

# Office Space For Lease

37 Saw Mill River Road  
Hawthorne, NY 10532



RMC Building





# Your business belongs here.

**\$26 PSF MG + \$3 PSF  
for electric**

OFFERED AT

Fantastic opportunity to lease space in this well located office building.

The building was built in 1984 and is 3-stories high. Building was beautifully renovated in 2015. A typical floor has about 7,727 SF.

Ample parking with a parking ratio of 4.0/1,000 SF. Highly visible to vehicle traffic.

Great visibility and high traffic counts along busy Route 9A. Located directly off the Saw Mill River Parkway. Only a 20 minute drive to Westchester Airport and 45 minutes to NYC. Also near I-287.

Amenities include: 24-hour security monitoring LED lighting, Beautiful lobby and common area.







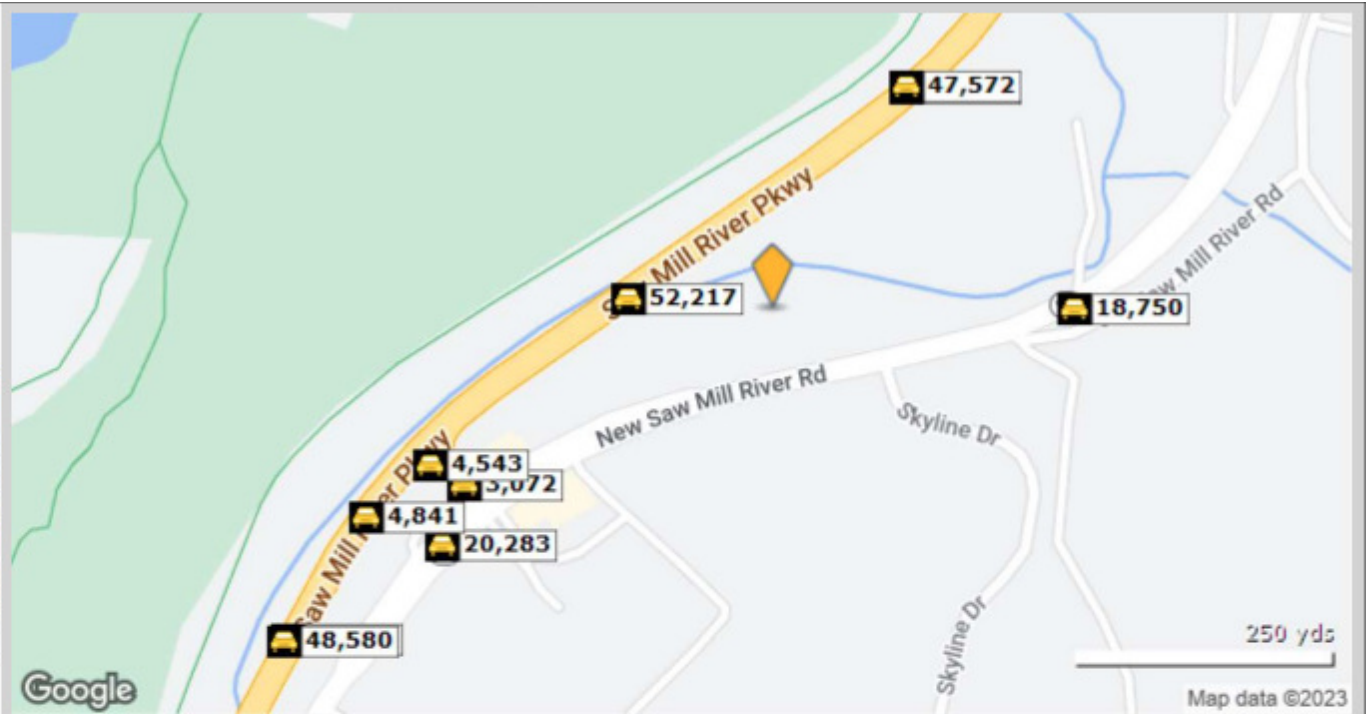
# Demographics

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Total Population	3,556	51,324	142,481
2027 Population	3,500	51,296	142,542
Pop Growth 2022-2027	(1.57%)	(0.05%)	+ 0.04%
Average Age	40	40	41
2022 Total Households	737	17,654	52,627
HH Growth 2022-2027	(2.44%)	(0.02%)	+ 0.12%
Median Household Inc	\$81,604	\$115,616	\$120,446
Avg Household Size	2.70	2.70	2.60
2022 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$709,196	\$677,363	\$645,101
Median Year Built	1959	1957	1960



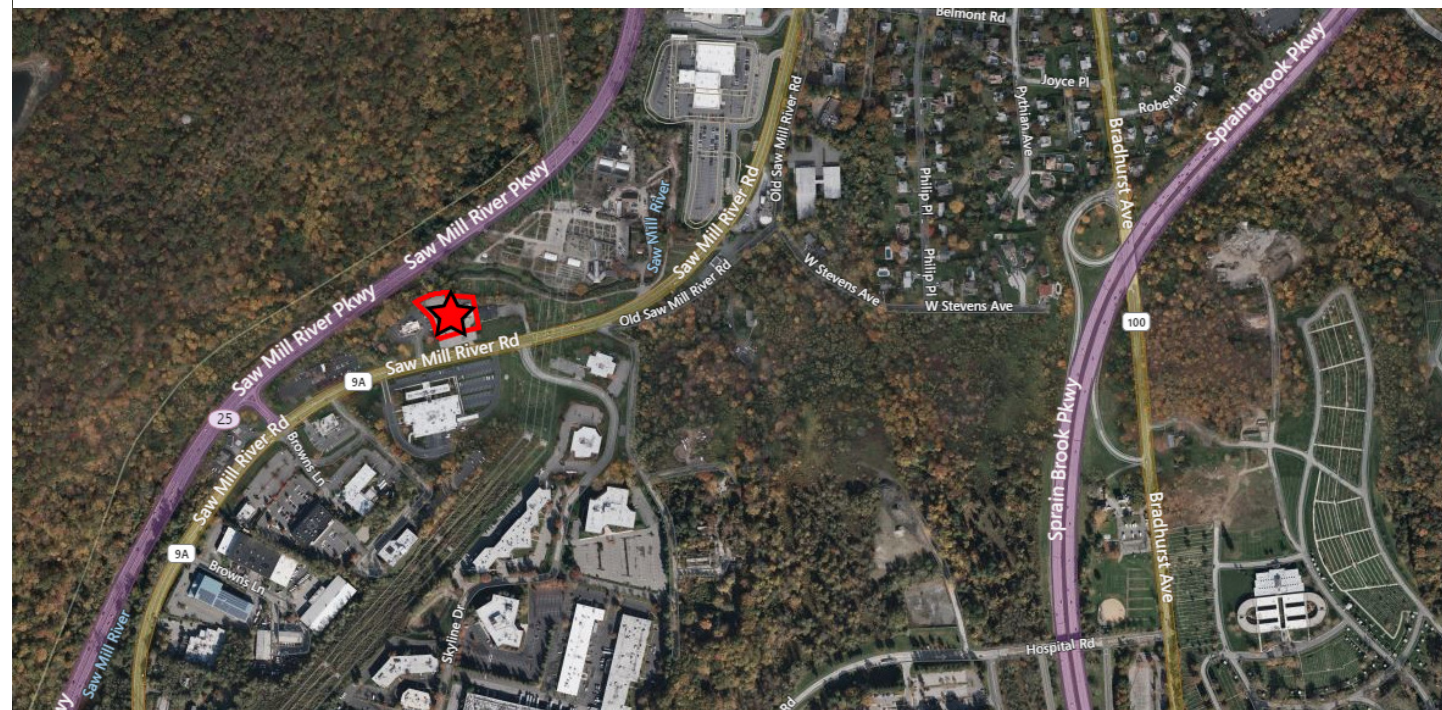
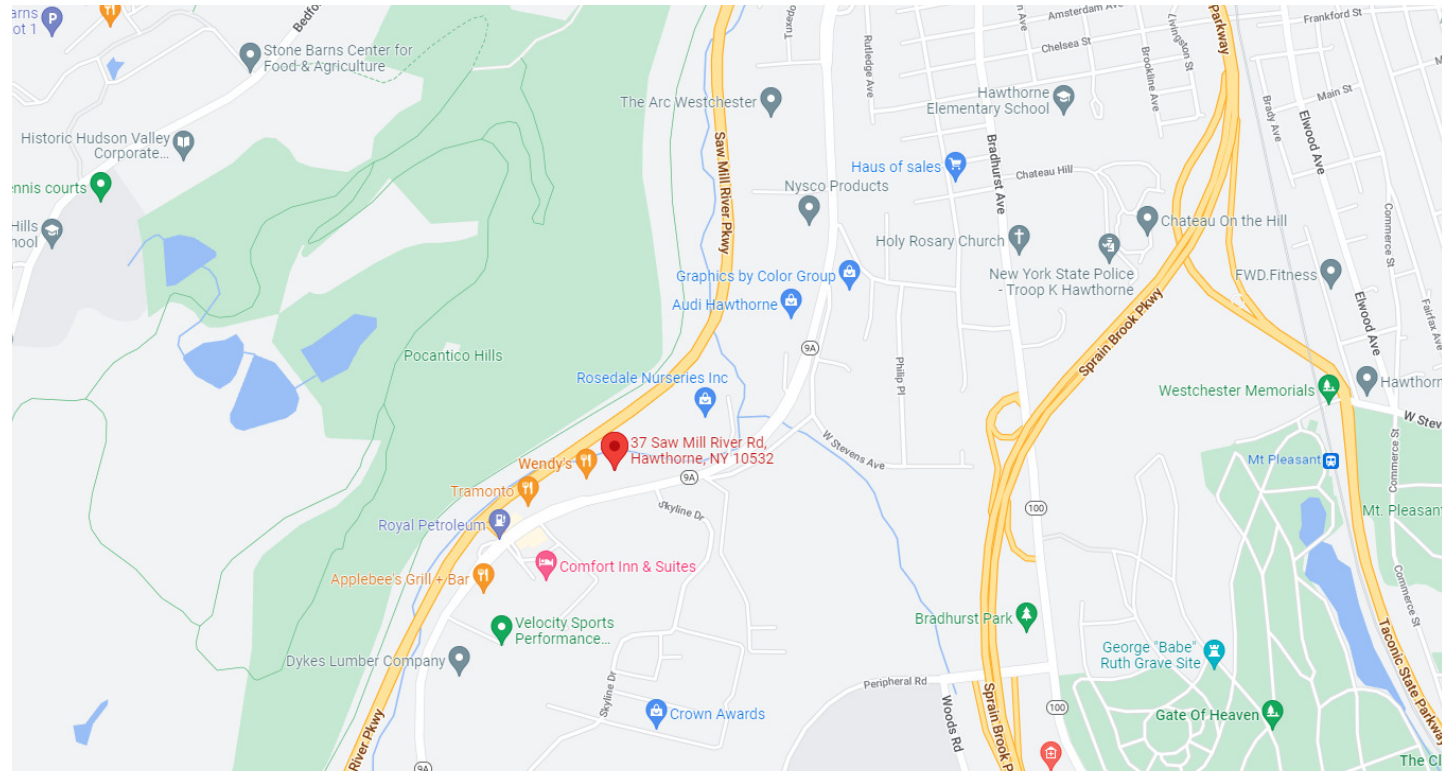
# Traffic Count

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **23,183 SF**  
 Typical Floor: **7,727 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Saw Mill River Parkway	Saw Mill River Rd	0.15 E	2022	52,217	MPSI	.08
2	Saw Mill River Pkwy	Saw Mill River Rd	0.85 NE	2022	45,223	MPSI	.15
3	Saw Mill River Pkwy	Saw Mill River Rd	0.85 NE	2018	47,572	MPSI	.15
4	Saw Mill River Rd	Old Saw Mill River Rd	0.04 SW	2022	18,750	MPSI	.17
5	Saw Mill River Rd	Brown's Ln	0.15 SW	2022	3,072	MPSI	.20
6	Saw Mill River Pkwy	Old Saw Mill River Rd	1.02 SW	2022	4,543	MPSI	.21
7	Saw Mill River Road	Skyline Dr	0.06 S	2018	20,283	AADT	.22
8	Saw Mill River Parkway	Brown's Ln	0.11 S	2022	4,841	MPSI	.25
9	Saw Mill River Pkwy	Old Saw Mill River Rd	0.90 SW	2017	46,945	MPSI	.32
10	Saw Mill River Pkwy	Old Saw Mill River Rd	0.90 SW	2020	48,580	MPSI	.33

# Convenient Location







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**LOCAL MARKET LEADERSHIP. WORLD CLASS CONNECTIONS.**

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