

2,500 SF END-CAP RETAIL/OFFICE SITE

Newly Renovated | Perfect For Office or Spa
265 Route 202, Somers, NY 10589 | Westchester County

ADMIRAL
REAL ESTATE SERVICES



RETAIL/OFFICE FOR LEASE:

NEWLY RENOVATED SITE AVAILABLE

- 2,500 SF Fully Built-Out End-Cap Space
- Permitted Uses: Food (No QSR)/ Dry / Office / Service / Spa
- Walking Distance to Heritage Hills; 2,600 Condo Units; New DeCicco's and New 66-Unit Townhome Site
- Parking for (35) Vehicles; Bathroom in Space
- Contact Leasing Representative for Full Rental Rate



CONTACT OWNER'S EXCLUSIVE AGENTS: ALEC FREDERICO: 914-779-8200 x118 alec@admiralrealestate.com
JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com

BROKERS
PROTECTED

265 Route 202 | SOMERS, NY
 Newly Renovated Site - Ideal For Spa
 2,500 SF | Move-In Ready Space



PROPERTY INFORMATION

Zoning: B-HP
Location: Route 202 Near Route 100
Parking: Private Shared On-Site Parking Lot for (35)
Near: Heritage Hills, Lincolndale, Croton Falls
Co-Tenants: Deli and Dry Cleaner

KEY FACTS (3-Mile Radius from Site)

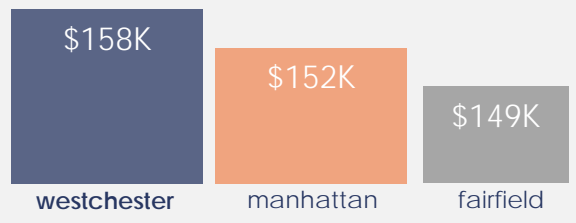
POPULATION	MEDIAN AGE
20,530	53
HOUSEHOLDS	DISPOSABLE INCOME
8,163	\$132,969

SEPT 2023
 SOMERS
 MEDIAN
 HOME
 SALES PRICE
\$849K

NEW YORK'S
WESTCHESTER COUNTY
 STRONG SPENDING POWER

\$22.1 billion in Westchester
 RETAIL DEMAND

HIGH AVERAGE
 HOUSEHOLD INCOME



***SITE HIGHLIGHT** →
*The subject site is located next to the National Historic Landmark, **The Elephant Hotel**, which remains the focal point of town activity.*



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ADDITIONAL EXTERIOR PHOTO



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INTERIOR PHOTOS | 1



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INTERIOR PHOTOS | 2



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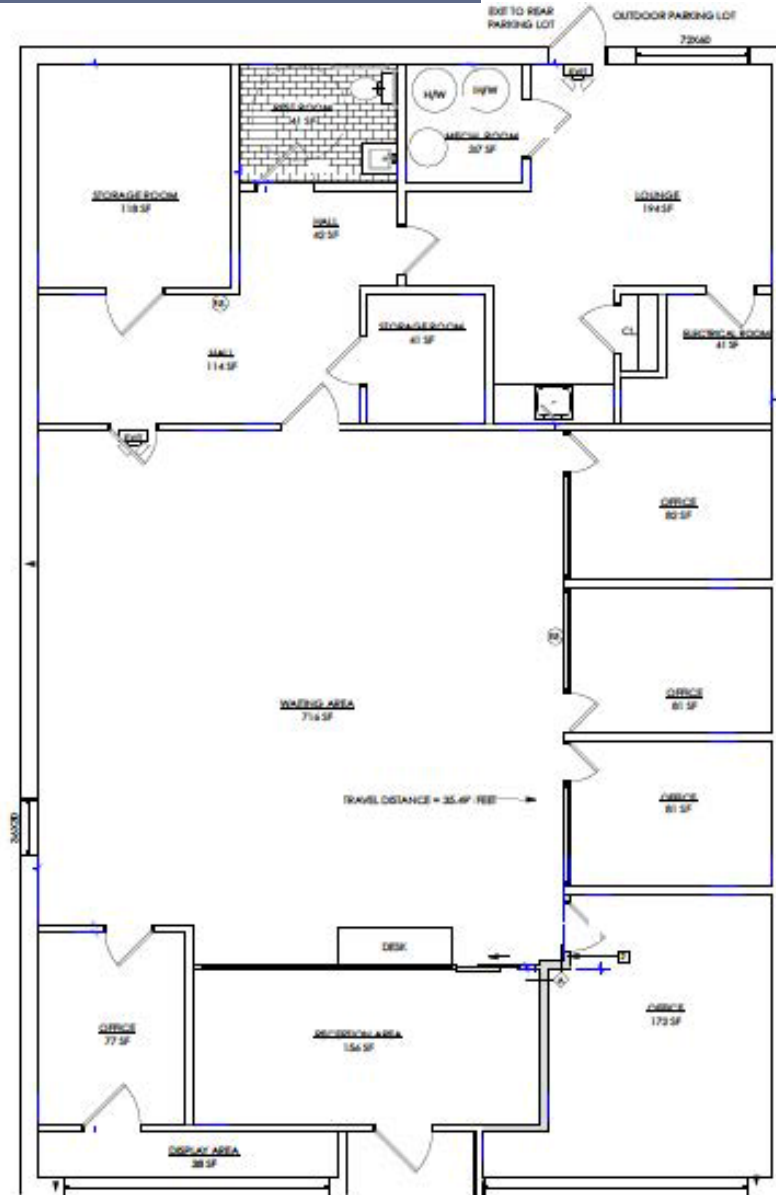
BACK OF SITE



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SITE PLAN

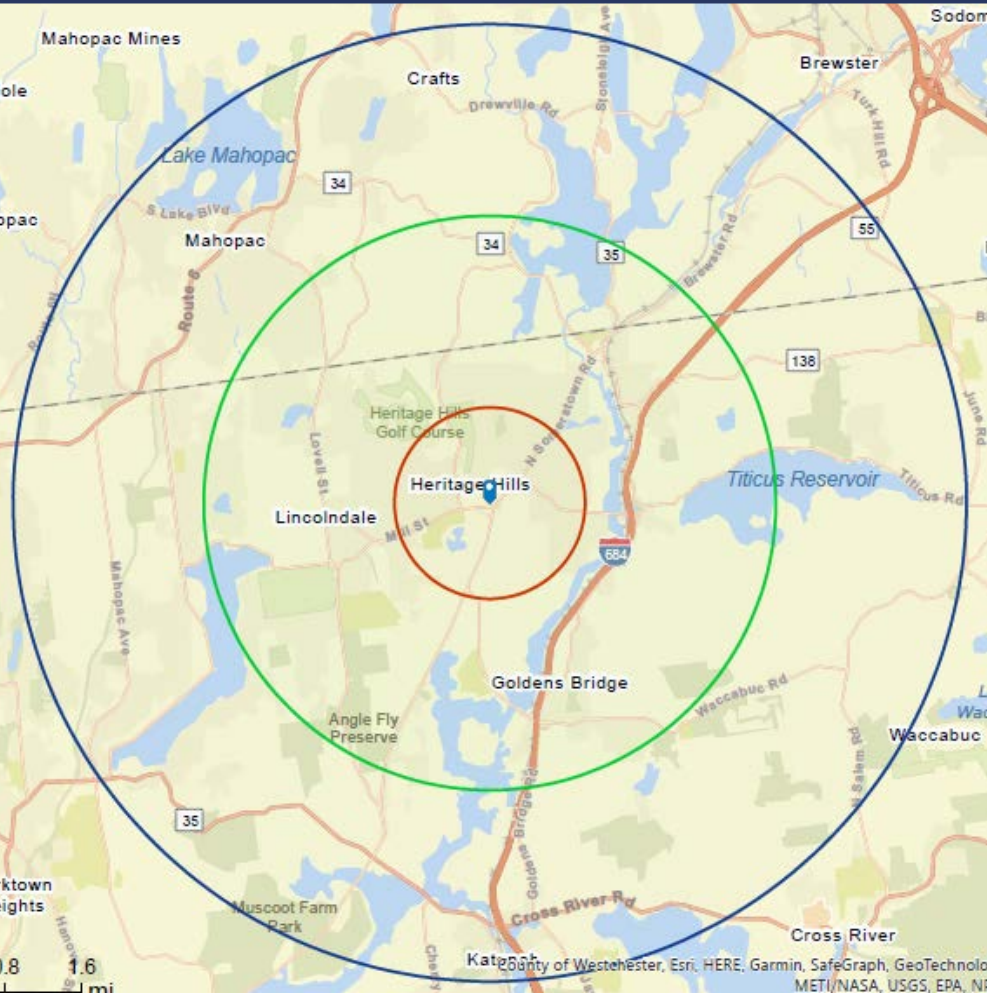


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SITE MAP

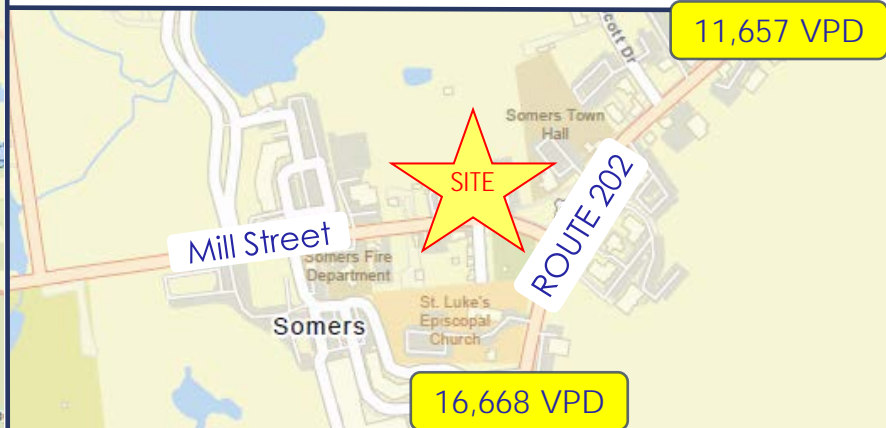
RADIUS: 1-MILE 3-MILES 5-MILES



DEMOGRAPHICS

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$196,966	\$206,453	\$202,495
Median HH Income	\$128,084	\$141,159	\$138,411
Population	4,331	20,530	48,468
Total Households	2,183	8,163	18,326
Disposable Income	\$128,048	\$132,969	\$131,086
Median Age	59	53	49
Medical Expenses	\$14,335	\$14,155	\$13,198

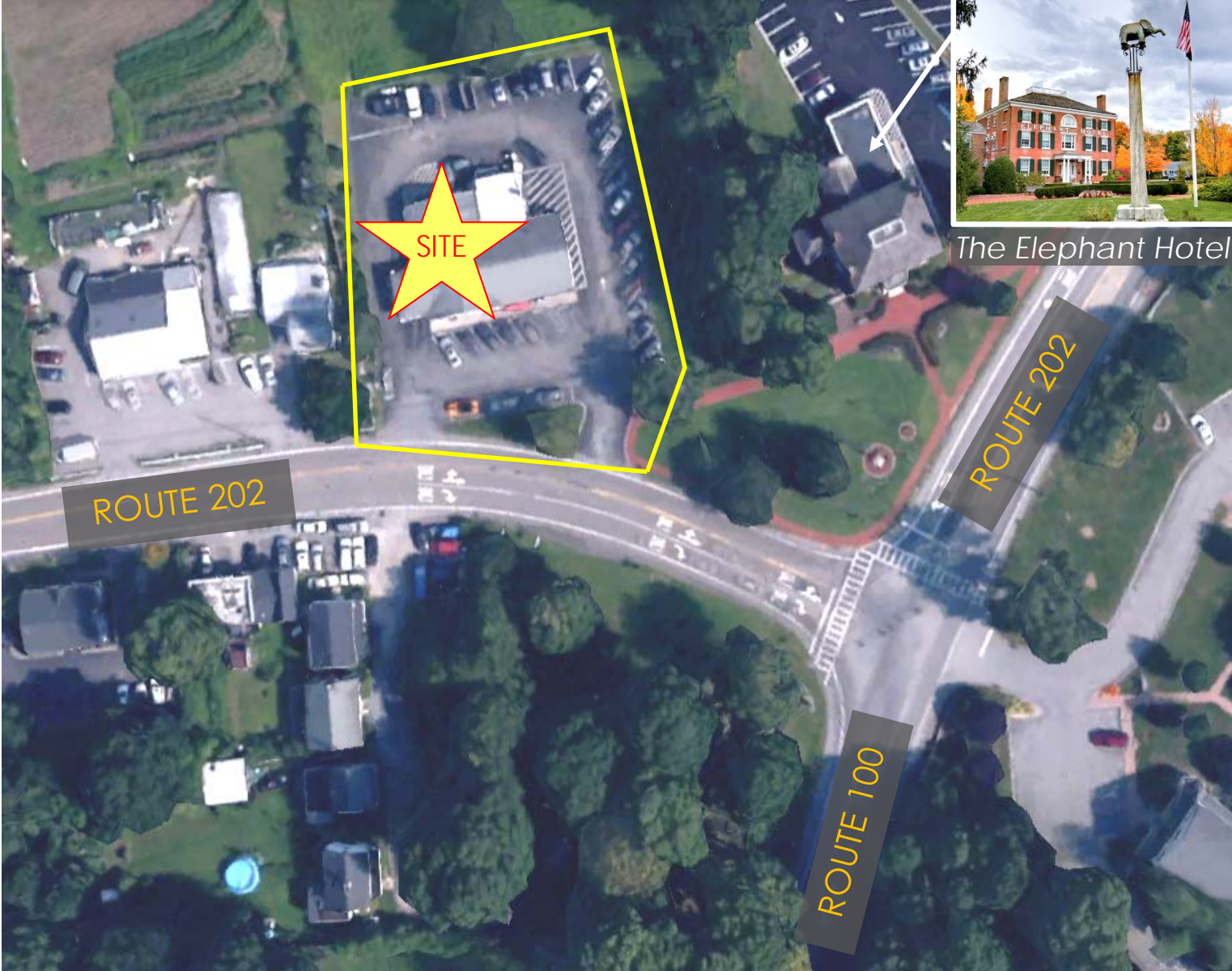
TRAFFIC COUNT



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SITE
AERIAL



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VISIBILITY



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REGIONAL AERIAL



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EXCLUSIVE AGENTS:

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