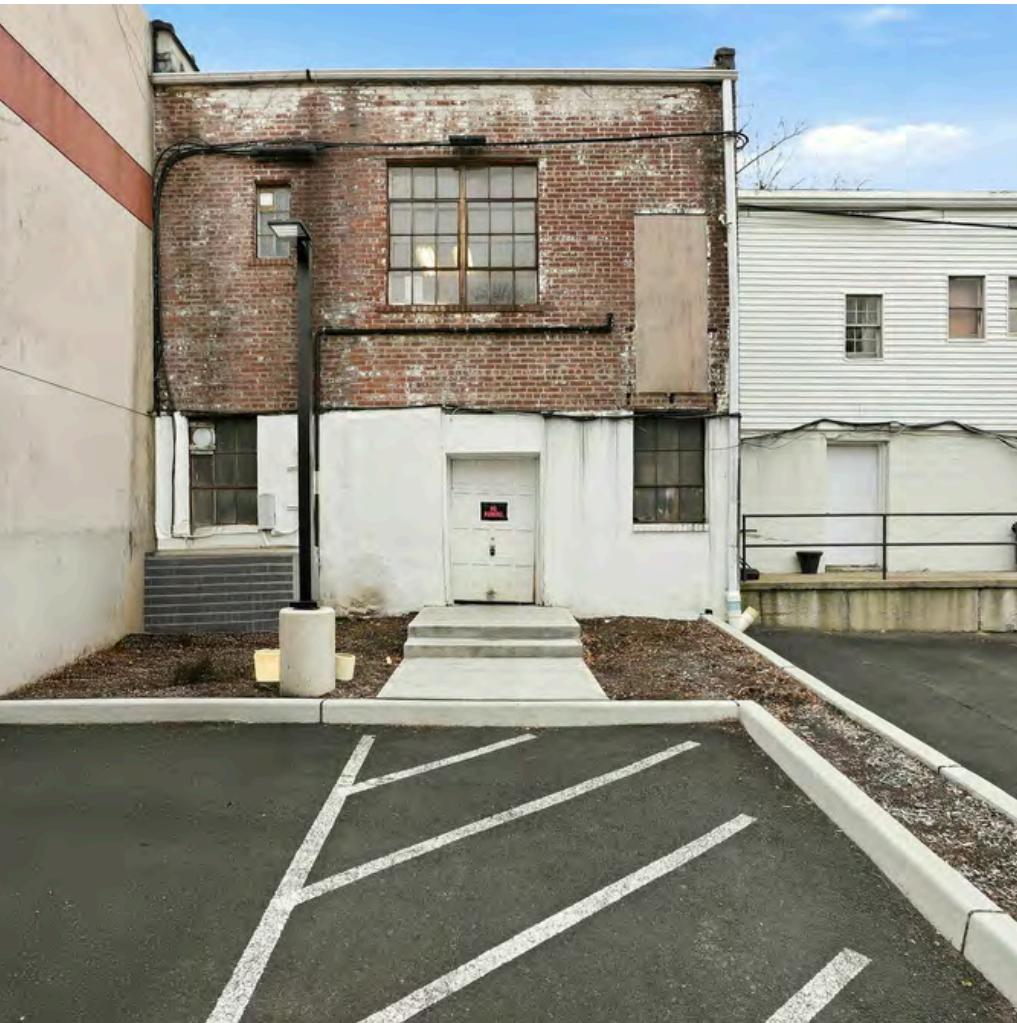
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Exterior Photos | Back

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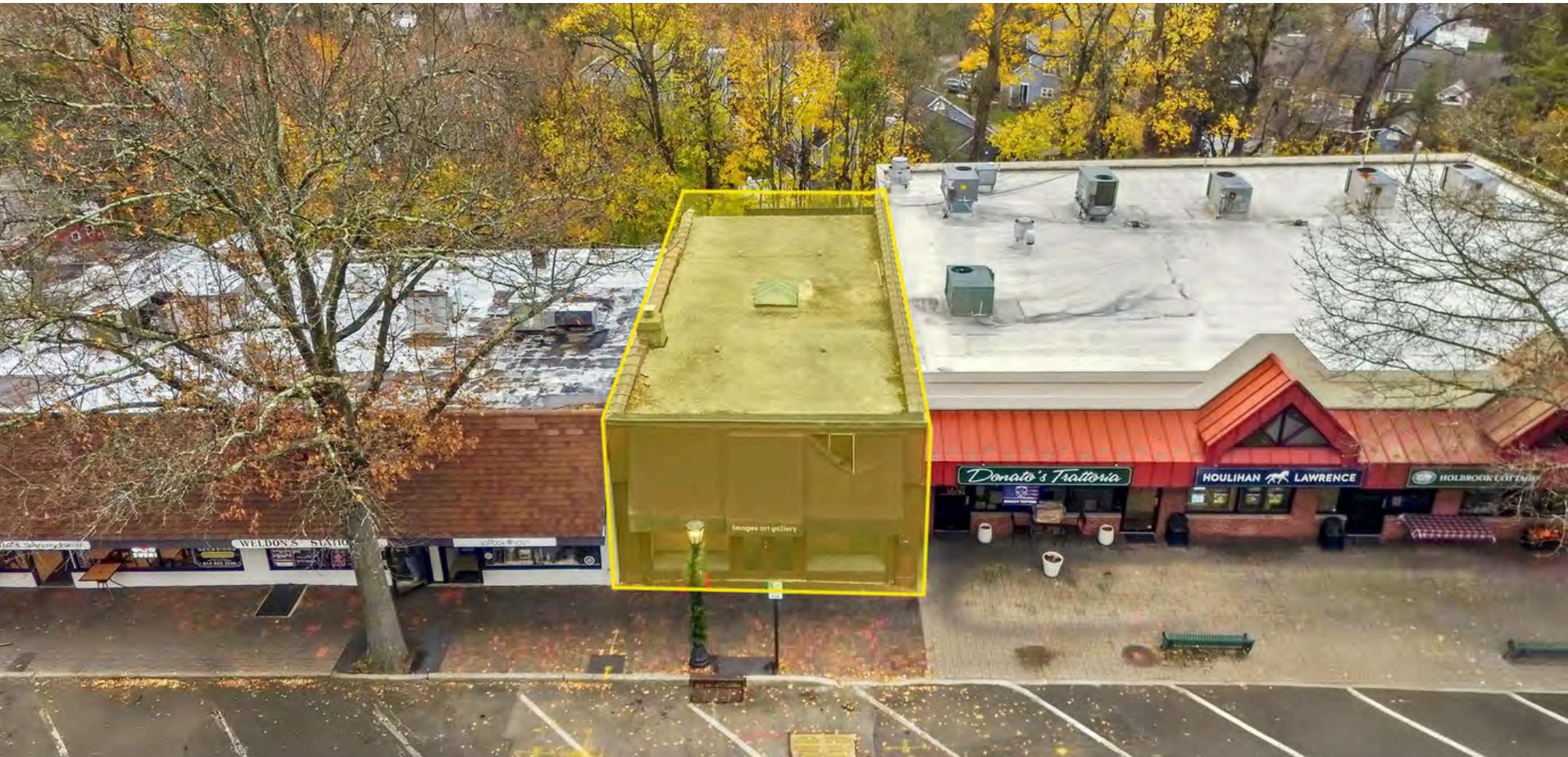
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Aerial Photo

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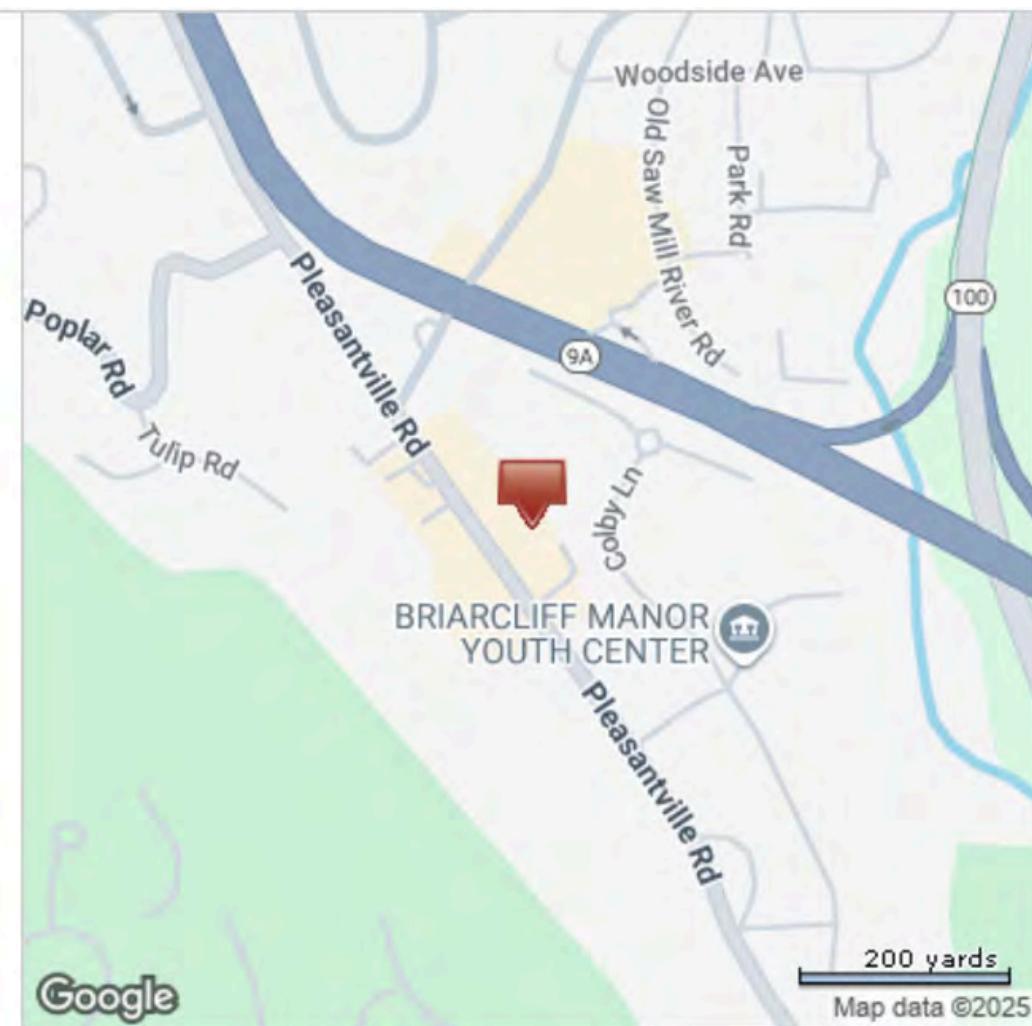


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Tax Map

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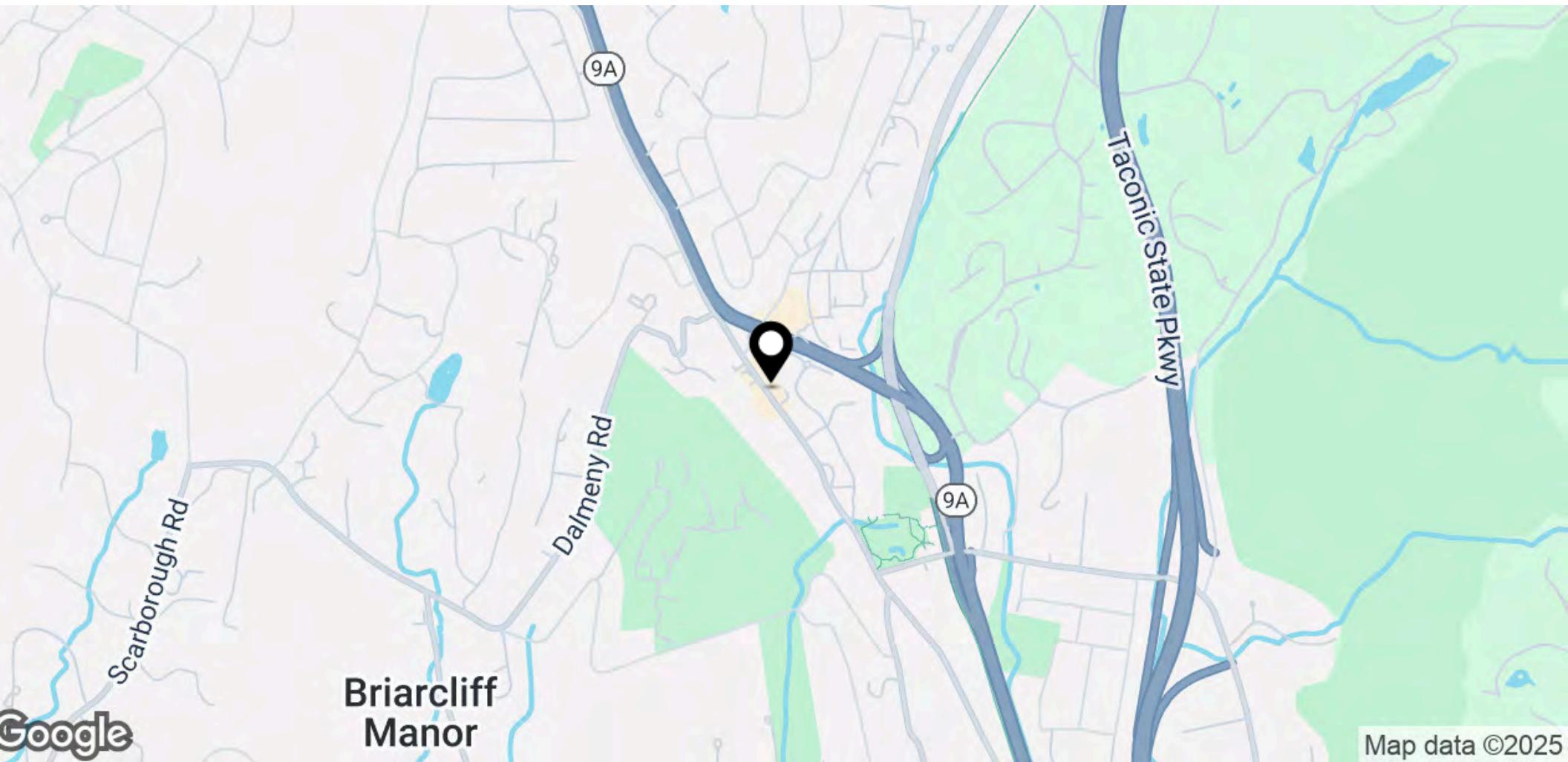


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Regional Map

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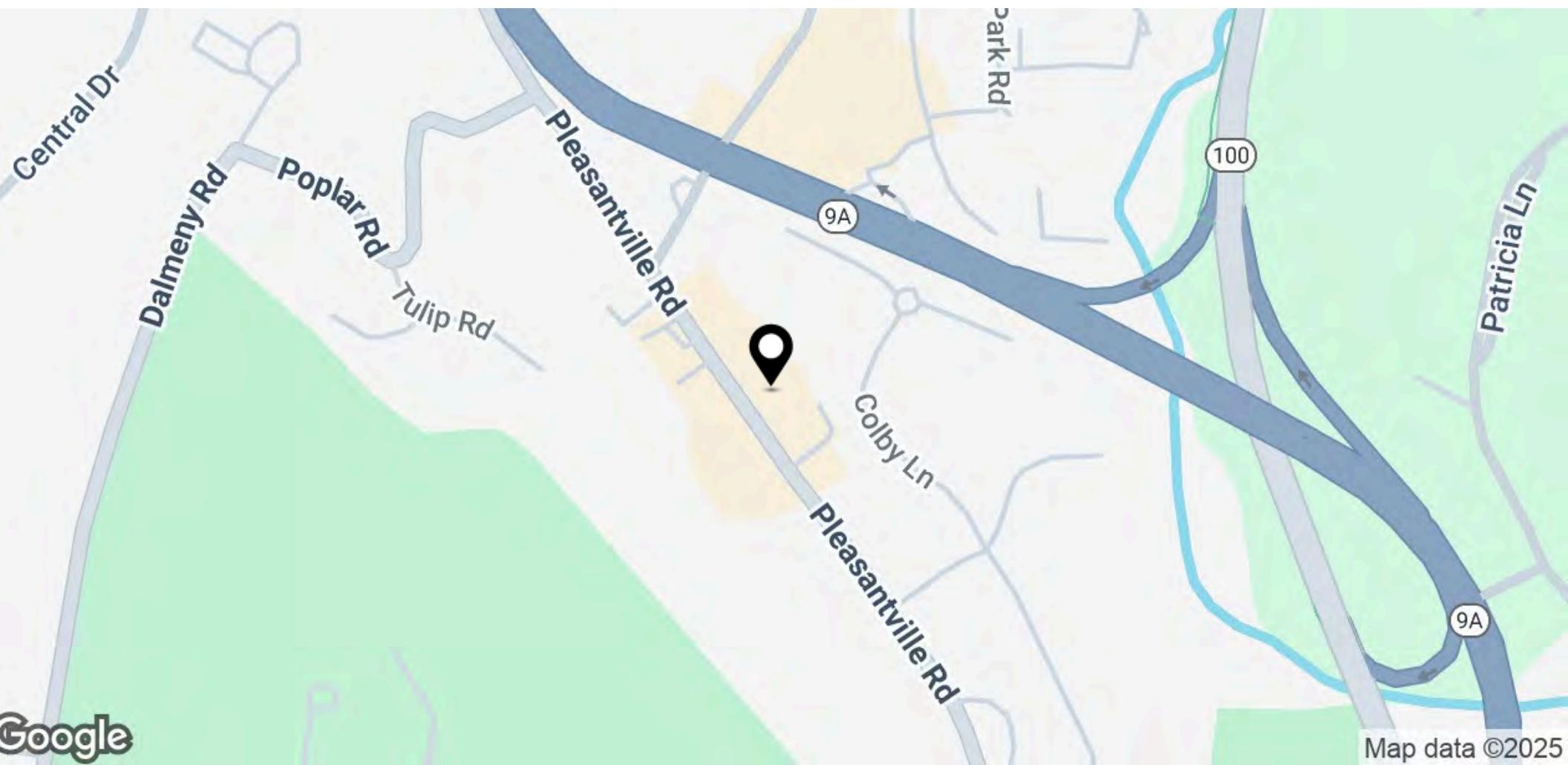
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Location Map

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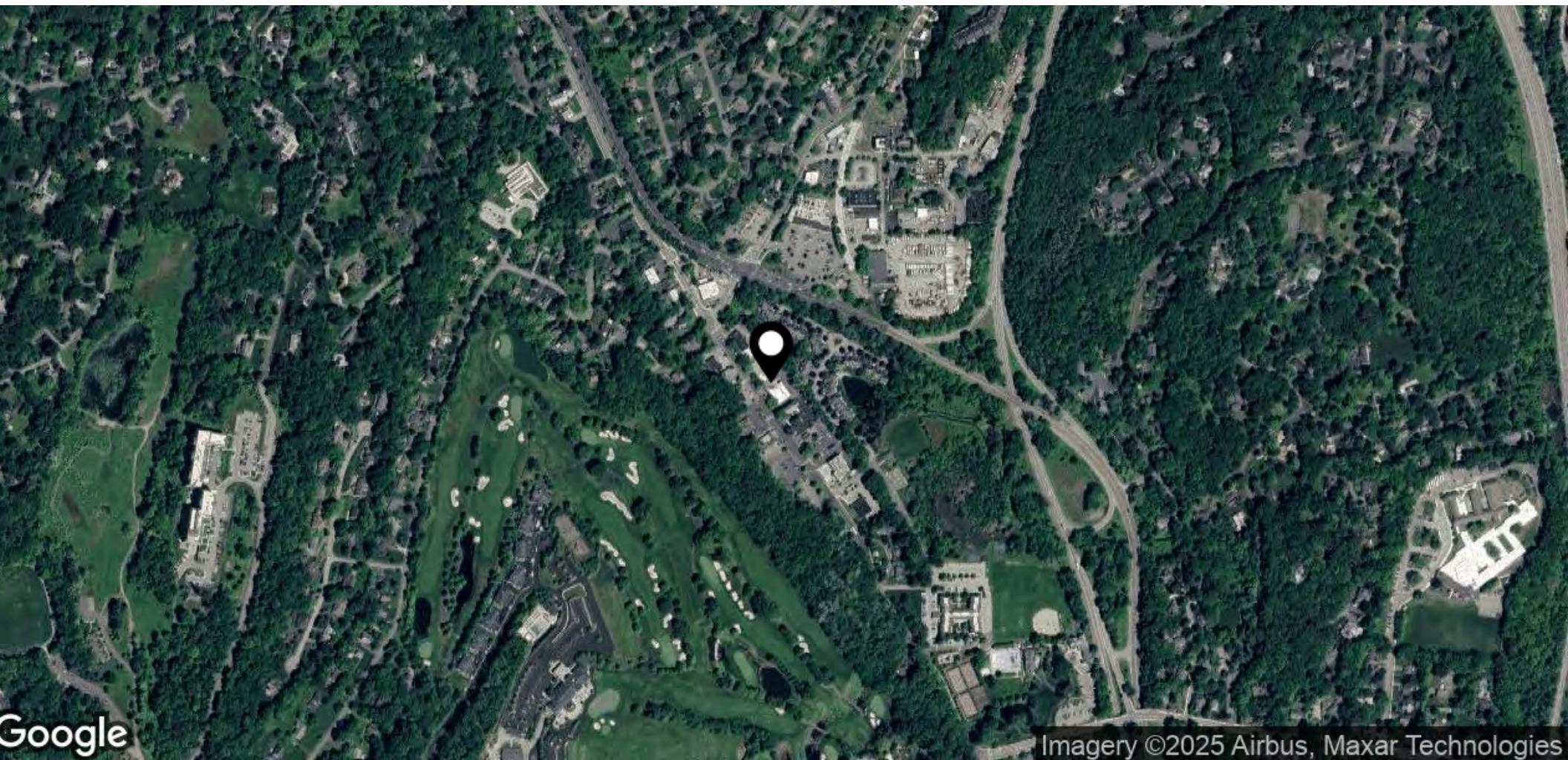
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Aerial Map

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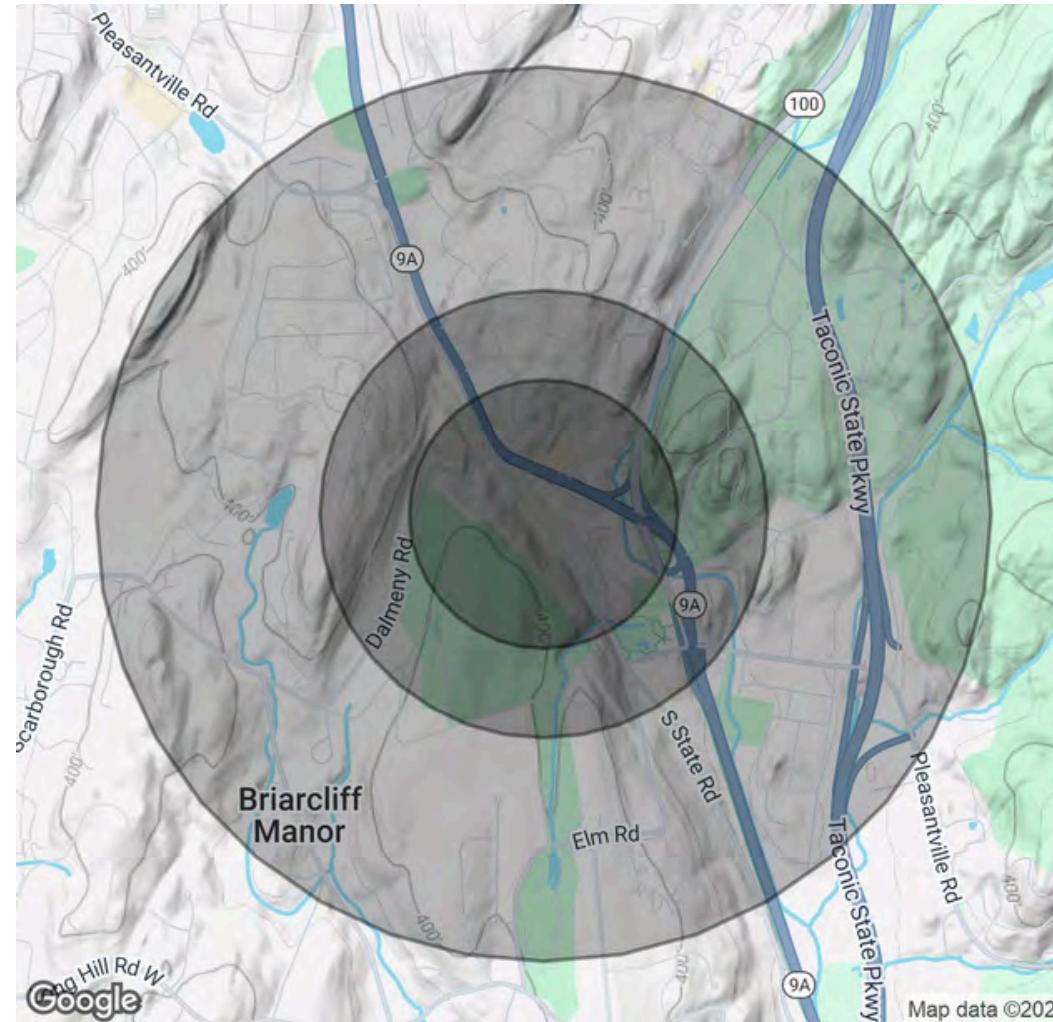
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	280	1,473	4,782
Average Age	47	47	46
Average Age (Male)	44	43	43
Average Age (Female)	50	49	48

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	110	561	1,743
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$220,429	\$229,940	\$243,256
Average House Value	\$891,968	\$919,600	\$925,885

Demographics data derived from AlphaMap



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