

RETAIL FOR SALE

40 CHURCH STREET

40 CHURCH STREET, WHITE PLAINS, NY 10601



KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PRESENTED BY:

PAUL MOULINS

Managing Director - Associate Broker

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pmoulins@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

40 CHURCH STREET



OFFERING SUMMARY

PRICE:	\$1,397,000
BUILDING SF:	1,666
OCCUPANCY:	Vacant
AVAILABLE SF:	1,666
LOT SIZE:	0.02 Acres
FRONTAGE:	67 FT
YEAR BUILT:	1950
PARKING:	5
ZONING:	CB-3

PROPERTY OVERVIEW

Downtown White Plains is undergoing a renaissance, and this property is perfectly positioned to ride the wave. Don't miss your chance to own a slice of legacy with limitless upside.

Historic Charm Meets Modern Opportunity. Step into a piece of White Plains history with this quaint 1,666 SF former bank building nestled in the vibrant heart of downtown White Plains. Located on Church Street, part of the bustling retail corridors, transit hubs, and major redevelopment zones, this freestanding gem offers a rare blend of architectural character and strategic positioning.



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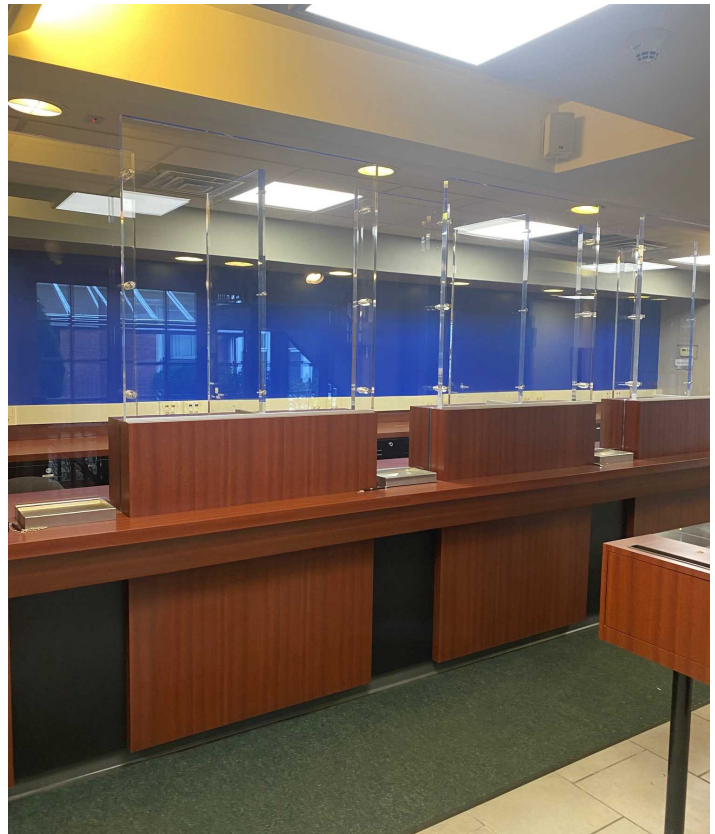
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PROPERTY PHOTOS

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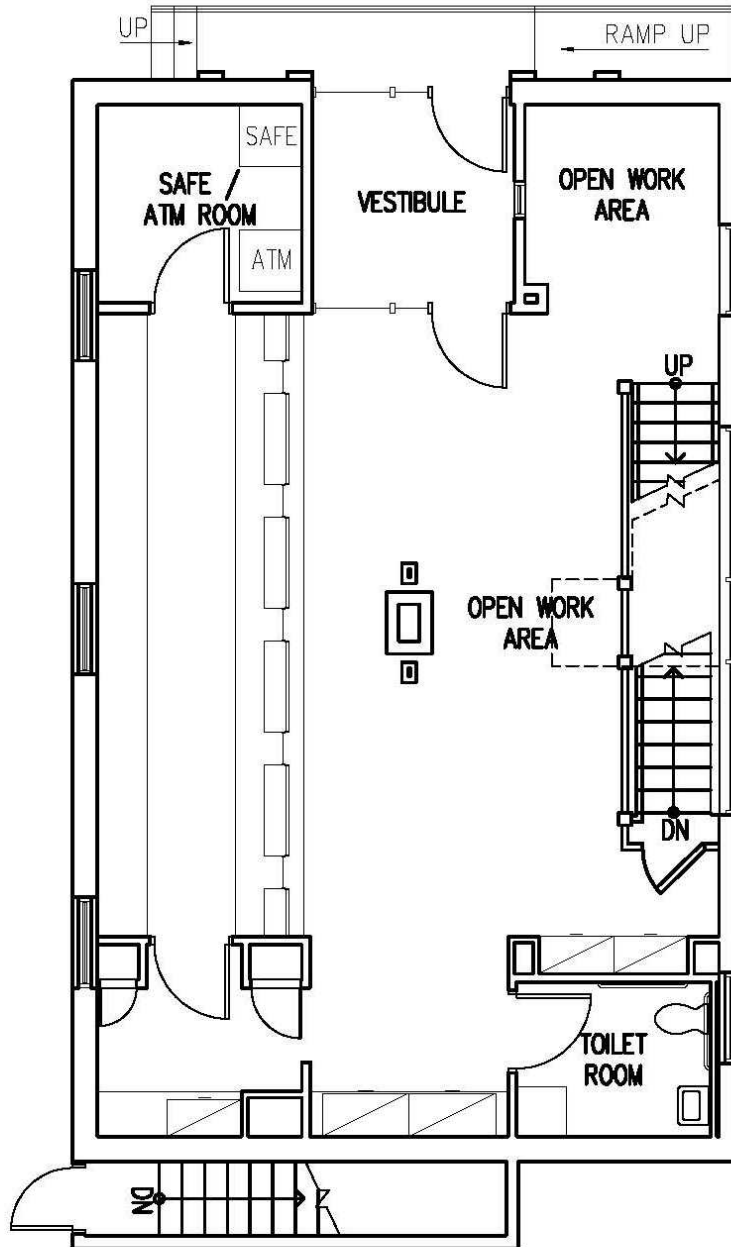
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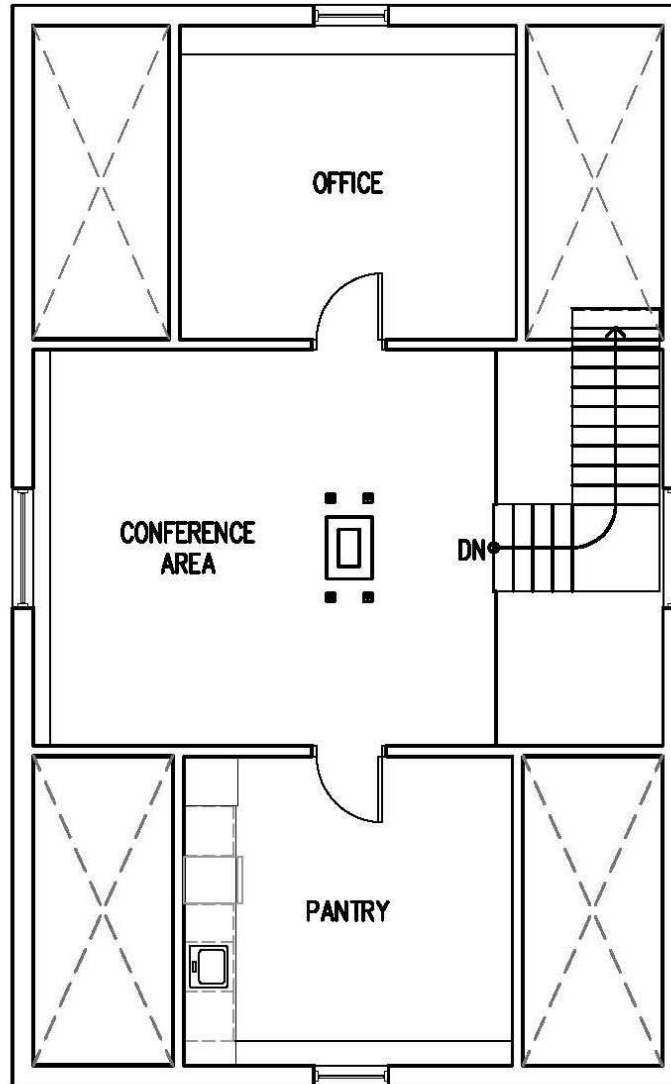


16'
1'-0"

10601 ts.com	Tenant: Sheet Title: FIRST FLOOR PLAN	Project Description: EXISTING CONDITIONS 40 CHURCH STREET WHITE PLAINS, NY 10601
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2ND FLOOR

40 CHURCH STREET



16'
1'-0"

Tenants: 10601 ts.com	Sheet Title: SECOND FLOOR PLAN	Project Description: EXISTING CONDITIONS 40 CHURCH STREET WHITE PLAINS, NY 10601
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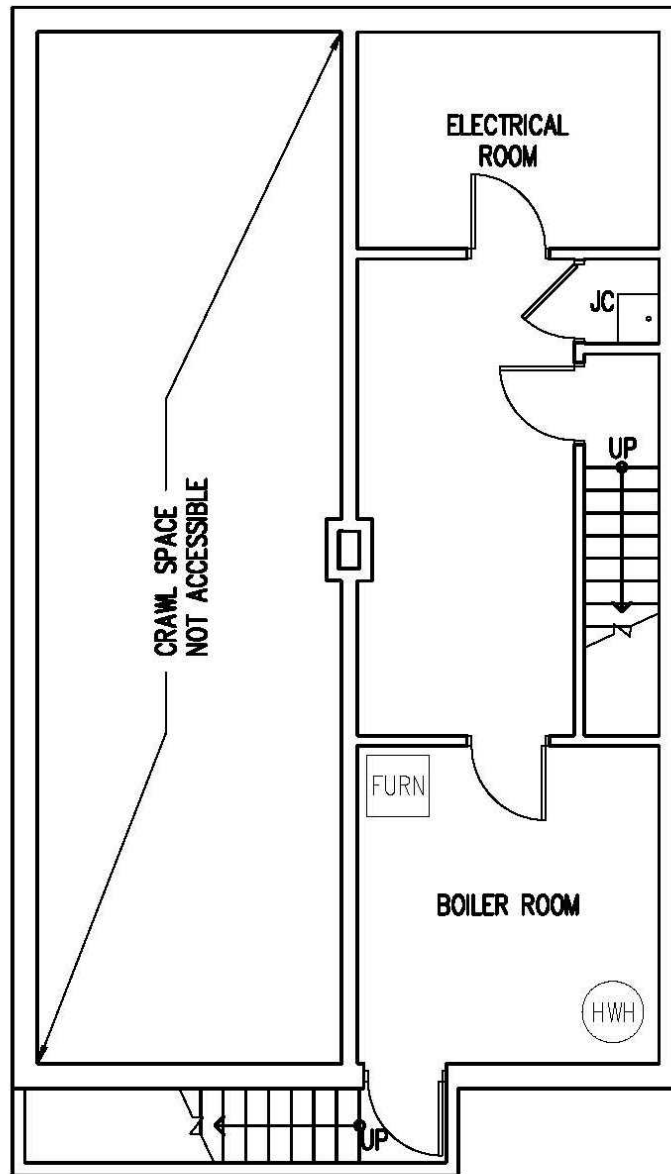
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BASEMENT UTILITY ROOMS

40 CHURCH STREET



16'
1'-0"

Tenants: Sheet Title: BASEMENT FLOOR PLAN	Project Description: EXISTING CONDITIONS 40 CHURCH STREET WHITE PLAINS, NY 10601
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AERIAL MAP

40 CHURCH STREET



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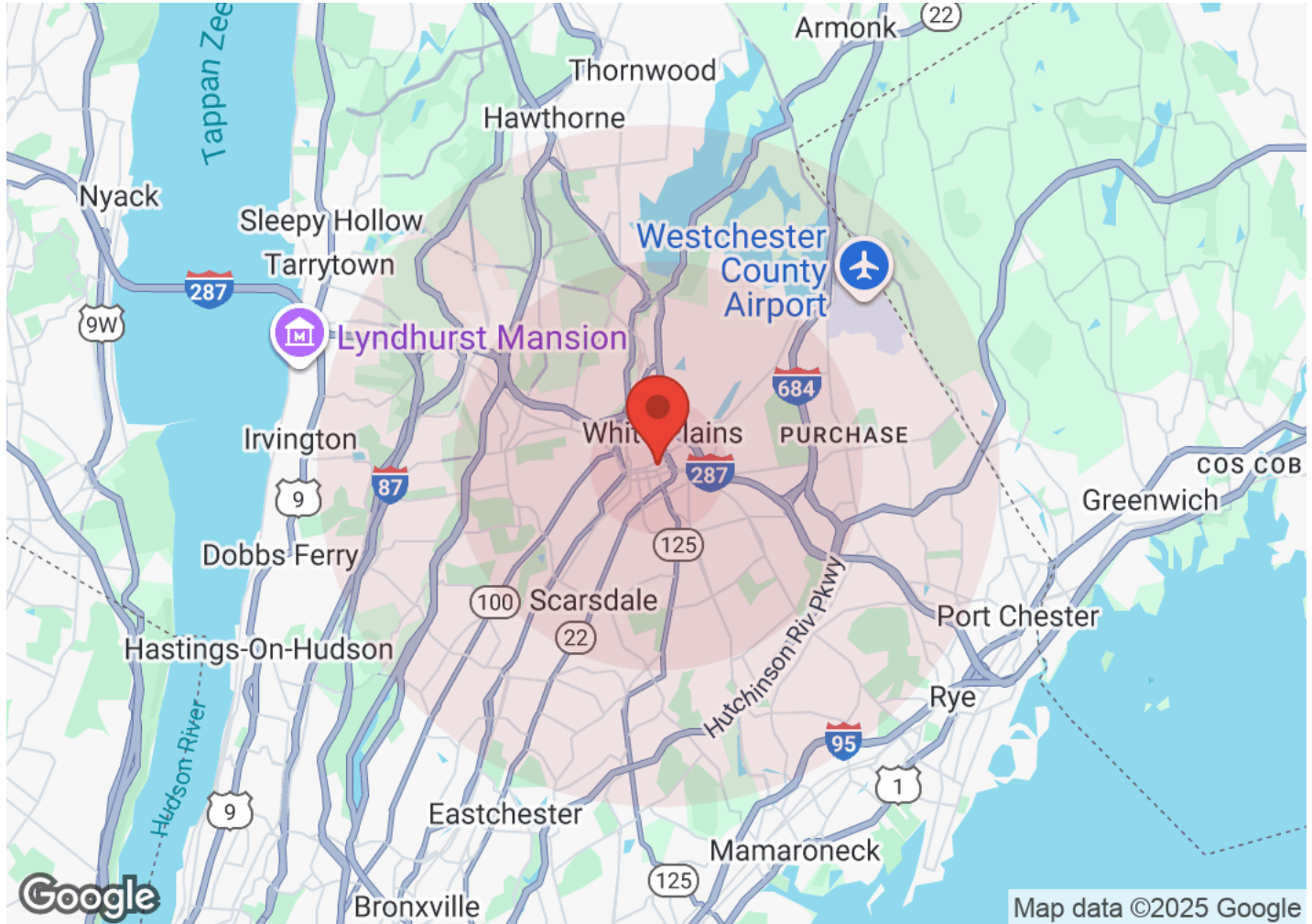


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DEMOGRAPHICS

40 CHURCH STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	20,975	55,972	104,363	Median	\$104,286	\$129,642	\$150,822
Female	21,639	57,450	105,149	< \$15,000	1,861	3,139	4,623
Total Population	42,614	113,422	209,512	\$15,000-\$24,999	997	1,886	2,870
				\$25,000-\$34,999	1,269	2,124	2,982
				\$35,000-\$49,999	1,299	3,056	4,347
				\$50,000-\$74,999	2,336	4,394	6,664
				\$75,000-\$99,999	1,718	4,064	6,425
				\$100,000-\$149,999	3,192	7,213	11,372
				\$150,000-\$199,999	1,889	4,633	8,141
				> \$200,000	4,926	15,170	31,412
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	17,497	54,431	115,797	Total Units	20,501	48,038	82,921
Black	6,963	17,456	24,471	Occupied	19,488	45,680	78,838
Am In/AK Nat	26	57	84	Owner Occupied	6,969	26,635	53,250
Hawaiian	4	11	21	Renter Occupied	12,519	19,045	25,588
Hispanic	13,526	27,993	42,217	Vacant	1,013	2,357	4,083
Asian	3,899	11,376	23,025				
Multi-Racial	609	1,769	3,331				
Other	94	340	566				

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