

White Plains | New York 578 Tarrytown Road

Zoning IB
Intermediate
Business

Prime Retail/Commercial Land – 15,630 SF Lot (0.3588)



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\$19,000/monthly/gross

Property Description

Positioned along one of Westchester County's most heavily trafficked commercial corridors, 578 Tarrytown Road offers a rare level, 15,630 SF land parcel with approximately 144 feet of high-visibility frontage on NY-100A/ Tarrytown Road. Located just 100 feet from the entrance to I-287, this site provides unmatched exposure and accessibility—ideal for national brands, service businesses, automotive uses, medical, and next-generation retail concepts.

Formerly home to a veterinary clinic, the property sits within the IB (Intermediate Business) District, one of Greenburgh's most flexible commercial zones that encourages retail, office, service uses, automotive sales/repair, medical, fitness, daycare, and general commercial development.





Unbeatable Regional + Local Connectivity

Highway Access:

- 100 feet from on-ramp to Interstate 287
- Minutes to the I-87 Thruway, Hutchinson Parkway, and Sprain Brook Parkway

Public Transportation (Metro-North):

- White Plains Station –5 min, 2.4 mi
- North White Plains Station –4 min, 2.5 mi

Airports:

- Westchester County Airport –15 min, 10 mi
- LaGuardia Airport –38 min, 26.1 mi
- JFK Airport –48 min, 32.8 mi

Immediate proximity to I-287 is a major economic driver—businesses benefit from superior logistics, commuter traffic, regional draw, and visibility to tens of thousands of daily vehicles.

Ideal Uses for This Site

Given the zoning, traffic volume, frontage, access, and demographics, the site is perfectly suited for:

- Automotive
- Used car dealership
- Electric vehicle showroom or charging hub
- Auto repair/service center
- Detailer & car wash
- Fleet operations
- Healthcare & Wellness
- Urgent care
- Dental or orthodontics
- Veterinary office (existing infrastructure applicable)
- Physical therapy or sports medicine
- Retail + Service
- Quick-service restaurant (QSR) with drive-thru
- Bank pad site
- Boutique grocery or specialty food
- National franchise retail
- Coffee or fast casual
- Fitness concept or boutique gym
- Professional + Office
- Medical office development
- Insurance/financial office
- Corporate satellite office
- Specialty & Emerging Trends
- Last-mile delivery node
- EV charging station network
- Modular pad-site retail
- Flex micro-warehouse for same-day delivery
- Pet care / daycare
- Showroom uses

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Metric	1 Mile	3 Miles
Population	12,567	114,261
Households	4,255	44,709
Median Age	43.3	42.4
Median Household	\$129,140	\$121,067
Daytime Employees	6,638	99,170

Why Immediate Access to I-287 Is So Valuable

Massive Exposure:

Vehicles entering/exiting the interstate see the site directly—signage visibility is unmatched.

Regional Accessibility:

Quick reach to Westchester, Rockland, Connecticut, and NYC markets.

Logistics Advantage:

Ideal for service companies needing fast access to multiple trade areas.

Employee & Customer Convenience:

Easy commute routes = higher customer capture and better employee retention.

Increased National Tenant Interest:

Many franchise and corporate tenants require proximity to major highways as part of their site selection criteria.

National Tenants & Automotive Corridor Influence

The immediate Tarrytown Road corridor is home to a wide range of national retailers, service centers, and automotive dealerships, contributing to strong customer traffic and regional draw. Nearby tenants include:

- Major Retail + Service Tenants

1. Sam's Club
2. Home Depot
3. ShopRite
4. Dunkin'
5. Starbucks
6. FedEx
7. Verizon Wireless
8. LA Fitness
9. PetSmart
10. Stop & Shop
11. Walgreens
12. Mavis Discount Tire
13. Enterprise Rent-A-Car

Automotive Dealership Cluster (High-Traffic Draw)

This section of White Plains/ Greenburgh is one of Westchester's largest automotive dealership corridors, with brands such as:

- Audi
- BMW
- Lexus
- Mercedes-Benz
- Honda
- Mazda
- Jeep/Chrysler/Dodge/RAM
- Hyundai
- Volkswagen
- Tesla Service

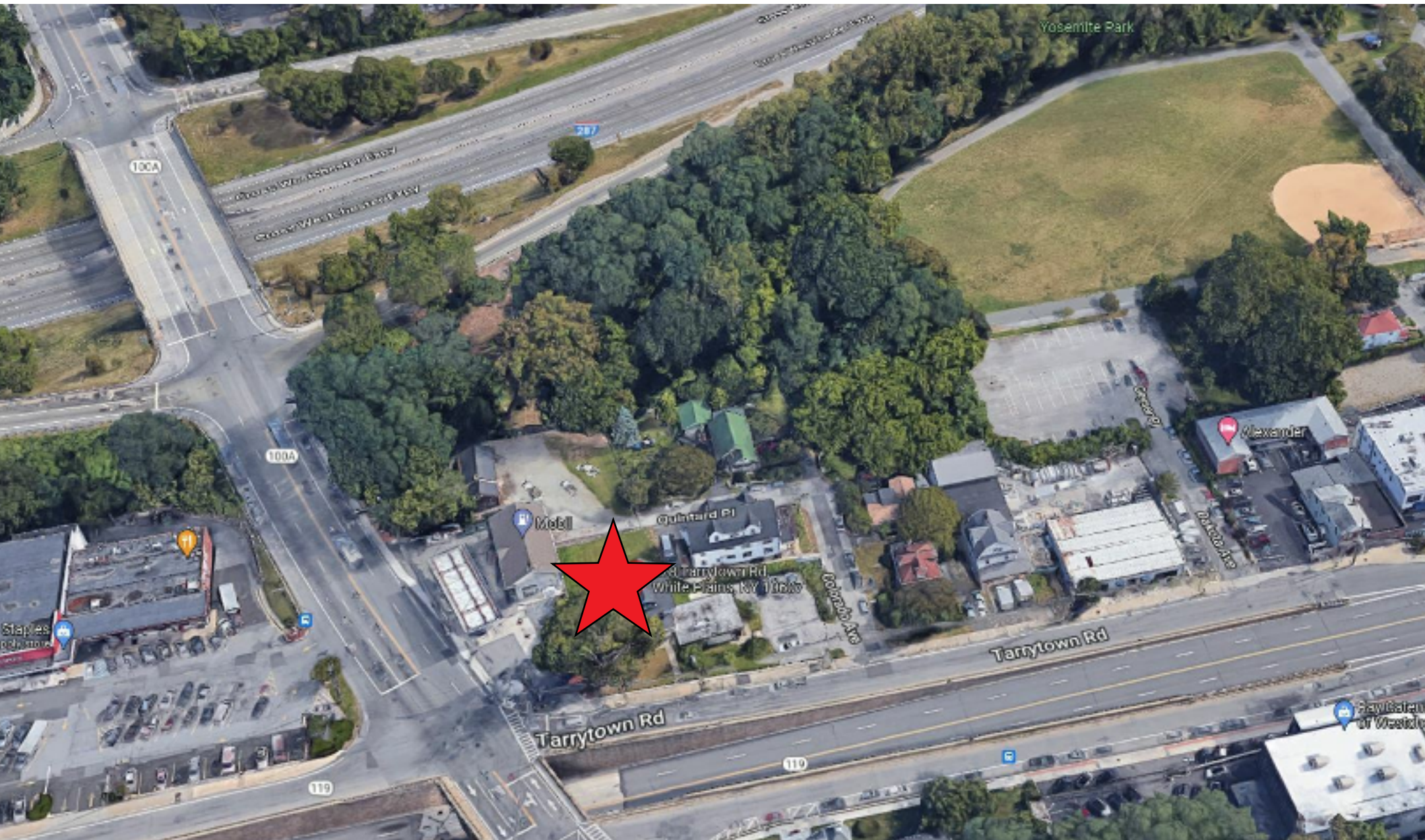
This automotive cluster drives continuous traffic, cross-shopping, and visibility, supporting related and complementary commercial uses.

PROPERTY INFORMATION

LOCATION

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