



FOR SALE OR GROUND LEASE:
Downtown Chappaqua Development Site

1.22
Acres

PROPERTY INFORMATION

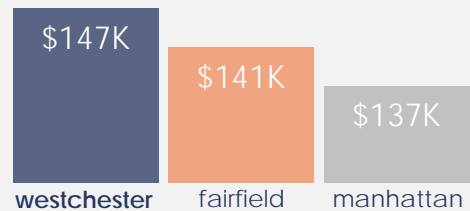
- Located right off main shopping strip
- Quick access to Saw Mill River Pkwy
- On-site ample parking
- Walking distance to Metro-North
- Rare stand-alone building
- Build to Suit
- Across from Post Office
- Zoning – BR Retail Business
- Complete revitalization plan underway in downtown Chappaqua, including new sidewalks, planters, lighting and benches

NEW YORK'S
WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE
HOUSEHOLD INCOME



CALL OWNER'S
EXCLUSIVE AGENT:

JOAN SIMON 914-779-8200 x 117 JSIMON@ADMIRALREALESTATE.COM

BROKERS
PROTECTED



ADDITIONAL PHOTOGRAPHS



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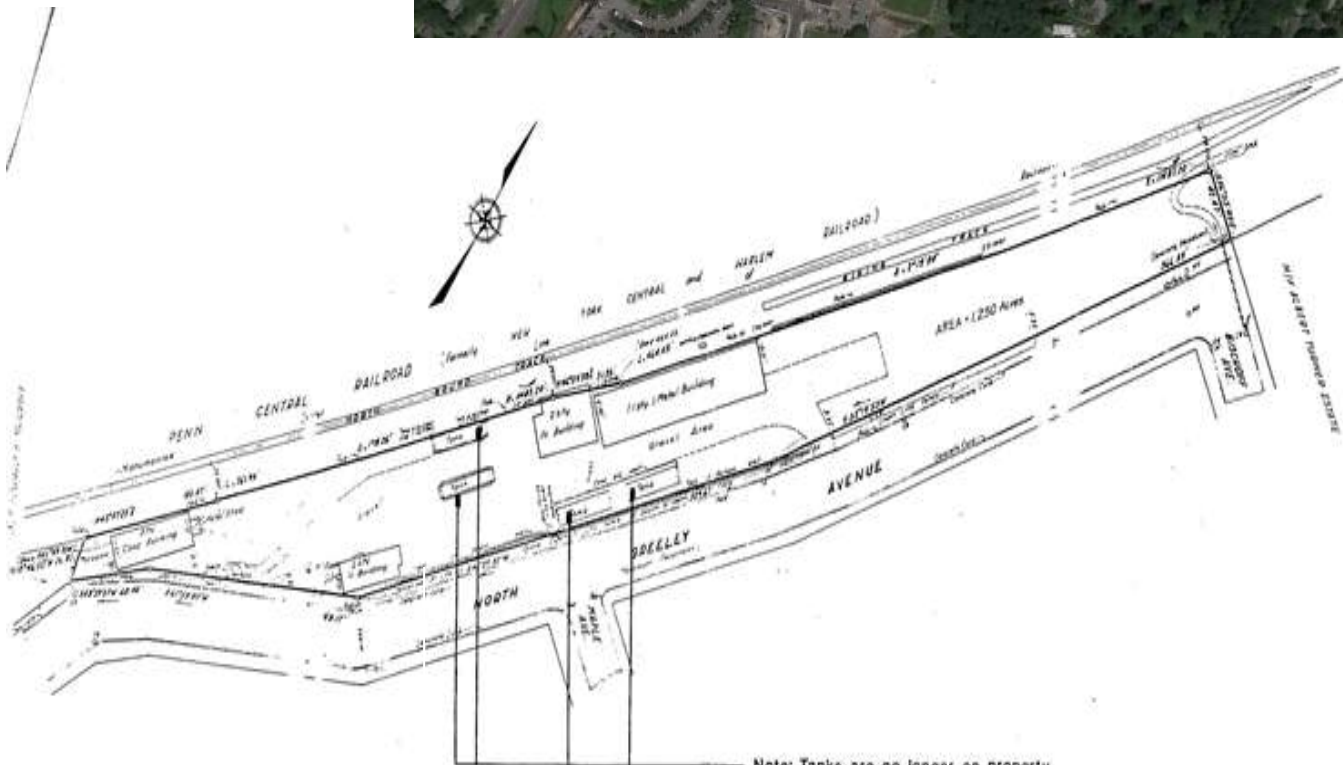
JOAN SIMON 914-779-8200 x 117 JSIMON@ADMIRALREALESTATE.COM

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ADMIRAL REAL ESTATE SERVICES CORP. 62 Pondfield Rd Bronxville, NY 10708 Jonathan H. Gordon, Corporate Broker admiralrealestate.com

All information furnished regarding property for sale or rental is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

**MAP AND
SITE PLAN**



Note: Tanks are no longer on property
per field investigation by SHA,
October 1989.

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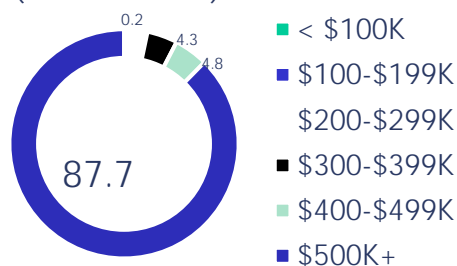
SOUTH GREELEY AVENUE
Downtown Chappaqua

JUNE 2020 MEDIAN HOME SALES PRICE



2020 CHAPPAQUA HOME VALUES

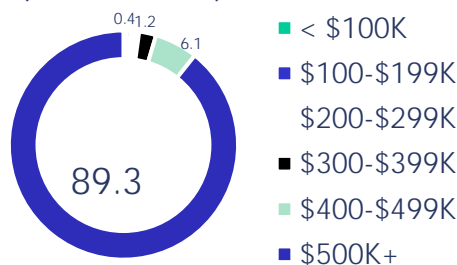
(1-Mile Radius)



DEMOGRAPHICS

| By Radius | 1-Mile | 3-Mile | 5-Mile |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$268,011 | \$248,204 | \$194,237 |
| Median HH Income | \$199,291 | \$179,283 | \$129,191 |
| Population | 6,105 | 34,517 | 96,974 |
| Total Households | 2,258 | 11,775 | 32,344 |
| Retail Potential | \$249M | \$1.2B | \$2.6B |
| Disposable Income | \$155,615 | \$146,735 | \$120,083 |

(3-Mile Radius)



CHAPPAQUA, NEW YORK (TOWN OF NEW CASTLE)



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