



[CLICK FOR  
VIRTUAL TOUR](#)



**FOR LEASE**

**1,204 SF**

FULLY BUILT-OUT SECOND FLOOR MEDICAL OFFICE WITH STAIR & **ELEVATOR ACCESS**

CONTACT FOR RATE & REDUCTION DETAILS!

*Electric & Gas Separately Metered*

**SPACE HIGHLIGHTS:**

- **AMPLE PARKING**; Building adjoins free municipal parking lot
- Modern, bright, excellent condition w/ beautiful dark hardwood floors
- Only 0.6 mile from Robert E Bell Middle School
- 4 exam rooms with sinks, reception, waiting area, and storage with sink
- Front & back entrances
- ADA common restrooms and 8 ft drop ceilings
- Located near Starbucks
- W/D to Metro-North



CALL OWNER'S EXCLUSIVE AGENT: ALEC FREDERICO 914-779-8200 x 118 [ALEC@ADMIRALREALESTATE.COM](mailto:ALEC@ADMIRALREALESTATE.COM)  
JOAN SIMON 914-779-8200 x 117 [JSIMON@ADMIRALREALESTATE.COM](mailto:JSIMON@ADMIRALREALESTATE.COM)

BROKERS  
PROTECTED



## EXAM ROOMS



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## OFFICE & LAB



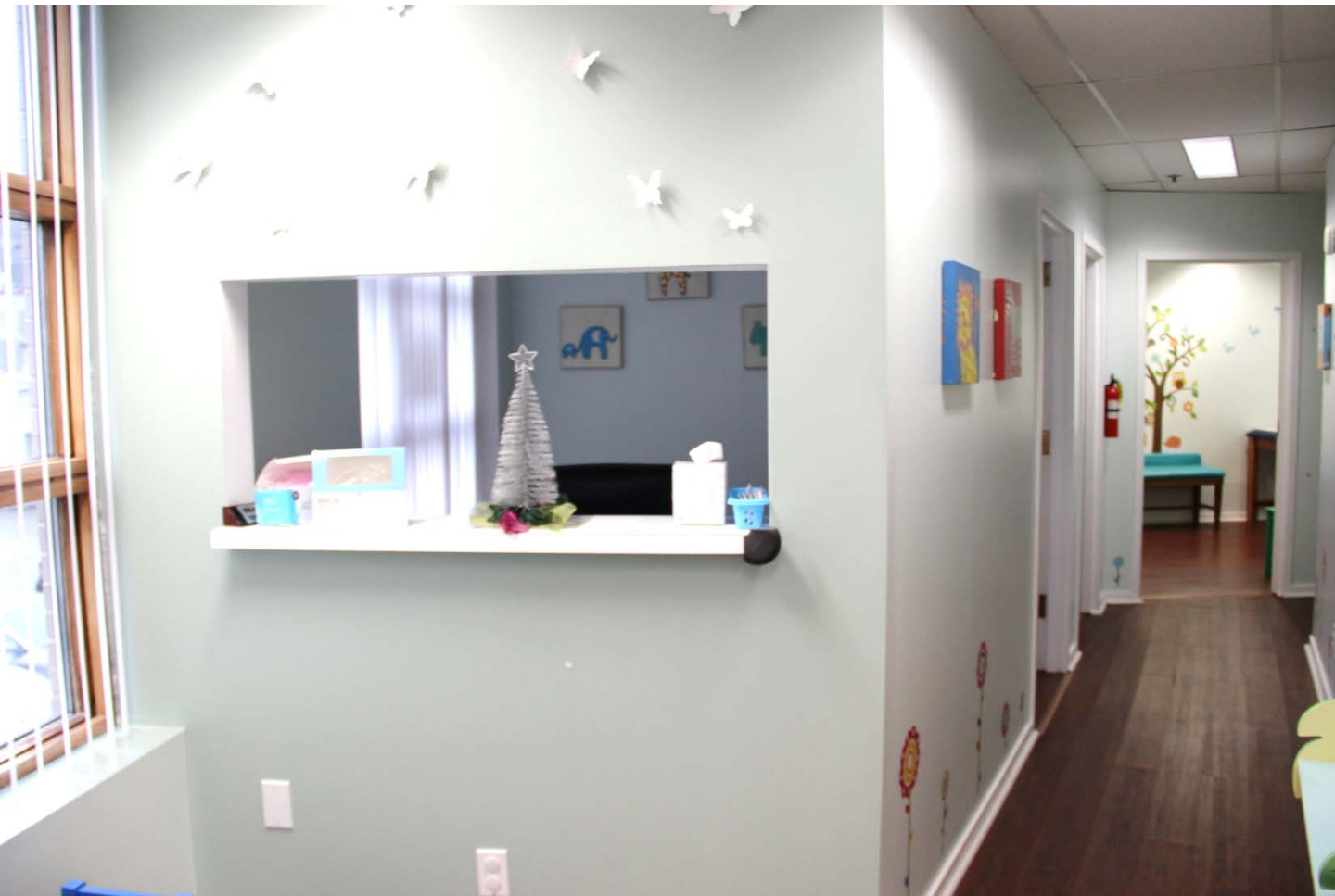
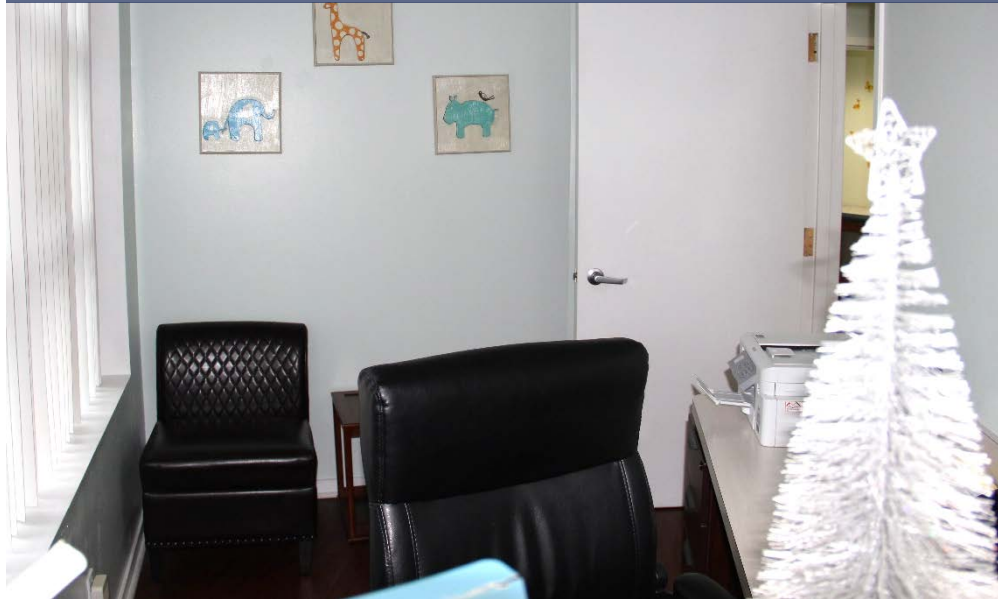
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## RECEPTION



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## WAITING AREA



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ENTRANCE,  
ELEVATOR &  
COMMON  
AREA  
BATHROOMS



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ADJOINING  
PARKING  
AERIAL



View from Allen Place



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## MAJOR DOWNTOWN LOCATIONS

1. SITE - 26 S. Greeley Avenue
2. Starbucks
3. Robert E. Bell Middle School
4. Metro-North (Chappaqua)
5. Saw Mill River Parkway



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Downtown Chappaqua



**DEMOGRAPHICS**

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$315,323	\$290,488	\$226,002
Median HH Income	\$200,001	\$200,001	\$152,786
Population	6,590	37,645	102,635
Total Households	2,319	12,271	34,546
Disposable Income	\$186,955	\$175,683	\$142,369
Medical Expenses	\$19,379	\$17,674	\$13,547
Avg Net Worth	\$5.3M	\$4.7M	\$3.3M
Net Worth > \$2M	43.3%	39.0%	28.1%

**NOVEMBER  
2022  
MEDIAN  
HOME SALES  
PRICE**

**\$920K**

**CHAPPAQUA, NEW YORK (TOWN OF NEW CASTLE)**



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**RETAILER MAP**



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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, Chappaqua Village Market, Citibank, Bank of America, Houlihan Lawrence, Great Stuff, Petticoat Lane, Pizza Station, Emmary Day Spa, Frannie's Goodie Shop, 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.

**There are also plans well underway to rezone Chappaqua's downtown area to permit multi-story mixed-use buildings at a far higher density than currently allowed.**

The rezoning recommendations endeavor to incorporate Transit-Oriented Development (TOD) best practices, promoting higher density residential uses, environmental sustainability, improved walkability and flow, open spaces and gathering places. Higher-density, TOD uses will attract new residents in a retail supportive environment, adding value to the subject property's existing retail and potential for redevelopment.

Chappaqua is one of two hamlets, the other Millwood, that are located in the Town of New Castle. This town is centrally situated in Westchester County, approximately 30 miles north of Manhattan.

New Castle is crossed by two major north-south arteries: Taconic State Parkway, which runs through Millwood, and Saw Mill River Parkway, which runs through Chappaqua. The town is also served by the Chappaqua station of the Metro-North Railroad's Harlem Line, which abuts Chappaqua's downtown area.

Neighboring municipalities include Armonk, Briarcliff Manor, Mount Kisco, Ossining and Pleasantville.

