



HOULIHAN LAWRENCE
COMMERCIAL

3093 Albany Post Road

Buchanan, NY 10511

Exclusively Represented By:

KENNETH LEFKOWITZ

Real Estate Salesperson

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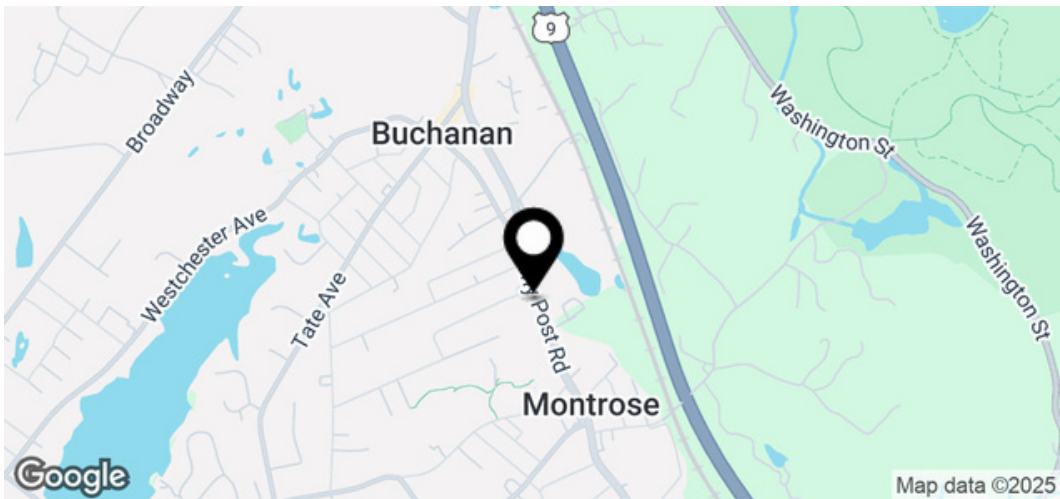
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LAND LEASE OPPORTUNITY

**KLEIN
LEFKOWITZ**
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Executive Summary

FOR LEASE



Offering Summary

Lease Rate	Call for Pricing
Best Use	Drive-thru QSR, Coffee, Retail-pad

Property Overview

Land Lease Opportunity | Drive-Thru QSR or Similar Use

A unique development opportunity along Albany Post Road (Route 9A) — one of Westchester County’s major north–south commercial corridors.

This highly visible pad site offers direct frontage, strong daily traffic counts, and immediate proximity to residential neighborhoods, new housing, and major community anchors. The approved site plan provides a clear path forward for a national or regional quick-service restaurant, coffee, or convenience brand seeking a build-to-suit or ground lease location.



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



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Highlights

FOR LEASE



Planning Board Status

The current site design and layout have been approved by the Planning Board. Any future tenant pursuing a revised configuration, interior layout, or exterior facade will need to return to the board for final site-specific approvals.

Highlights

- Land Lease Opportunity — ideal for drive-thru QSR, coffee, or retail pad
- Approved Site Plan — previously approved configuration can be utilized or modified
- Prime Visibility — located directly on high-traffic Albany Post Road (Route 9A)
- Across from Hendrick Hudson High School — providing strong daily traffic and steady customer flow from students, parents, and staff
- Adjacent to “Village Square Residences” — a new multi-family housing development increasing local population density and supporting retail demand
- Flexible Development Options — tenant may re-submit alternate layout, facade, and signage for planning board approval
- High-Density Trade Area — surrounded by established residential neighborhoods and commuter traffic routes



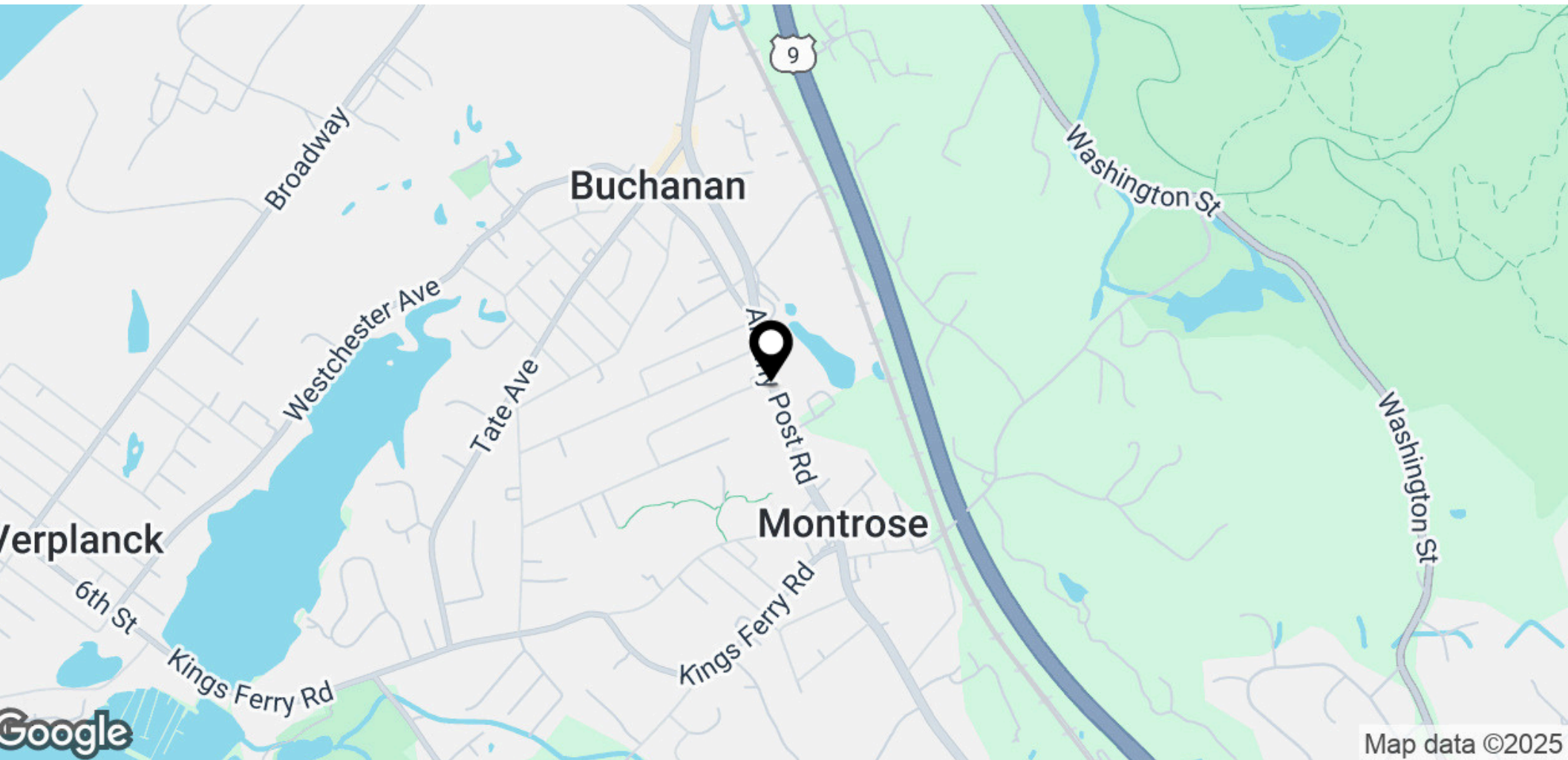
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Regional Map

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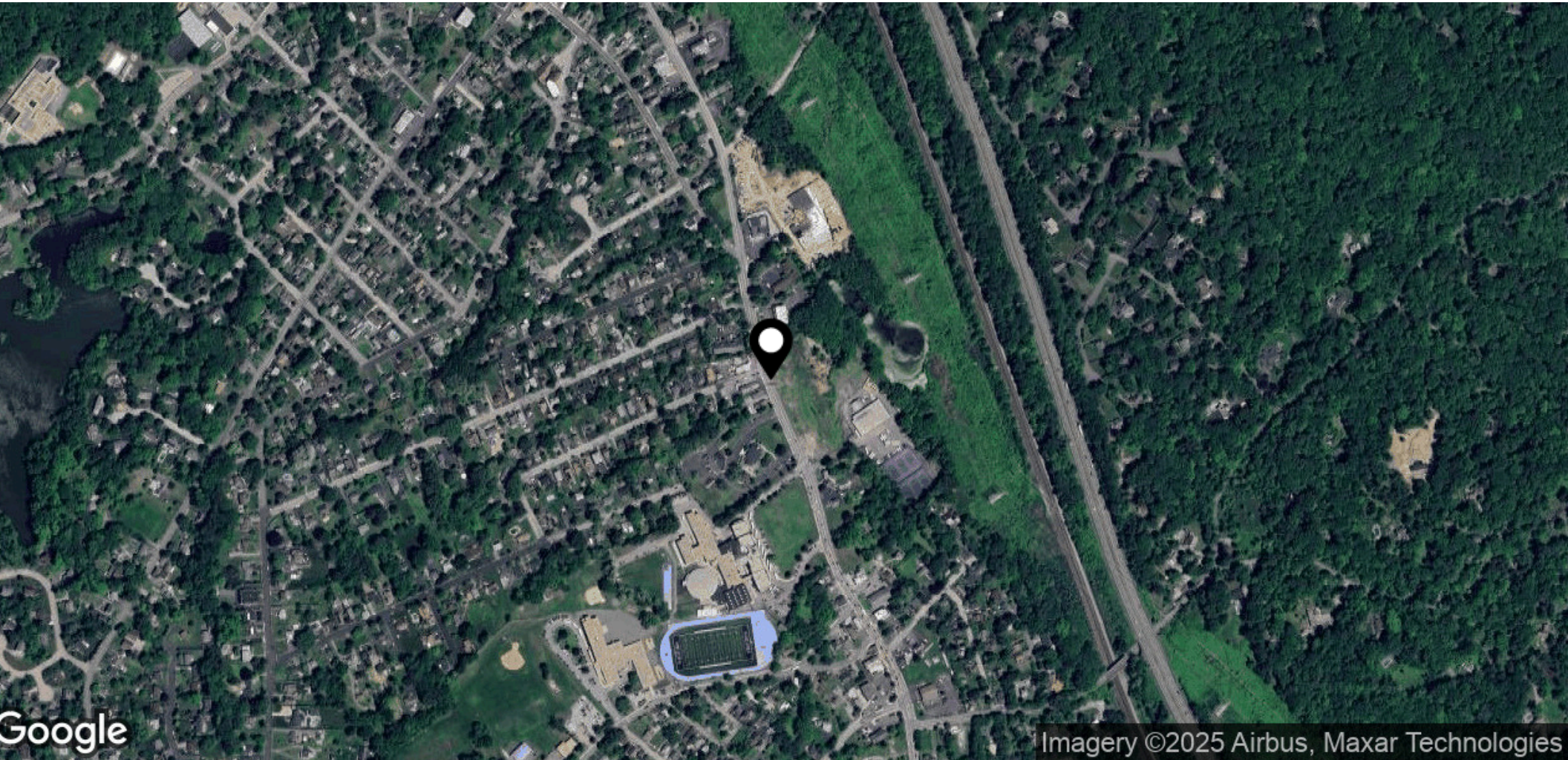
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Aerial Map

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Demographics Map & Report

FOR LEASE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	572	2,437	5,770
Average Age	42	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	205	857	2,064
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$179,116	\$179,976	\$176,095
Average House Value	\$522,545	\$521,564	\$508,512

Demographic data derived from AlphaMap

