

LARCHMONT, NY | 159-161 Larchmont Ave  
Retail Central Commercial District (RC)  
1,710 SF | Prime End-Cap, Highly Visible Site



1,710 SF

FOR LEASE

CONTACT BROKER  
FOR RENTAL RATE

## PRIME END-CAP MULTI-USE SITE AT BUSY INTERSECTION OF LARCHMONT AVENUE & ADDISON STREET

- Multiple Use Site with Exceptional Visibility
- Family Centric, Bustling Downtown Area  
Walking Distance to Area Schools and  
Numerous Residential Households
- Amazing Frontage
- Generous Square Footage & High Ceilings
- Surrounded by Assortment of Long-time Food  
Establishments and Service Retailers



CONTACT OWNER'S  
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 [haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

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## PROPERTY INFORMATION

Location:	<u>Corner of Larchmont Ave &amp; Addison St</u>
Near:	<u>Mamaroneck, New Rochelle &amp; Rye</u>
Access:	<u>Near Boston Post Rd</u>
Zoning:	<u>RC – Retail Center Commercial District</u>
Parking:	<u>Street Parking</u>
Public Trans:	<u>Bus Stop Directly in Front of Site</u>

## SPACE HIGHLIGHTS

- Located at highly trafficked signalized intersection
- Mostly open space with incredible business opportunity
- Various uses permitted including retail, office, medical, dental, QSR, fitness, financial and entertainment
- Fantastic window signage
- Located near CVS, Post Office, Village Paint Supply, Foley Hardware, Post Wine & Spirits, Larchmont Meateria, Stan'z Café, among many other retailers

## KEY FACTS (1-Min Drive of Site)

POPULATION

1,012

MEDIAN AGE

41

AVG INCOME

\$266,050

DISPOSABLE INCOME

\$161,661

AUG 2023  
LARCHMONT  
MEDIAN  
HOME  
SALES PRICE

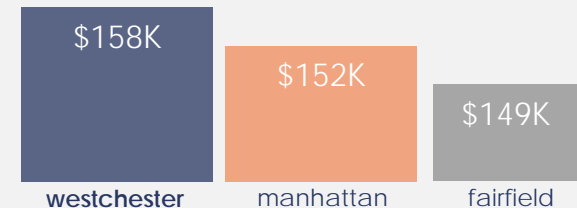
**\$1.6M**

## NEW YORK'S WESTCHESTER COUNTY

**STRONG SPENDING POWER**

\$22.1 billion in Westchester  
RETAIL DEMAND

## HIGH AVERAGE HOUSEHOLD INCOME



## DEMOGRAPHICS (Drive times of Subject Site)

By Drive-Time	1-Min	3-Min	5-Min
Average HH Income	\$266,050	\$264,902	\$227,307
Median HH Income	\$200,001	\$200,001	\$147,177
Population	1,012	8,866	21,964
Total Households	370	3,336	8,149
Disposable Income	\$161,661	\$159,782	\$141,044

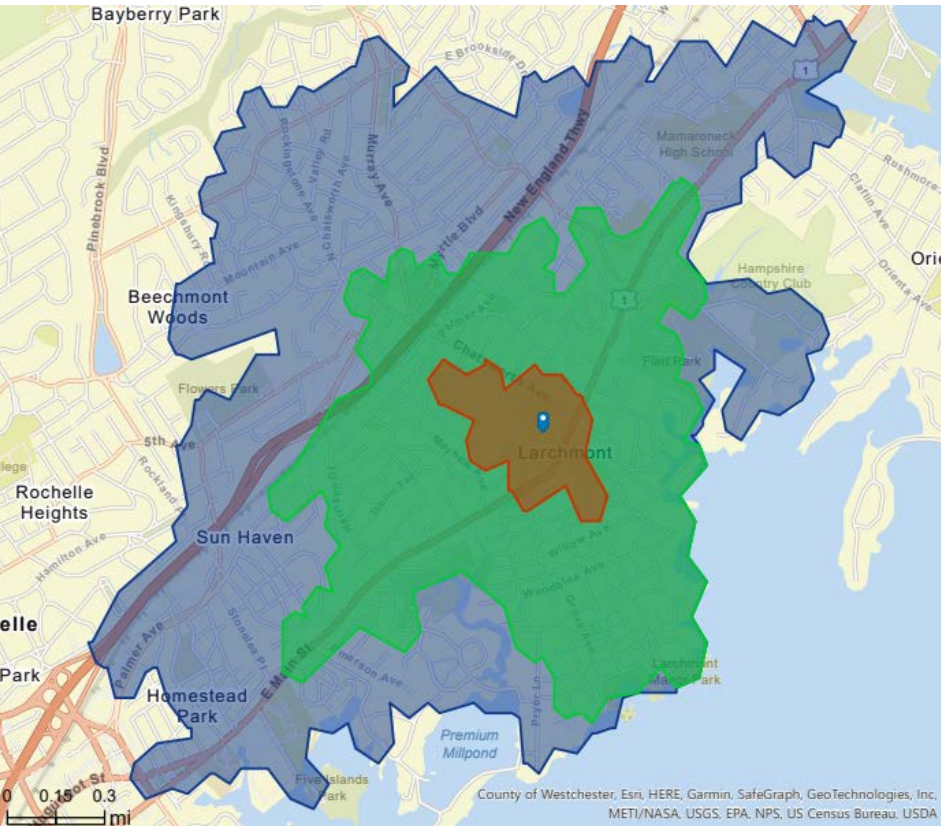


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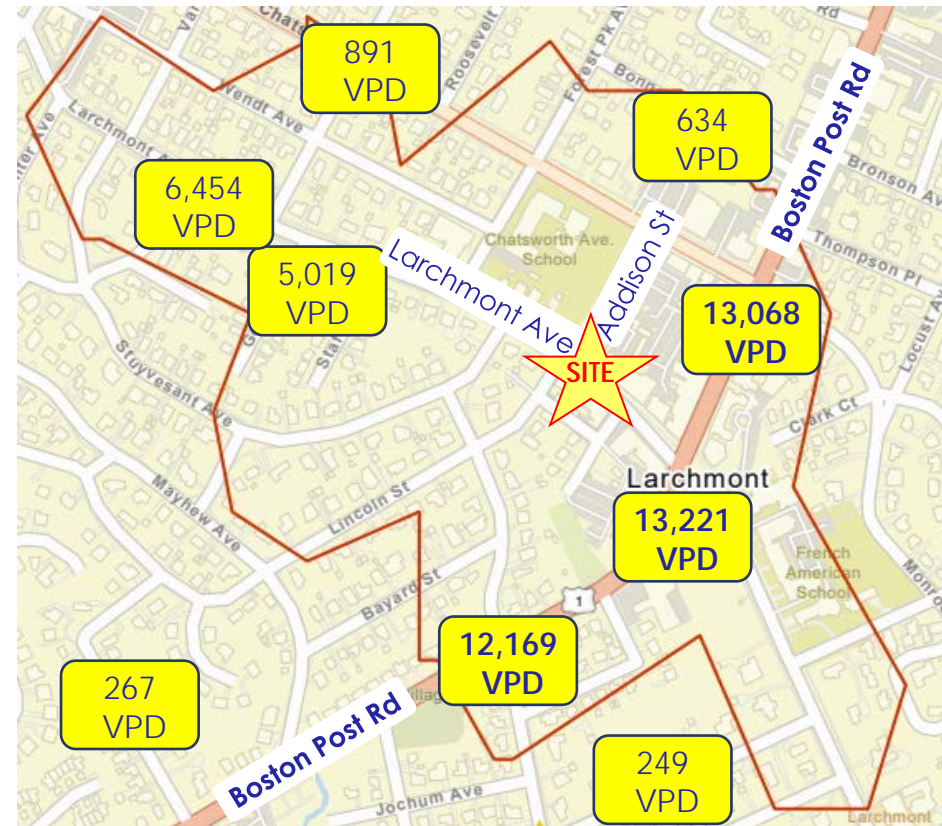
## SITE MAP

DRIVE TIME: **1-MIN** **3-MIN** **5-MIN**



## TRAFFIC COUNT

13,068 Vehicles Per Day on Boston Post Road



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## VISIBILITY



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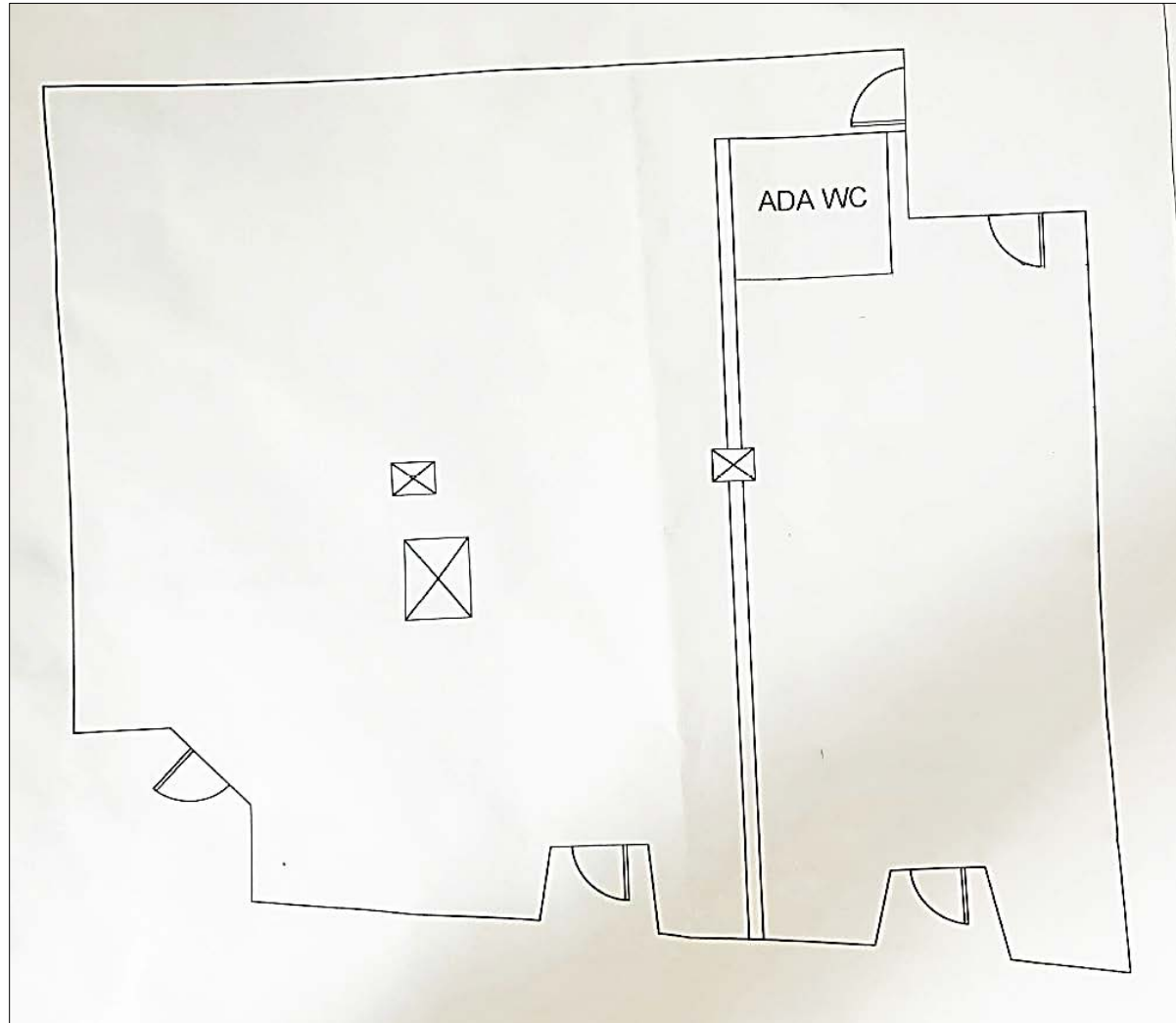
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## SITE PLAN



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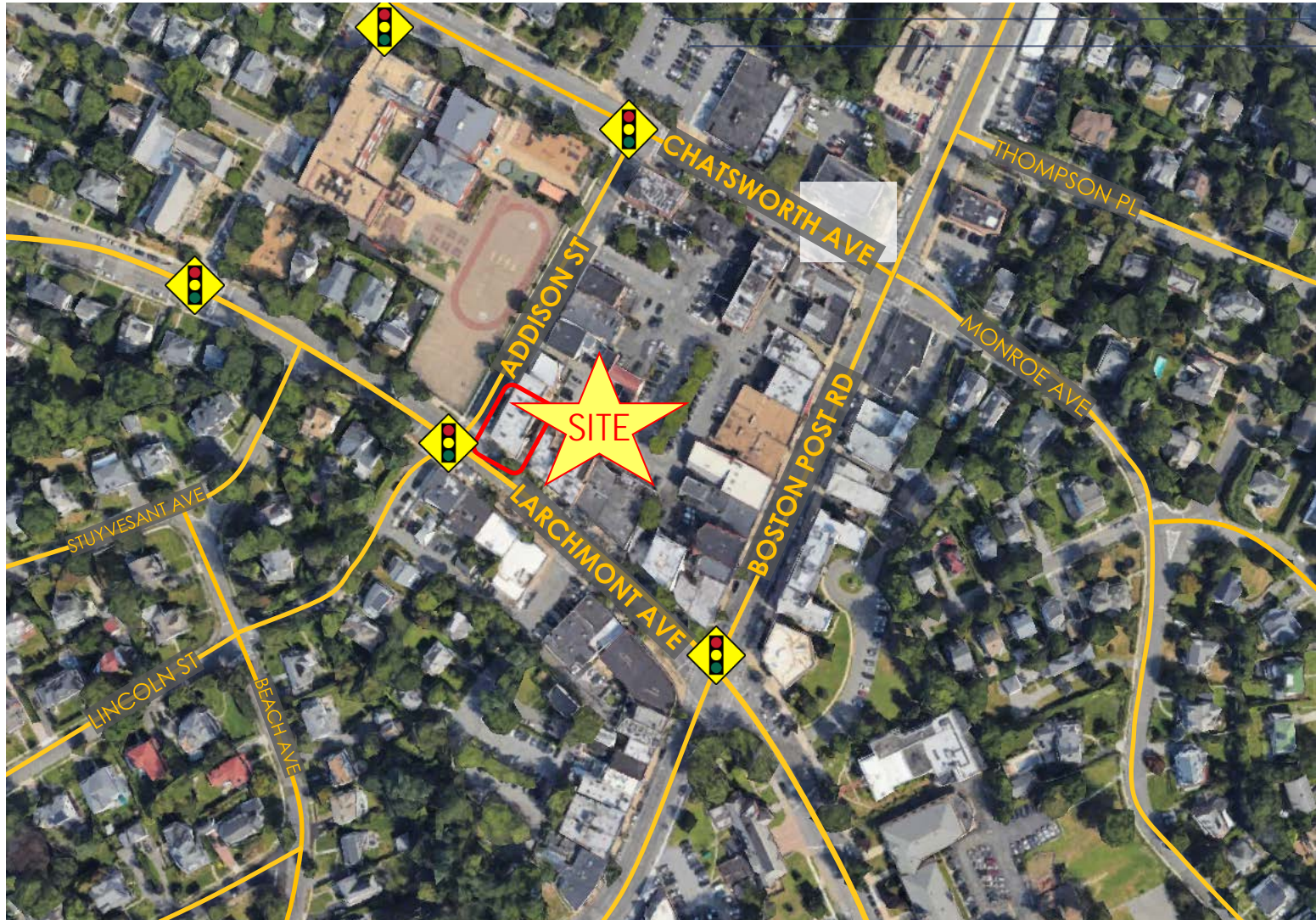
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LOCAL  
AERIAL



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## LOCAL RETAIL AERIAL



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## ABOUT LARCHMONT

In a recent article, the New York Times describes Larchmont NY as “an affluent, walkable suburb on Long Island Sound situated about 20 miles from Midtown Manhattan...[which has] seen an influx of buyers...who made their move sooner than intended during the pandemic, drawn by the spacious homes with big yards, waterfront access, good schools and a vibrant downtown. During the 19th century, the village was a popular summer retreat for wealthy Manhattanites. Today, it is one of the wealthiest areas in the country, offering a friendly and sophisticated small-town atmosphere to those who can afford the homes and the property taxes.”

A new Larchmont NY resident is quoted: “Life in Larchmont mimics the lifestyle we were used to. We can still walk to get a coffee and go to the shops or the park, but we have much more space and a yard for our children to play in. I love the laid-back, small-town vibe and how much easier it has been to make friends compared with living in Brooklyn...Everyone has gone out of their way to make us feel very welcome.”.



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