

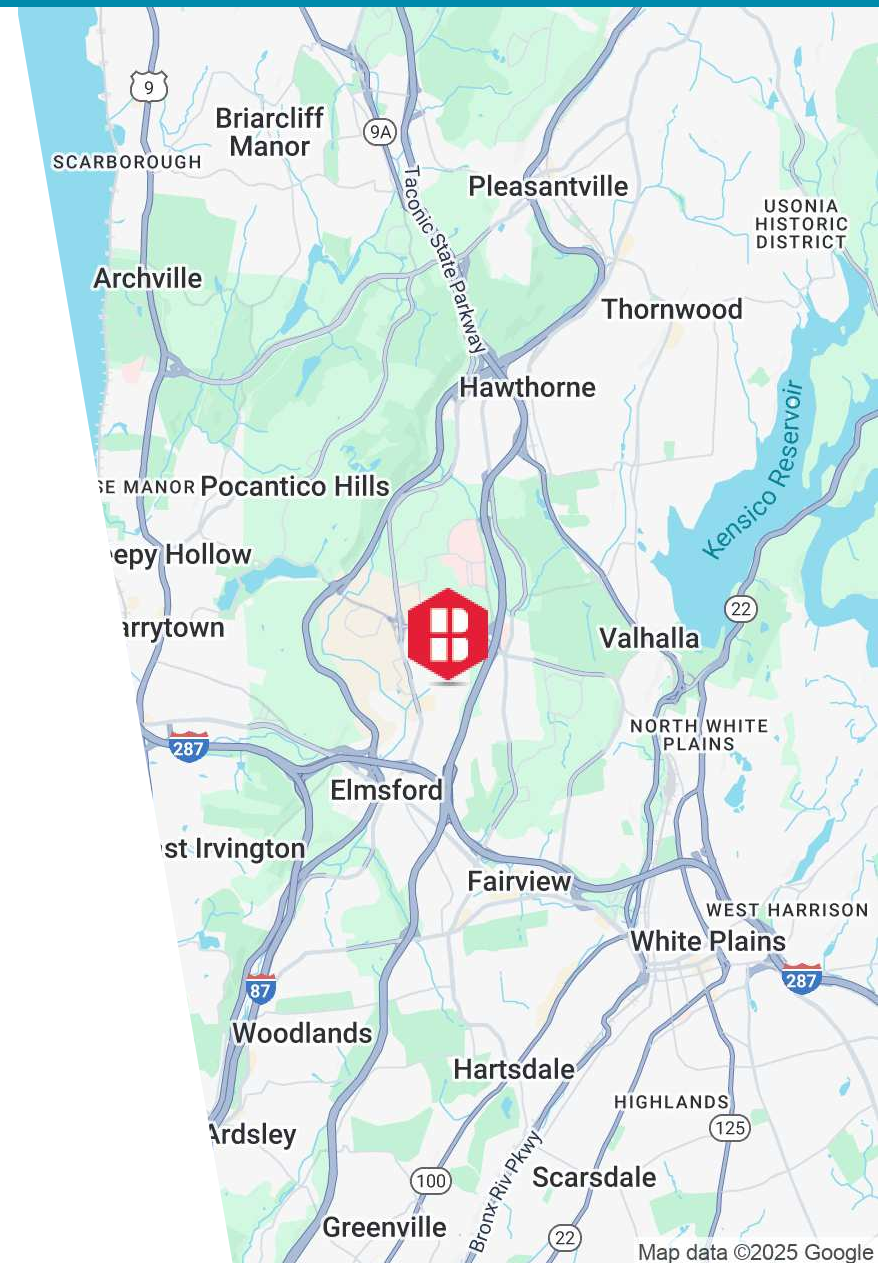
2 WESTCHESTER PLAZA
ELMSFORD, NY

AVAILABLE FOR SUBLEASE
FLEX SPACE

1,446 SF

PROPERTY HIGHLIGHTS

- 1,466 SF Available
- Sublease expiration date of September 30, 2027
- Designated Entrance
- On-Site Personal Vehicle Parking
- Employee Kitchen Area
- Industrial Heater
- One(1) Loading Dock
- Approx. 12.5' Clear Ceiling Heights
- Security System
- Fully Sprinklered
- Two (2) Restroom Facilities
- Zoned PD – Nonresidential Planned Development District (Town of Greenburgh)
- The property is located in the heart of Elmsford village, offering nearby access to I-87, I-95, the Saw Mill River Parkway, and numerous access points to New Jersey.



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

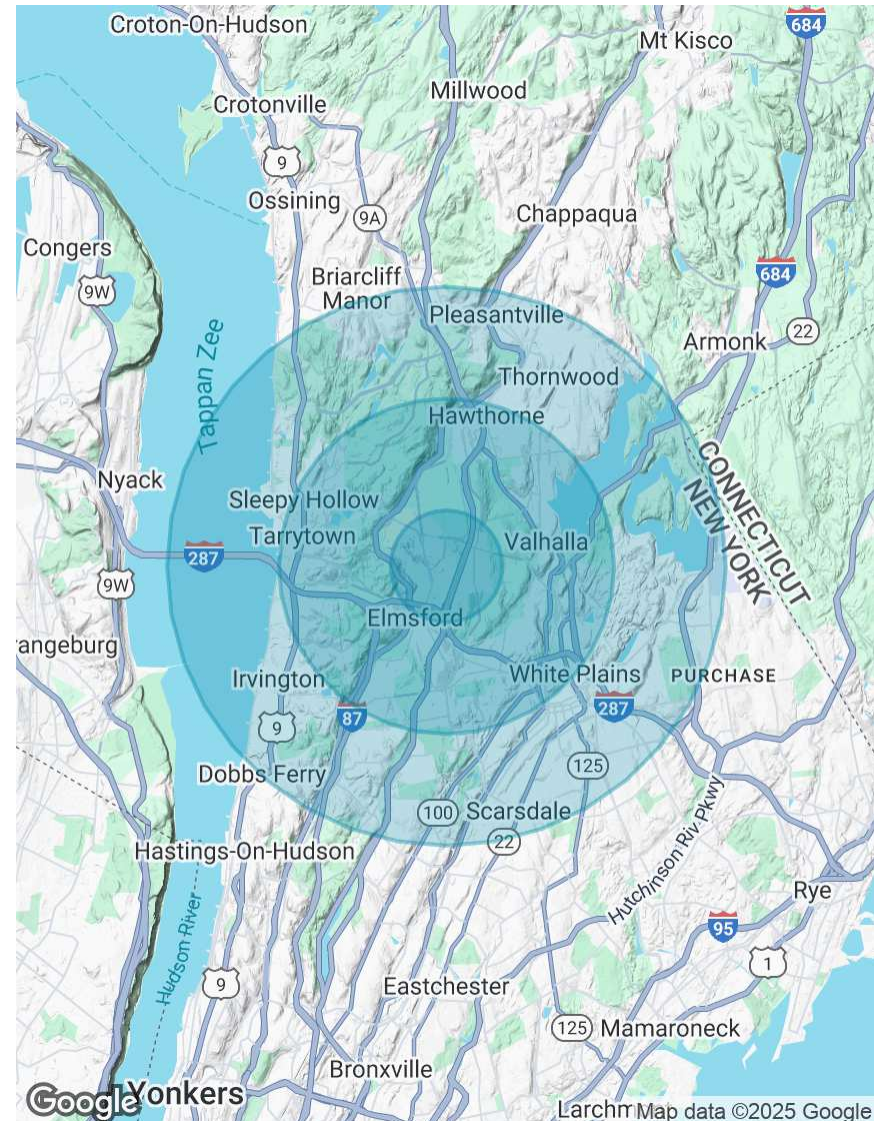
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,201	66,071	176,670
Average Age	41	43	42
Average Age (Male)	39	41	41
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,603	23,848	65,890
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$152,485	\$175,582	\$196,829
Average House Value	\$666,670	\$715,468	\$825,582

Demographics data derived from AlphaMap



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