



**Medical Office Available**

**2005 Albany Post Road | Croton-on-Hudson, NY**

**Office Building For Lease**

**Contact**

**Frank Fiorella** 914.747.5000 x223 [ff@princetonrealtygroup.com](mailto:ff@princetonrealtygroup.com)  
**Steven Corrigan - Team Member** 914.747.5000 x281 [SC@princetonrealtygroup.com](mailto:SC@princetonrealtygroup.com)

February 2020



## Executive Summary



### OFFERING SUMMARY

**COUNTY** Westchester

**AVAILABLE SF** 1,700 SF

**TERMS** \$19.00 psf Modified  
Gross

**AVAILABILITY** Immediate

### PROPERTY OVERVIEW

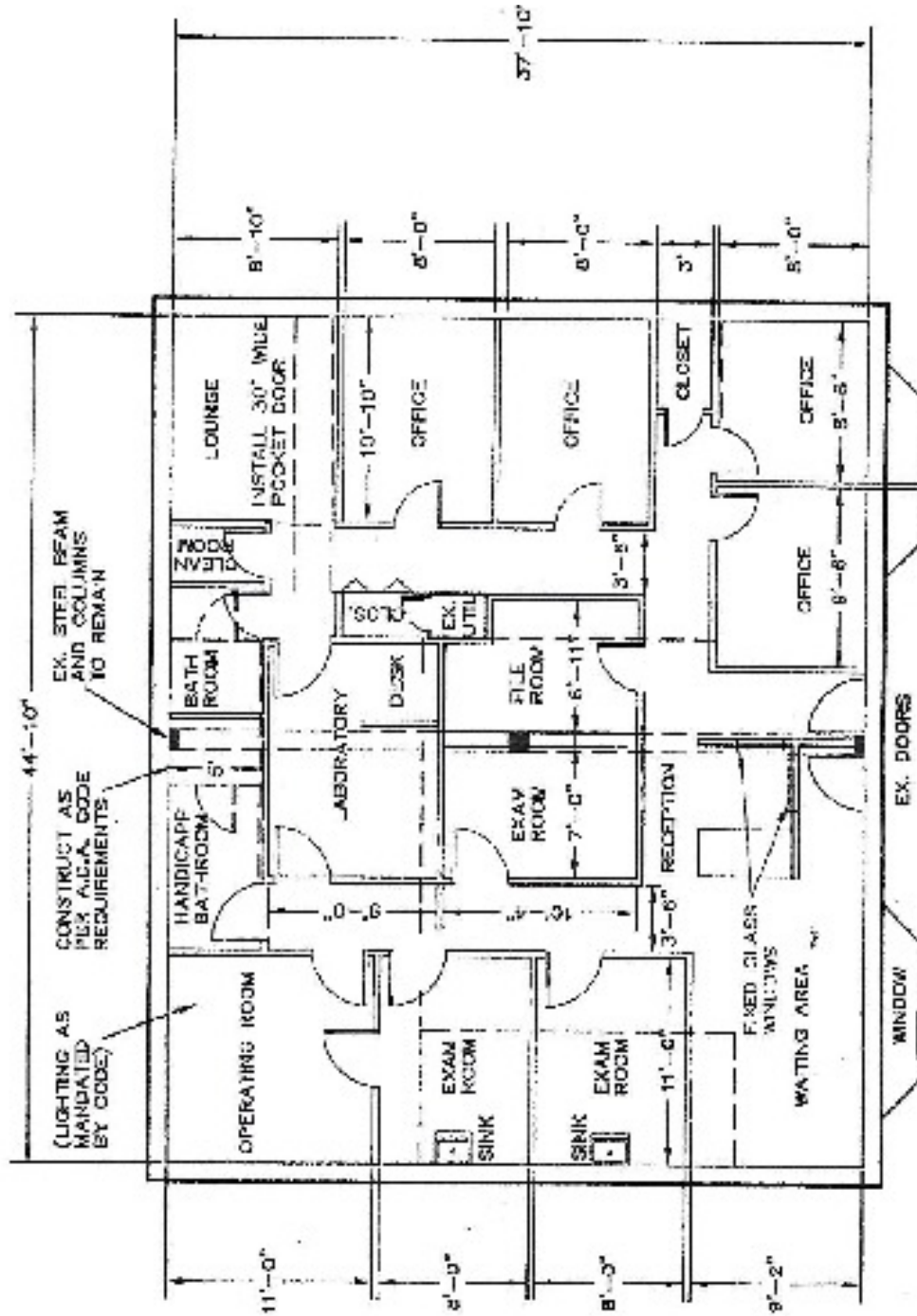
Available for lease is 1,700 sq. ft. of ground floor medical space with four (4) exam rooms with sinks, operating room, lab, four (4) offices, reception with waiting area. 24/7 access and tenant controlled air conditioning. The space has two private entrances. Property has plenty of parking. Great for Medical Use, Urgent Care, Pediatrics, Dermatologist, Physical Therapy, Psychotherapy, Chiro, Dental Office, Lab, etc.

### LOCATION OVERVIEW

Located off Route 9, situated in a high traffic shopping center with a Super Foodtown and Chase Bank. Densely populated area, surrounded by a 336 apartment townhouse community. Surrounded by Mass Transit (bus on corner) and easy access to and from the area.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, PRIOR SALE AND WITHDRAWAL WITHOUT NOTICE.

## Floor Plan





Additional Photos



Additional Photos





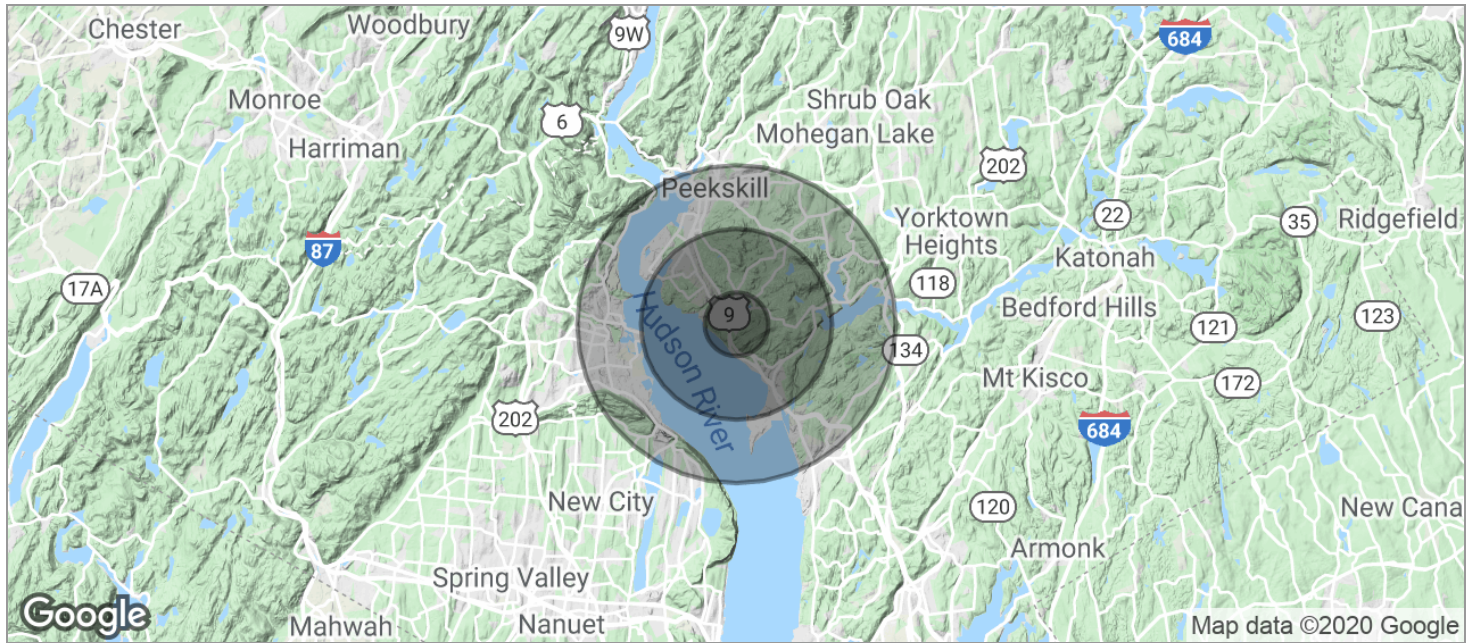
# 2005 Albany Post Road | Croton-on-Hudson, NY

OFFICE BUILDING FOR LEASE

## Location Maps



## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	2,463	19,641	94,155
<b>MEDIAN AGE</b>	44.2	41.8	38.8
<b>MEDIAN AGE (MALE)</b>	43.1	40.3	36.9
<b>MEDIAN AGE (FEMALE)</b>	45.8	43.0	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,127	7,464	34,007
<b># OF PERSONS PER HH</b>	2.2	2.6	2.8
<b>AVERAGE HH INCOME</b>	\$101,305	\$117,167	\$101,127
<b>AVERAGE HOUSE VALUE</b>	\$501,963	\$546,208	\$494,437

\* Demographic data derived from 2010 US Census