

1,100 SF DOWNTOWN OFFICE SITE
Built-Out Medical Space | Other Uses Considered
40 Barker Avenue, Suite 1F, White Plains, NY 10601



FOR LEASE

RARE MEDICAL
OFFICE SITUATED
IN DOWNTOWN
RESIDENTIAL
BUILDING

- Multiple Exam Rooms with Sinks
- (2) Private Restrooms
- Natural Light
- Partitioned Offices
- Located in Vibrant Downtown White Plains; Short Walk to Main Street and other Major Residential Buildings



**CONTACT BROKER
FOR RENTAL DETAILS**



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com
jgordon@admiralrealestate.com

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PROTECTED

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SITE INFORMATION

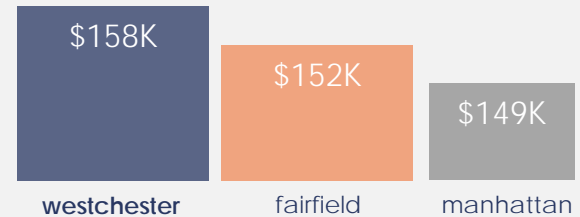
- LOCATION:** Situated in Vibrant Downtown White Plains on Barker Ave between Church St and N. Broadway (NY-22); Walking Distance to Many Residential Apartment Buildings & Developments and All Downtown Retailers, Restaurants, & Services
- SPACE:** Multiple Exam Rooms with Sinks; (2) Bathrooms, Reception, Fully Carpeted, Natural Light, and Partitioned Offices
- ACCESS:** Near Bronx River Parkway & I-287
- NEAR:** Less than 1 Mile to White Plains Hospital

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



DEMOGRAPHICS

By Radius	0.25-Mile	0.50-Mile	1-Mile
Average HH Income	\$189,556	\$154,354	\$148,905
Median HH Income	\$129,917	\$107,183	\$105,743
Population	5,403	15,187	39,887
Total Households	3,026	7,711	17,327
Median Age	43	41	40
Disposable Income	\$121,557	\$102,993	\$100,771
Medical Expenses	\$11,253	\$9,369	\$8,854

KEY FACTS (0.25-Mile Radius from Site)

AVG HH INCOME	MEDIAN AGE
\$189,556	43
MEDICAL EXPENSES	DISPOSABLE INCOME
\$11,253	\$121,557



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PHOTOGRAPHS | 1



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PHOTOGRAPHS | 2



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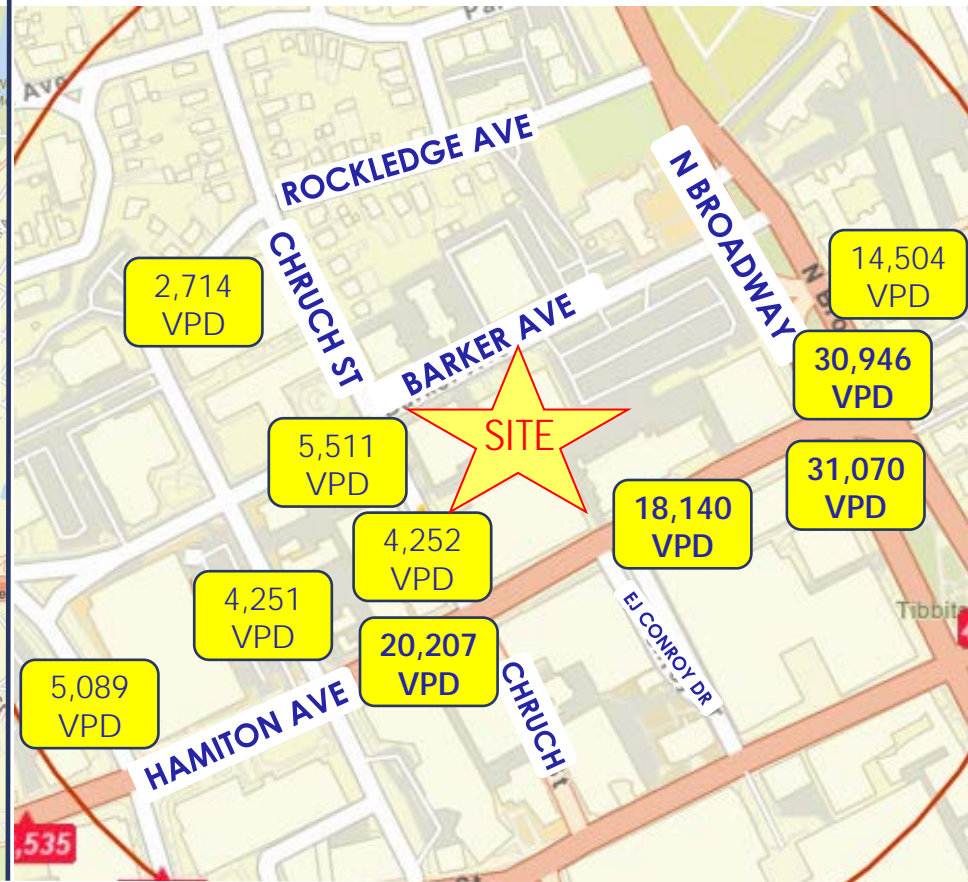
SITE MAP

RADIUS: **0.25-MILE** **0.50-MILE** 1-MILE



TRAFFIC COUNT

5,511 Vehicles Per Day at Corner of Barker & Church



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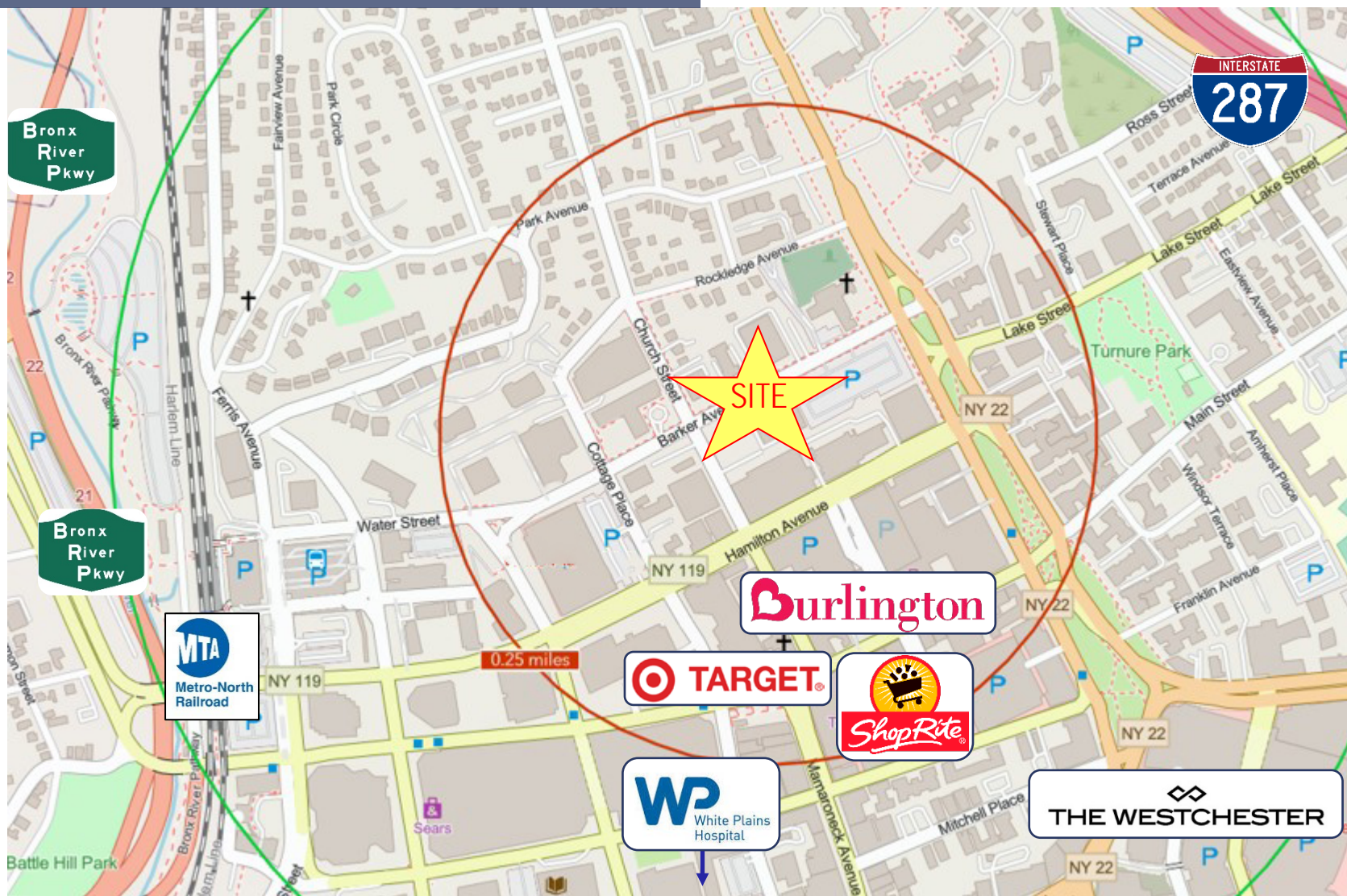
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ADMIRAL

REAL ESTATE SERVICES



MAP



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ABOUT WHITE PLAINS

A burgeoning 18-hour city, White Plains, NY is building on its foundation as an established business and shopping center to attract additional residents, shoppers and businesses. The city is recasting itself as a city for 'urban living', which provides symbiotic benefits for residents, visitors and businesses. The CBD's established business and shopping districts, along with varied restaurant and entertainment options, are requisites for the urban lifestyle, which has in turn fostered the city's multifamily developments.

White Plains is also home to many distinguished medical organizations including New York Presbyterian Behavioral Health Center and White Plains Hospital. Further, White Plains Hospital is a leading healthcare provider in Westchester County and home to many renowned programs and services including the Center for Cancer care, Orthopedics, and the William & Sylvia Silberstein Neonatal and Maternity Center.



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