

# CHAPPQUA, NY | VILLAGE YARD

Second Floor Offices in Downtown Chappaqua  
140 & 144 King Street, Chappaqua, NY 10514



144 KING ST

140 KING ST

## 2<sup>ND</sup> FLOOR OFFICES AVAILABLE

- Downtown Offices
- Free 12-Vehicle Parking Lot
- 2-Hour Street Parking
- Private Restrooms
- On Main Downtown Street
- Near All Downtown Amenities
- Walk to Metro-North
- Excellent Local Demographics

### 140 KING STREET

- 2 Offices and Private Restroom
- Heat Included

### 144 KING STREET

- 3 Offices, Private Restroom & Waiting Room
- Contact Broker for Rental Details



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

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

JOAN SIMON: [914-779-8200](tel:914-779-8200) x117

[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

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BROKERS  
PROTECTED



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## ADDITIONAL EXTERIOR PHOTOS



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## INTERIOR PHOTO

144 King Street



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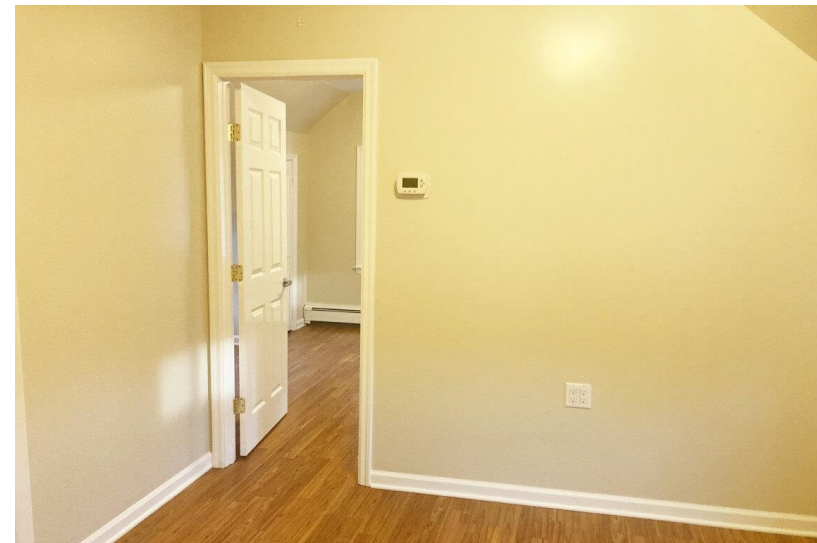
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144 King Street



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## PARKING AERIAL



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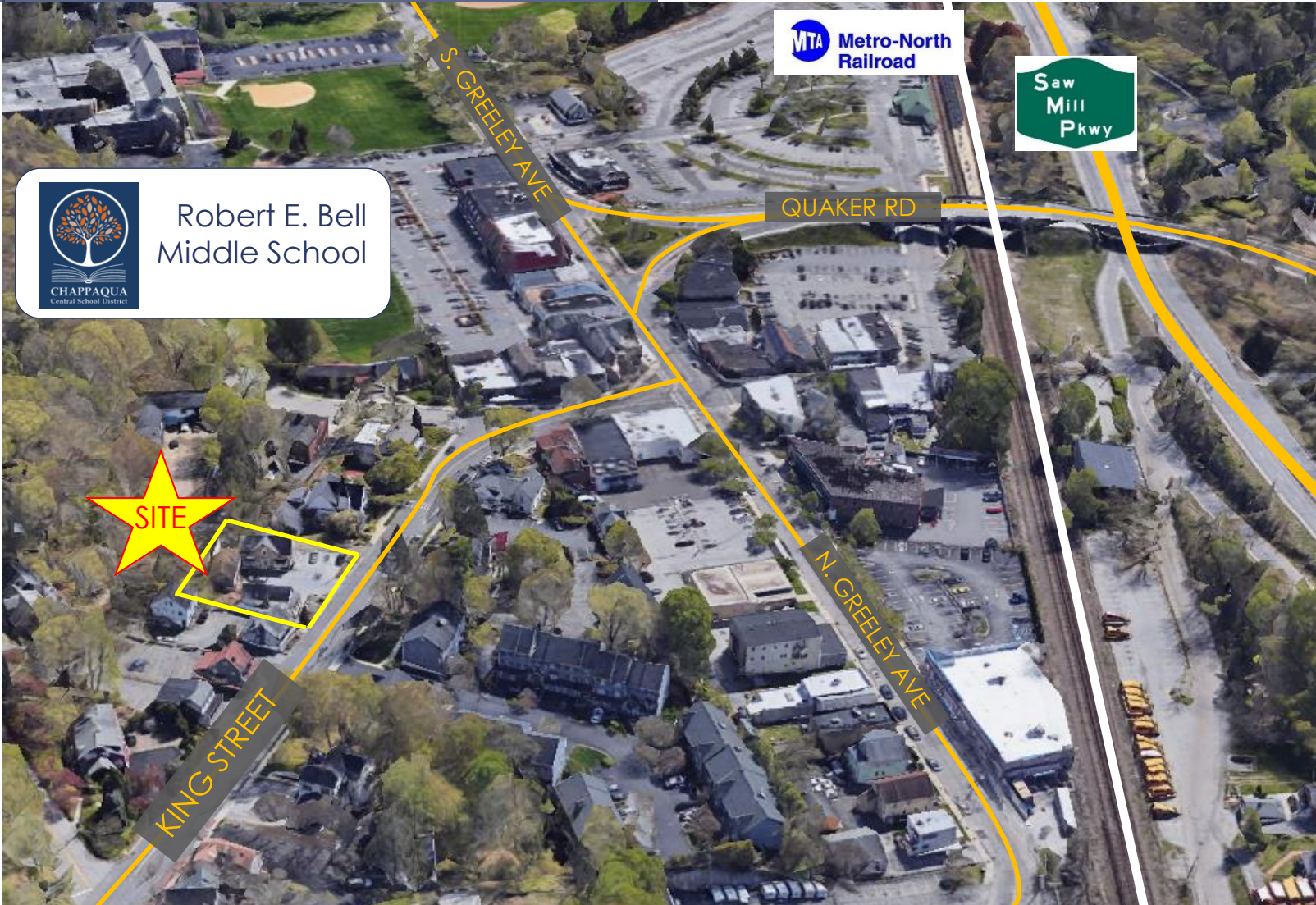


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## LOCAL AERIAL



Robert E. Bell  
Middle School



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# ADMIRAL

REAL ESTATE SERVICES

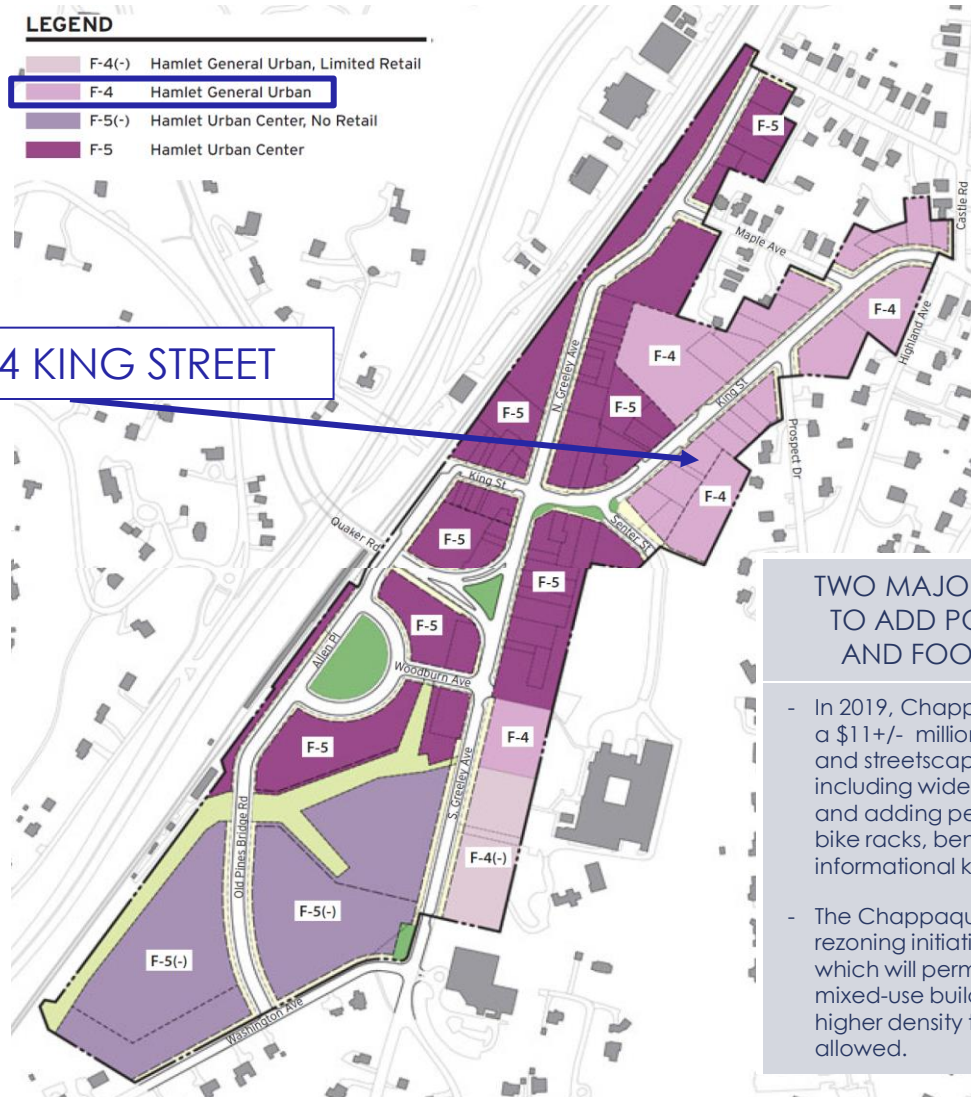


## REZONING MAP

### LEGEND

	F-4(-)	Hamlet General Urban, Limited Retail
	F-4	Hamlet General Urban
	F-5(-)	Hamlet Urban Center, No Retail
	F-5	Hamlet Urban Center

140-144 KING STREET



### TWO MAJOR INITIATIVES TO ADD POPULATION AND FOOT TRAFFIC:

- In 2019, Chappaqua completed a \$11+/- million infrastructure and streetscape transformation, including widening sidewalks and adding pedestrian plazas, bike racks, benches, and an informational kiosk.
- The Chappaqua Hamlet rezoning initiative continues, which will permit multi-story mixed-use buildings at a far higher density than currently allowed.

Source: Town of New Castle, New York:  
Chapter 60 Zoning (Draft #3.1: 2/3/20)  
[plannewcastle.us/rezoning](http://plannewcastle.us/rezoning)



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## RETAIL MAP





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## SITE DETAILS

**Building:** Office/Retail Combination  
**Local Retail:** Starbucks, Chappaqua Market, Pilates  
**Parking:** Private Lot & 2-Hour Street Parking  
**Near:** Pleasantville, Armonk, Mount Kisco, Millwood

## KEY FACTS (1-Mile Radius of Site)

<b>POPULATION</b>	<b>MEDIAN AGE</b>
6,450	46.3
<b>AVG INCOME</b>	<b>DISPOSABLE INCOME</b>
\$315,482	\$187,014

OCTOBER 2023  
AVERAGE HOME  
SALES PRICE

**\$1.1M**

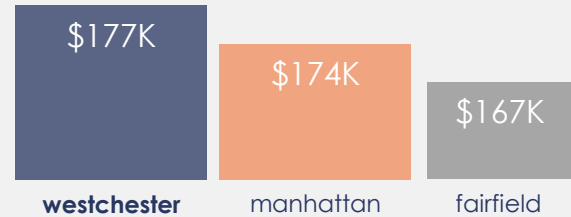
## DEMOGRAPHICS (0.5 Mile from Site)

By Radius	1-Mile	2-Mile	3-Mile
<b>Average HH Income</b>	<b>\$315,482</b>	<b>\$311,151</b>	<b>\$290,500</b>
Median HH Income	\$200,001	\$200,001	\$200,001
Population	6,450	17,892	37,588
Total Households	2,272	5,931	12,248
Disposable Income	\$187,014	\$185,660	\$175,691
Medical Expenses	\$6,489	\$6,309	\$5,867
<b>Avg Net Worth</b>	<b>\$5.3M</b>	<b>\$5.2M</b>	<b>\$4.7M</b>

NEW YORK'S  
**WESTCHESTER** COUNTY  
STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

**HIGH AVERAGE**  
HOUSEHOLD INCOME



| DOWNTOWN CHAPPAQUA |



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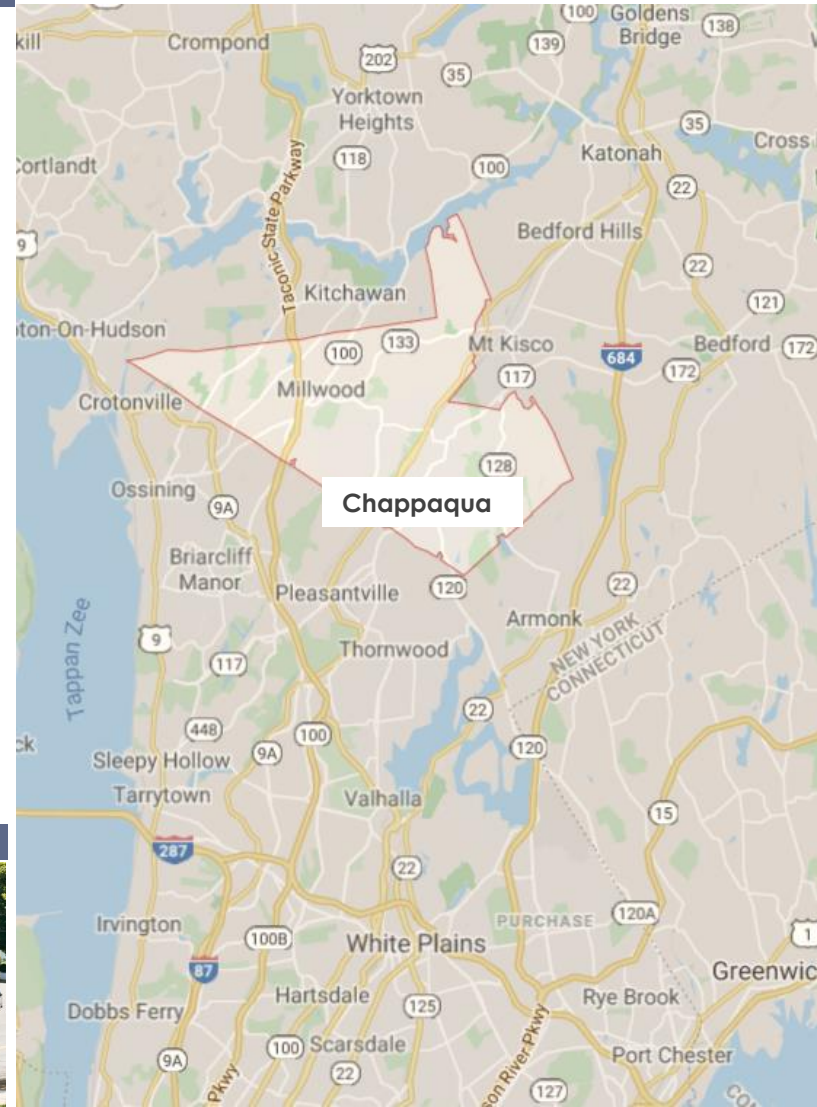


## CHAPPAQUA & THE TOWN OF NEW CASTLE

A picturesque, walkable town with incredible demographics, downtown Chappaqua is home to retailers such as Starbucks, Susan Lawrence Gourmet Foods, Le Jardin Du Roi, Ibiza, Taco Street, Bobo's Café, Chappaqua Village Market, Citibank, Bank of America, Houlihan Lawrence, Great Stuff, Petticoat Lane, Pizza Station, Emmary Day Spa, and many others.

The primary shopping corridors in downtown Chappaqua are North & South Greeley Avenue and King Street, 2 blocks from the Metro-North commuter train station.

In 2019, Chappaqua completed a \$11+/- million infrastructure and streetscape transformation, including new widened sidewalks, pedestrian plazas, benches, lighting, planters & an information kiosk.



CHAPPAQUA, NEW YORK (TOWN OF NEW CASTLE)



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