

CROSS RIVER, NY

Orchard Square Shopping Center



FOR LEASE

4,900 SF
Front Retail Space
(Divisible to 2,000 SF)

PRIME RETAIL IN 71,000 SF CROSS RIVER'S ORCHARD SQUARE SHOPPING CENTER

JOIN: Green Way Market, USPS, Chase Bank, Haiku, Salsa Fresca, Lewisboro Paint, Cross River Pharmacy, Nail Salon, Dunkin Donuts, New Dental Office, Kempo Academy of Martial Arts & more!

- Located Adjacent to Chase in Orchard Square – Area's 71,000 SF Main Shopping Center
- Multiple Uses Considered
- Center Situated Next to John Jay Middle and High Schools
- Private & Ample Free Parking
- Drop Ceilings & Natural Light
- Traffic Count:
Nearly 16,000 Vehicles Per Day



CONTACT OWNER'S
EXCLUSIVE AGENTS: ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118 alec@admiralrealestate.com
JOAN SIMON: [914-779-8200](tel:914-779-8200) x117 jsimon@admiralrealestate.com

BROKERS
PROTECTED

CROSS RIVER, NY

Orchard Square Shopping Center



SUBJECT SITE



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ORCHARD SQUARE TENANCY



A. Kempo Academy
B. Apex Fitness
C. Dental Office
D. Haiku
E. Bagels
F. Salsa Fresca
G. Pizza

H. Nail Salon
I. Beval Saddlery
J. Post Office
K. Lewisboro Paint
L. Dunkin Donuts
M. Salon
N. Cleaners

O. Optical

**P. 2,000 SF to
4,900 SF
Available**

Q. Chase Bank

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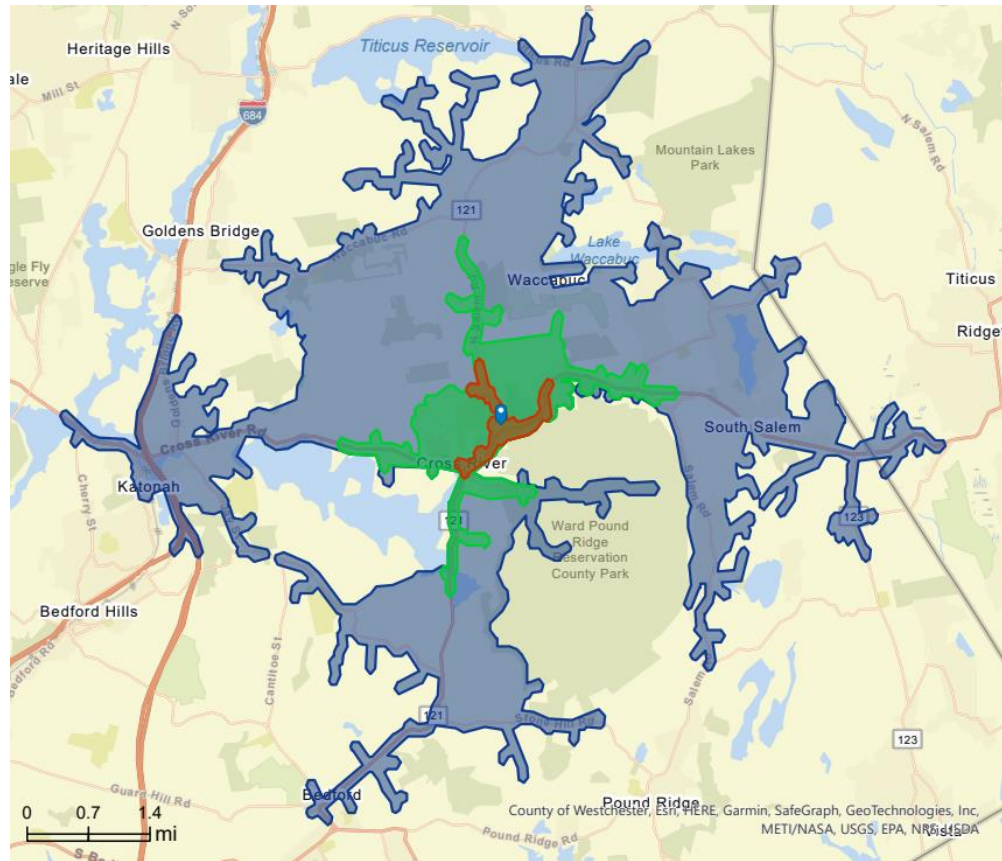
CROSS RIVER, NY

Orchard Square Shopping Center

SITE MAP

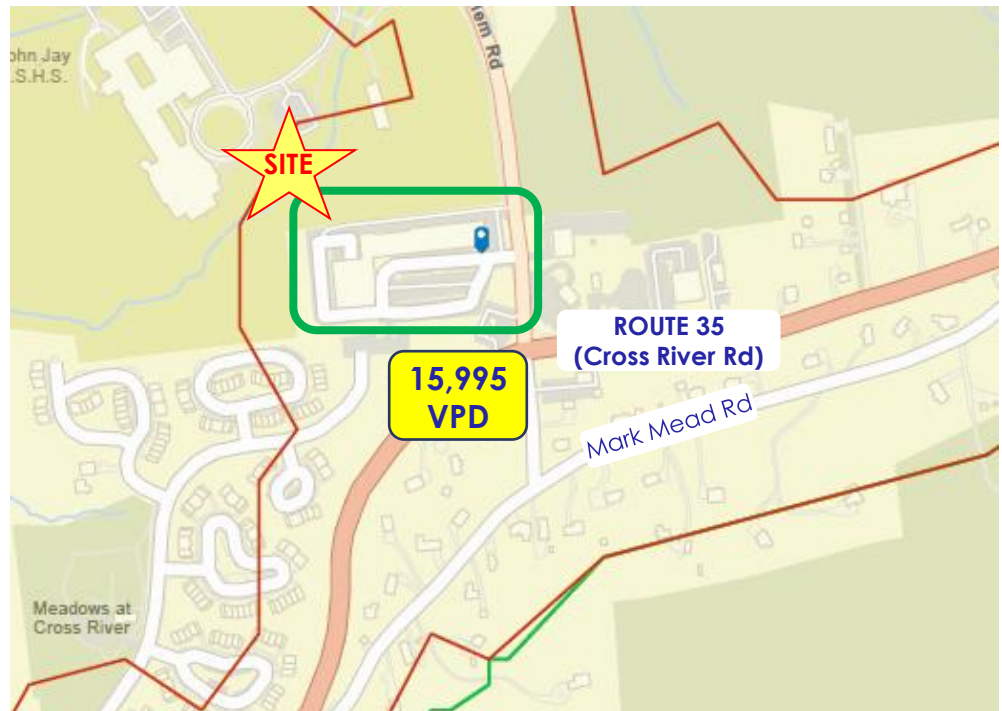
DRIVE-TIME:

3-MILE
5-MILE
10-MILE



TRAFFIC COUNT

15,995 Vehicles Per Day
Route 35 (Cross River Rd)



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NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE
HOUSEHOLD INCOME

\$147K

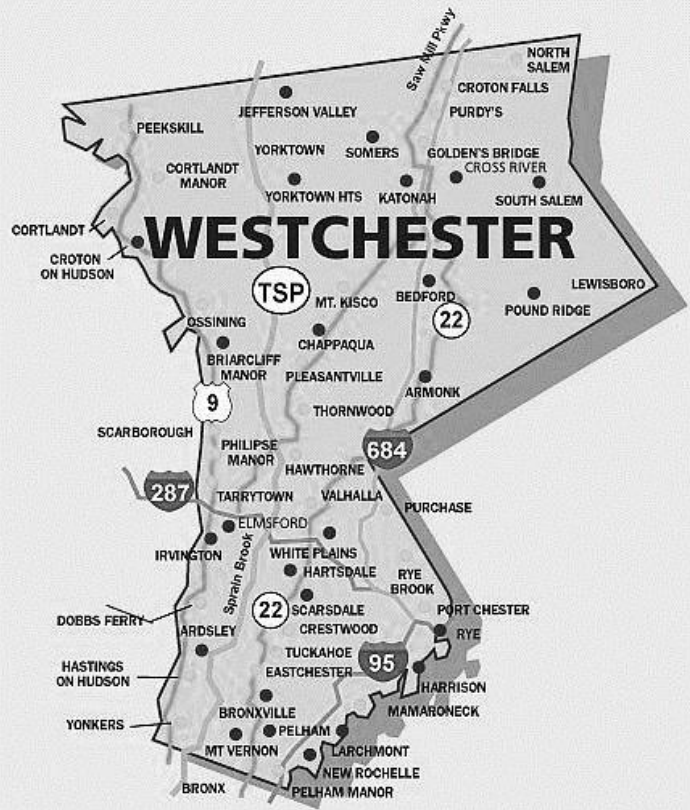
westchester

\$141K

fairfield

\$137K

manhattan



CROSS RIVER, NEW YORK (Westchester County)

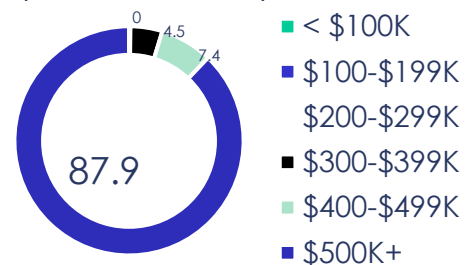
AUG 2023 MEDIAN
HOME SALES
PRICE

\$849K

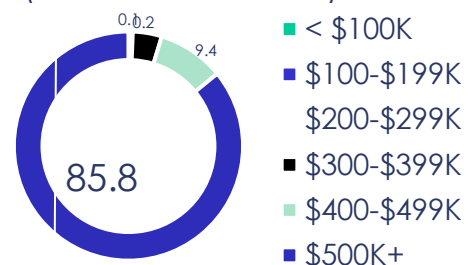
houlihanlawrence.com

2021
CROSS RIVER
HOME VALUES

(5-Min Drive Time)



(10-Minute Drive Time)



DEMOGRAPHICS

By Drive-Time	3-Min	5-Min	10-Min
Average HH Income	\$298,650	\$299,298	\$284,427
Median HH Income	\$200,001	\$200,001	\$195,919
Population	80	1,191	7,398
Total Households	20	410	2,487
Disposable Income	\$175,876	\$176,212	\$168,983
Median Age	50	48	48

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