

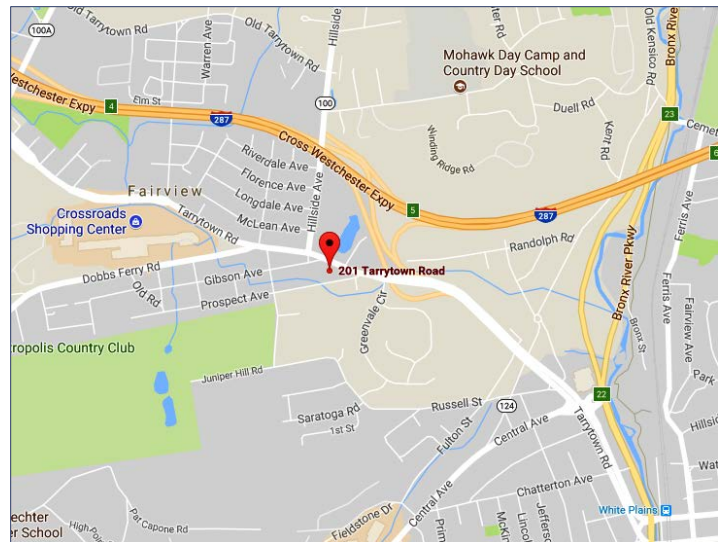


Floor Plan  
on Reverse Side

## HIGHLY VISIBLE RETAIL ON BUSY ROUTE 119/TARRYTOWN ROAD

6,000 Sq. Ft. | Modified Gross Lease; Call for Details

- Below Market Rent
- Zoning: DS – Design Shopping
- Free Standing Building
- Glass Frontage, Building Stance & Visibility by Light – Absolute BEST In Town!
- Fantastic Signage Opportunity
- 12 Ft. Ceiling
- Excellent Location on Route 119/Tarrytown Rd with Over 26,000 Vehicles Per Day
- 49 Parking Spaces
- Direct Meter
- Rear Parking Lot Can Be Paved for New Tenant
- Conveniently Located Off of I-287



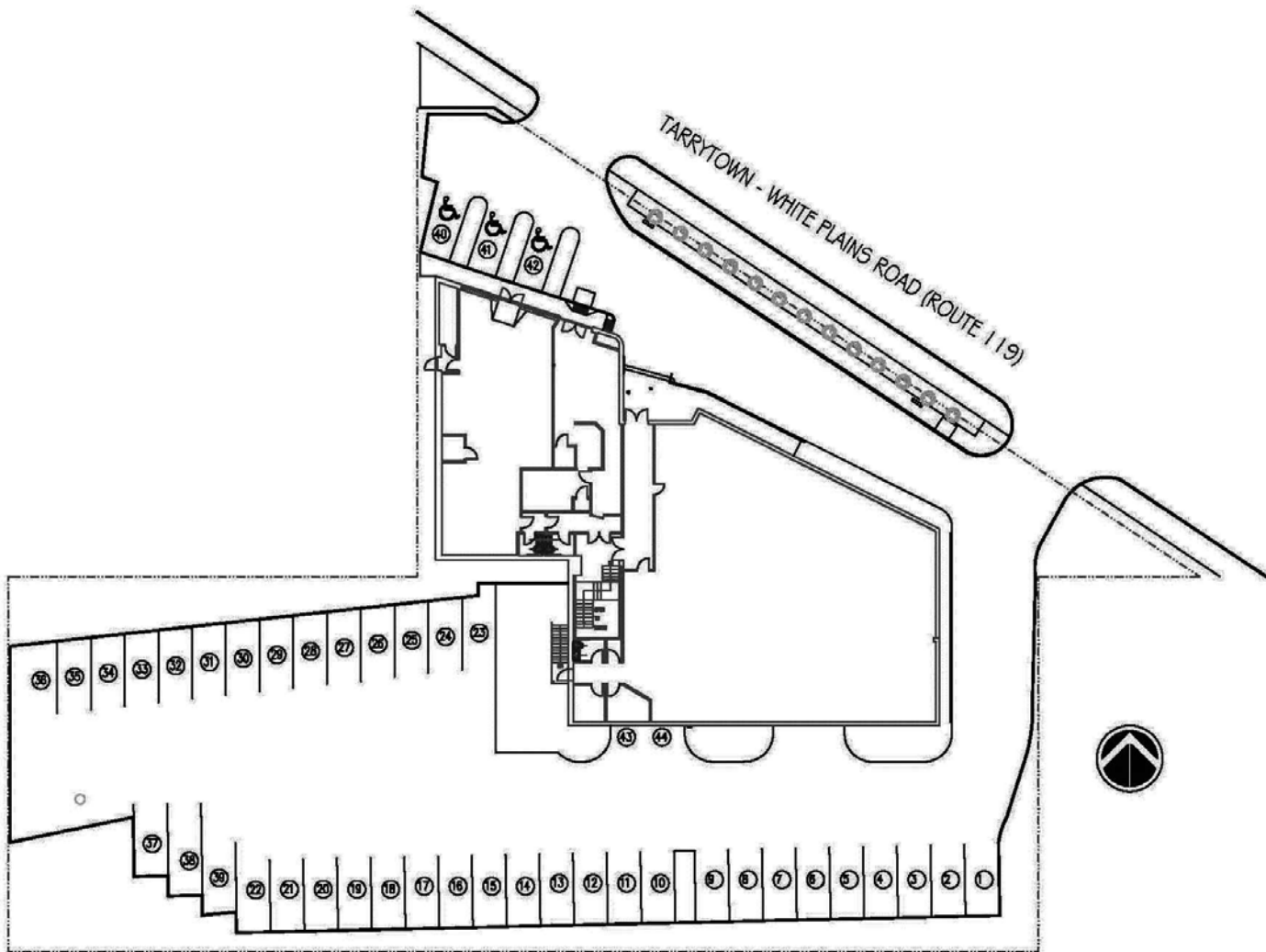
By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$111,778	\$137,823	\$163,999
Median HH Income	\$82,215	\$93,993	\$109,072
Population	18,944	111,562	213,968
Total Households	6,944	42,749	78,327
Retail Potential	\$344M	\$2.58B	\$5.58B

Call Owner's Exclusive Agent: Joao Simon [914-779-8200](tel:914-779-8200) x123 [jsimon@admiralrealestate.com](mailto:jsimon@admiralrealestate.com)

Brokers  
Protected



Google Maps



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Brokers  
Protected