



HOULIHAN LAWRENCE  
COMMERCIAL

# 168 Saw Mill River Road

168 Saw Mill River Road, Hawthorne, NY 10532

Exclusively Represented By:

**Garry Klein**

Associate Broker

914 798 4900 x36388

gklein@houlihanlawrence.com

**Jared Stone**

Associate Broker

914 798 4900 x36484

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OFFICE/FLEX SPACE FOR LEASE

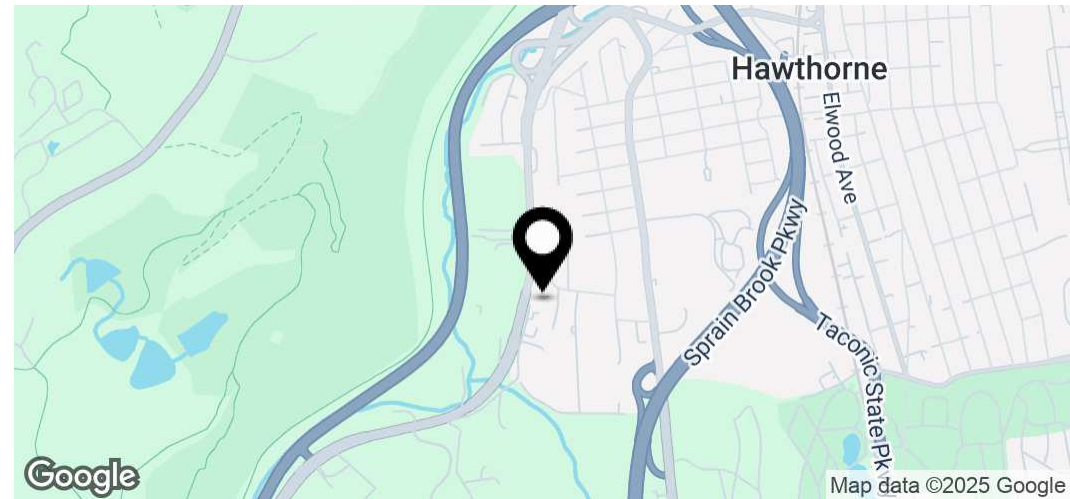


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FOR LEASE

Executive Summary



## Property Overview

Klein Stone Commercial at Houlihan Lawrence is pleased to exclusively represent 168 Saw Mill River Road, Hawthorne, NY. Available for lease, this outstanding 2,200 sq ft office flex space is perfect for offices, galleries, dance studios, martial arts, music, and after school programs. It also includes an additional 1,000 sq ft rooftop. Turnkey unit in a high-traffic area near Amazon & Audi, with the added convenience of the nearby Hawthorne train station. Marvelous floor-to-ceiling windows fill the interior with natural light, featuring 11-ft ceilings for creative customization. The rooftop adds 1,000 sq ft for meetings, events, or employee relaxation, creating a unique outdoor urban oasis. Loading is available by hand truck delivery from rear drive.

**Lease Rate: \$29.00 PSF MG + Utilities**

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**Houlihan Lawrence**  
800 Westchester Ave. Ste. N517  
Rye Brook, NY 10573





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Additional Photos



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Retailer Map



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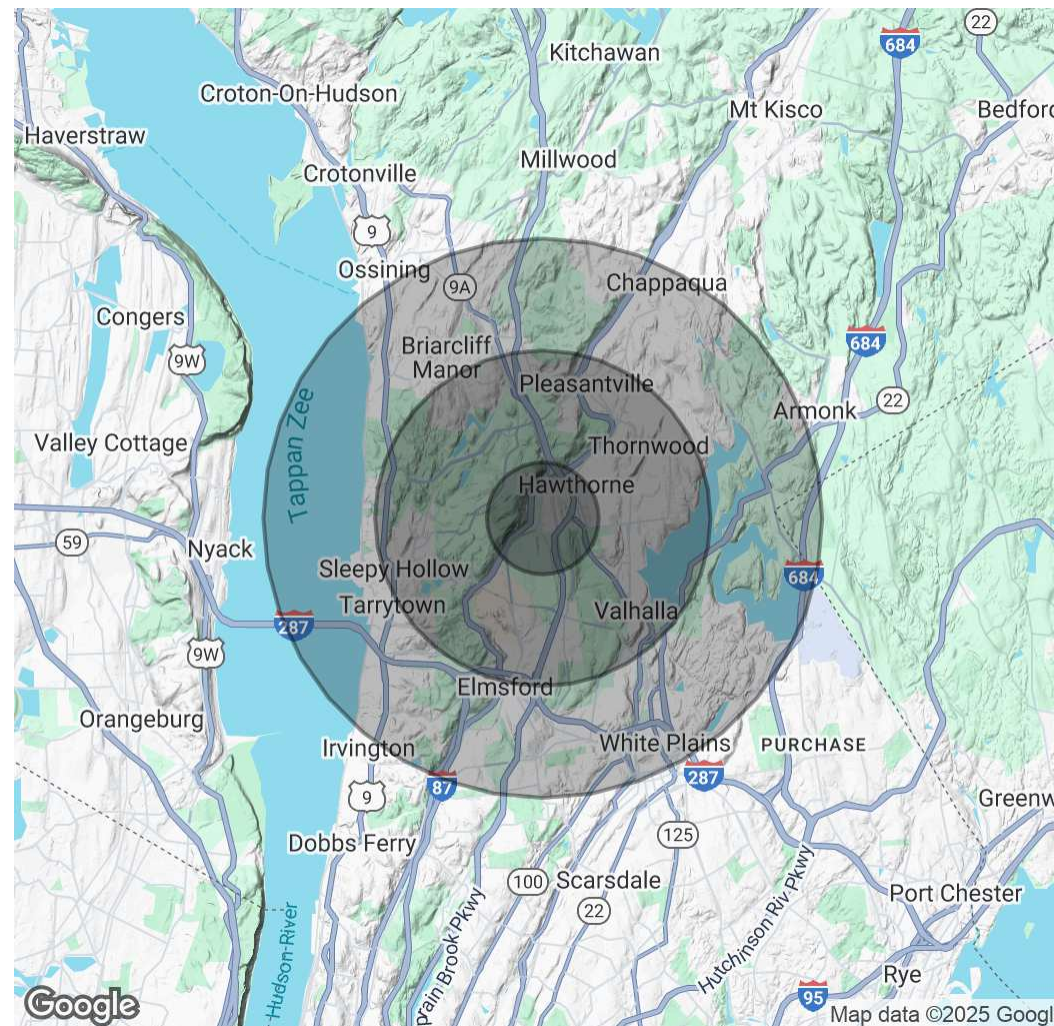
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	4,300	42,850	139,054
Average Age	40.6	39.8	41.5
Average Age (Male)	39	37.9	39.5
Average Age (Female)	43.1	41.6	43.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,380	14,449	52,635
# of Persons per HH	3.1	3	2.6
Average HH Income	\$135,991	\$161,641	\$156,632
Average House Value	\$583,743	\$590,120	\$566,012

2020 American Community Survey (ACS)



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