

HIGHLY VISIBLE SITE FOR LEASE

1,260 SF Beautiful Built-Out Retail/Office Space
22 S. Greeley Ave, Chappaqua, NY 10514

ADMIRAL
REAL ESTATE SERVICES



PRICE REDUCED!



Contact
Exclusive Broker
for New Rental
Rate & Details

- Multiple Uses Permitted
- Beautifully Built-Out Space
- Ample Parking in Adjoining Lot
- Fantastic Signage Opportunity
- Sink and Plumbing Available in Back/Rear Area of Space

- UPGRADES PLANNED TO BUILDING
- Access to Saw Mill River Parkway
- Walking Distance to Chappaqua Metro-North Train Station & Library
- Near Starbucks, Great Stuff, Bobo's Café and Town Hall



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118
JOAN SIMON: 914-779-8200 x117

alec@admiralrealestate.com
jsimon@admiralrealestate.com

BROKERS
PROTECTED

CHAPPAQUA, NY | 22 S. Greeley Ave
Highly Visible Downtown Space For Lease
1,260 SF | Large Adjoining Free Parking Lot

SITE DETAILS

District/Zoning: CBD/BR - P
Neighbors: Starbucks, Emmary Day Spa, Pilates
Parking: Free Municipal Lot Behind Building
Near: Pleasantville, Armonk, Mount Kisco, Millwood

KEY FACTS (1-Mile Radius of Site)

POPULATION MEDIAN AGE

6,450 46.3

AVG INCOME DISPOSABLE INCOME

\$315,482 \$187,014

DEMOGRAPHICS

By Radius	1-Mile	2-Mile	3-Mile
Average HH Income	\$315,482	\$311,151	\$290,500
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
Avg Net Worth	\$5.3M	\$5.2M	\$4.7M

JANUARY 2023
MEDIAN HOME
SALES PRICE

\$1.8M



NEW YORK'S
WESTCHESTER COUNTY
STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE
HOUSEHOLD INCOME

\$177K

\$174K

\$167K

westchester

manhattan

fairfield



| SOUTH GREELEY AVENUE |
Downtown Chappaqua



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INTERIOR PHOTO

- Beautifully built-out, move-in ready space
- 10 ft ceilings
- Kitchen area
- Extra sink



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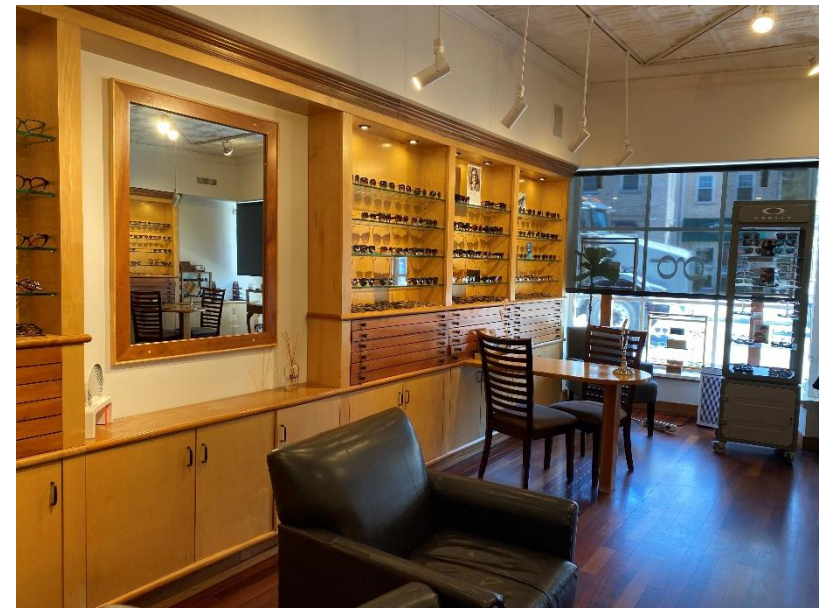
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ADDITIONAL PHOTOGRAPHS



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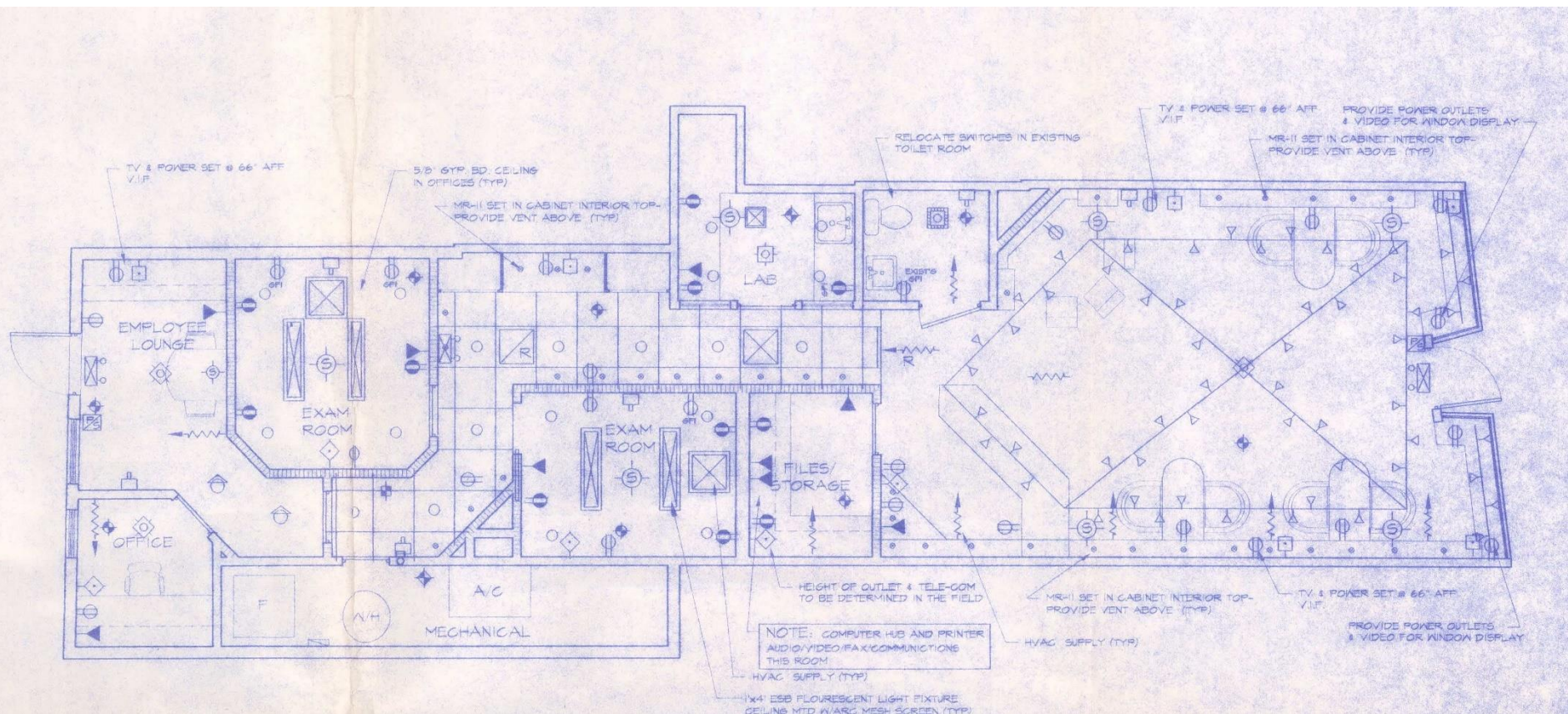
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BUILDING PLANS



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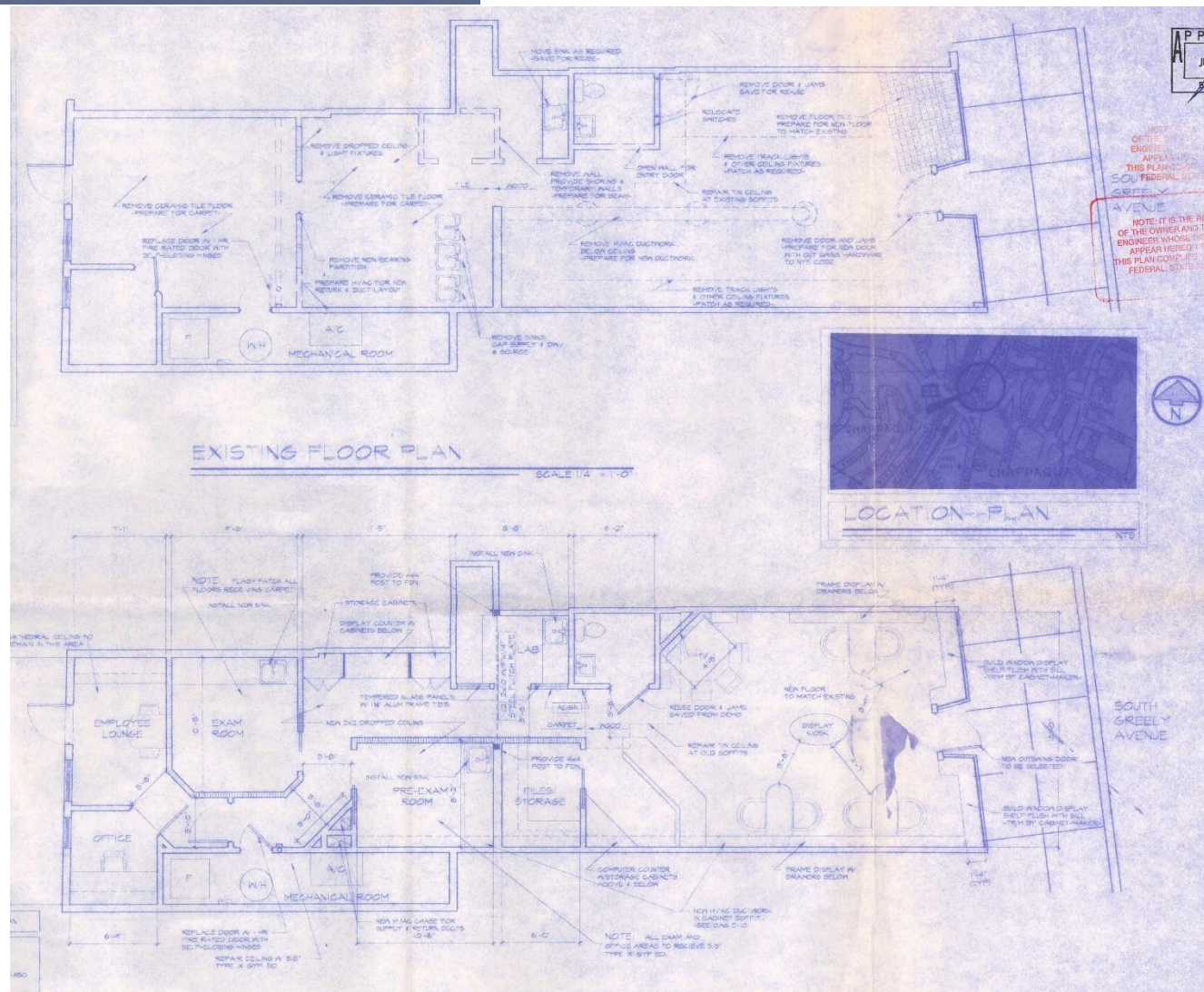
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VISIBILITY



Facing South on South Greeley Ave



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SIGNAGE



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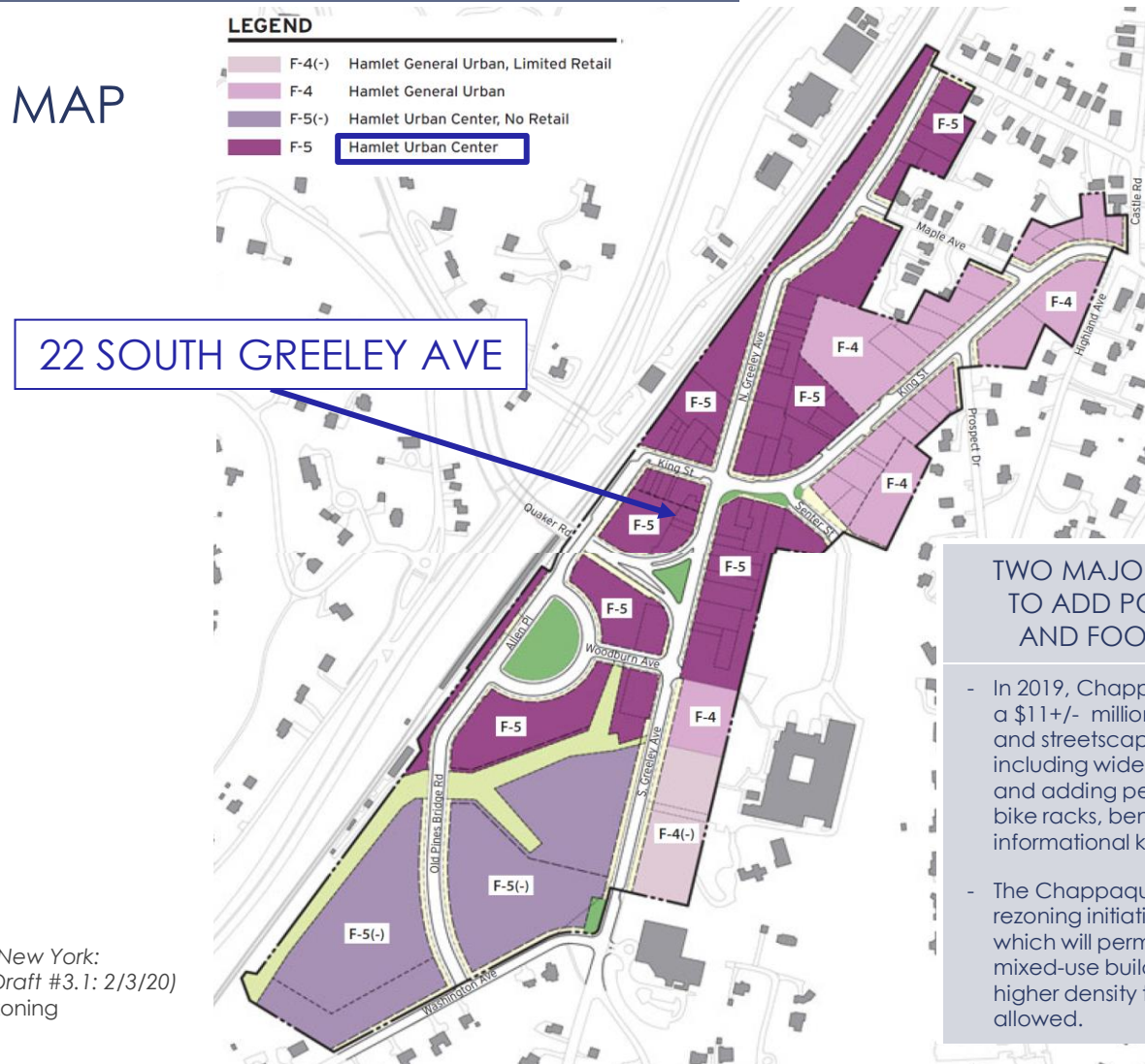
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REZONING MAP



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

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.



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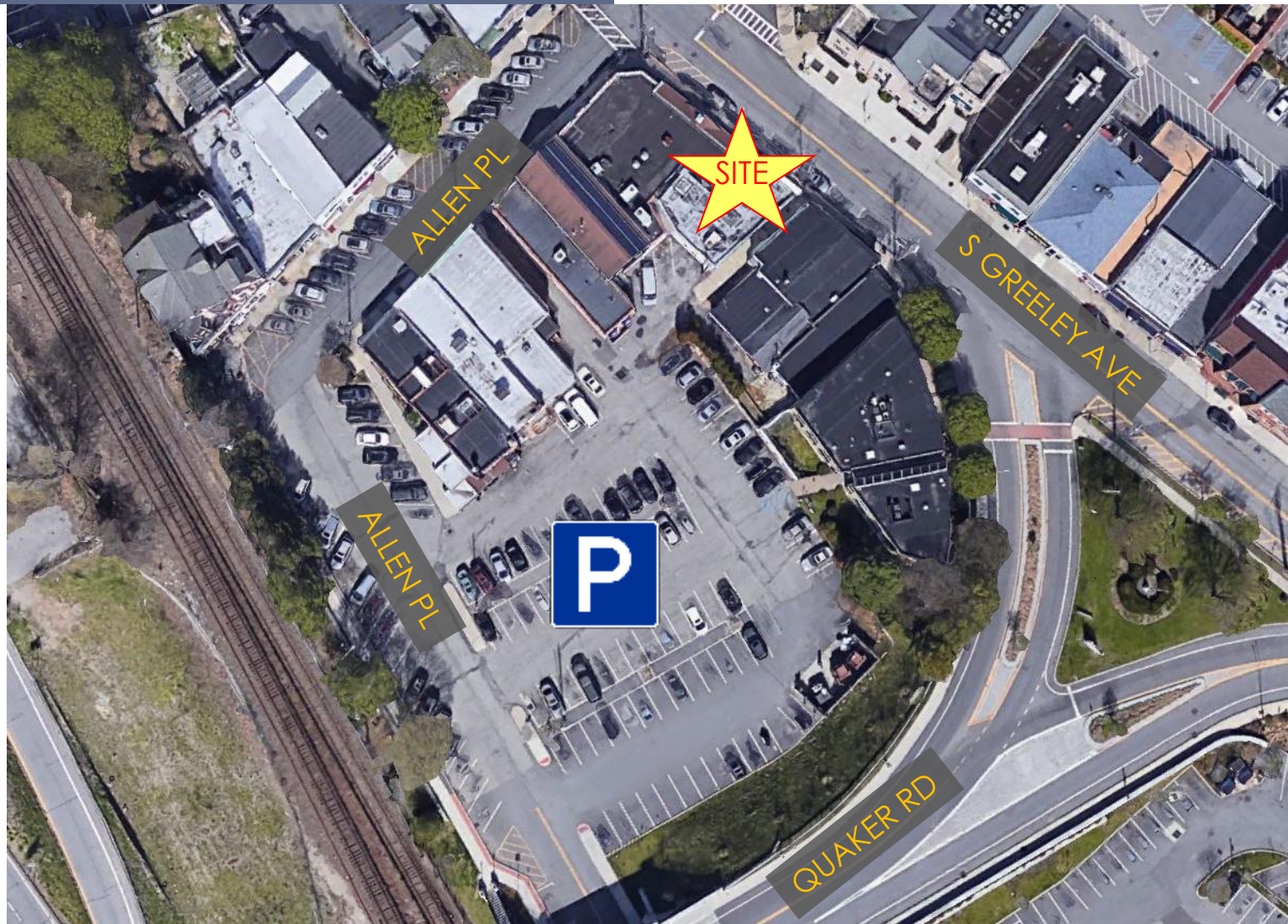
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AERIAL
CLOSE-UP



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RETAIL
MAP



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CHAPPAQUA & THE TOWN OF NEW CASTLE

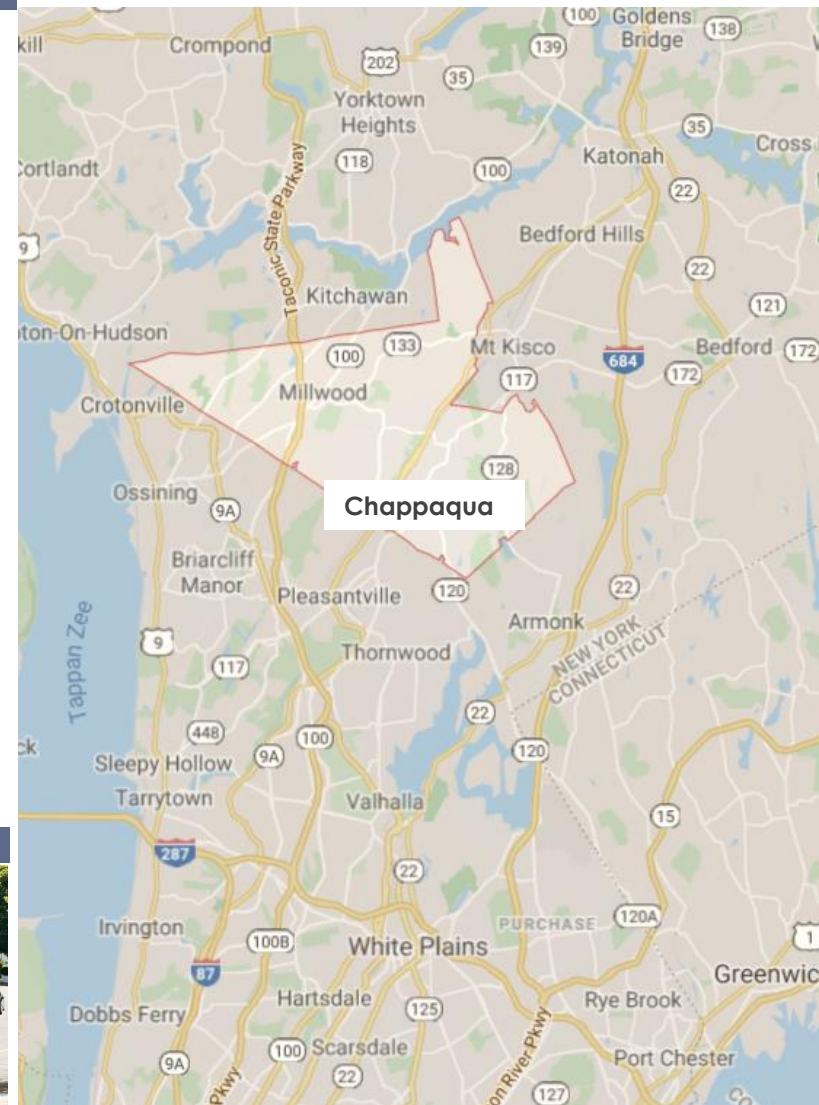
A picturesque, walkable town with incredible demographics, downtown Chappaqua is home to retailers such as Starbucks, Susan Lawrence Gourmet Foods, Le Jardin Du Roi, Ibiza, Chappaqua Village Market, Citibank, Bank of America, Houlihan Lawrence, Great Stuff, Petticoat Lane, Pizza Station, Emmary Day Spa, 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 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, NEW YORK (TOWN OF NEW CASTLE)



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