

STAND-ALONE BUILDING FOR SALE
Multiple Uses Permitted | Private Parking for (35)
265 Route 202, Somers, NY 10589 | Westchester County



FOR SALE:

3-TENANT COMMERCIAL BUILDING WITH FULL TENANCY

- Currently Hosts **Taste Gourmet Deli & Catering, The Dry Cleaner, and Rebel Yoga** (coming soon!)
- +/- 4.0 Acres with Developable Land in Rear
- Uses: Food (No QSR), Dry Goods, Office, Medical, Financial, Service & Spa. Others considered.
- Parking for (35) Vehicles Around Entire Site
- Walking Distance to New DeCicco's & Heritage Hills; 2,600-Condo Unit and New 66-Unit Townhome Site

SOMERS, NY | 265 Route 202

3-Tenant Building For Sale with Full Tenancy
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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:	Rebel Yoga, Deli & Catering, and Dry Cleaner

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND

KEY FACTS (3-Mile Radius from Site)

POPULATION MEDIAN AGE

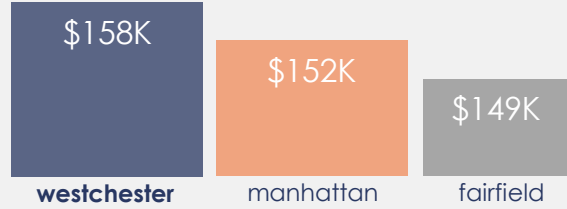
20,530 53

HOUSEHOLDS DISPOSABLE INCOME

8,163 \$132,969

JULY 2024
SOMERS
MEDIAN
HOME
SALES PRICE
\$825K

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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CURRENT TENANCY

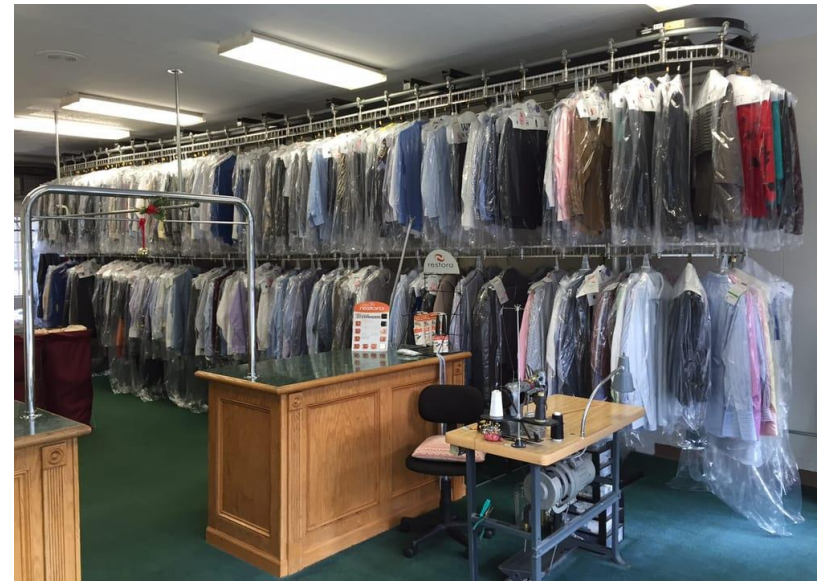
**REBEL YOGA
COMING SOON!**



Taste Gourmet Deli & Catering



The Dry Cleaner



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BACK OF SITE



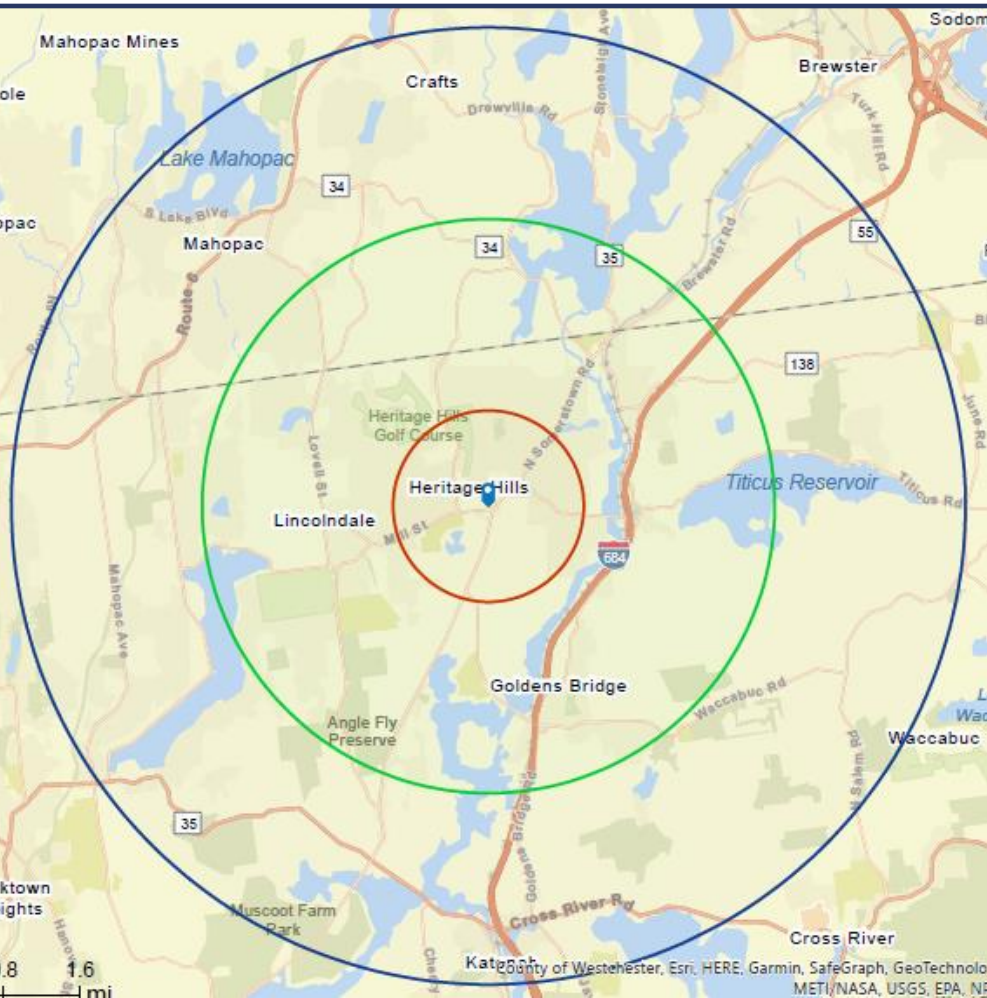
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SITE MAP

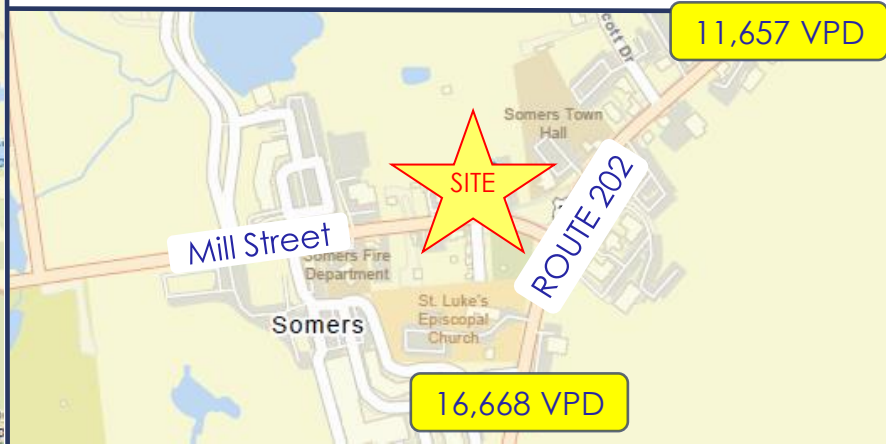
RADIUS: 1-MILE 3-MILES 5-MILES



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

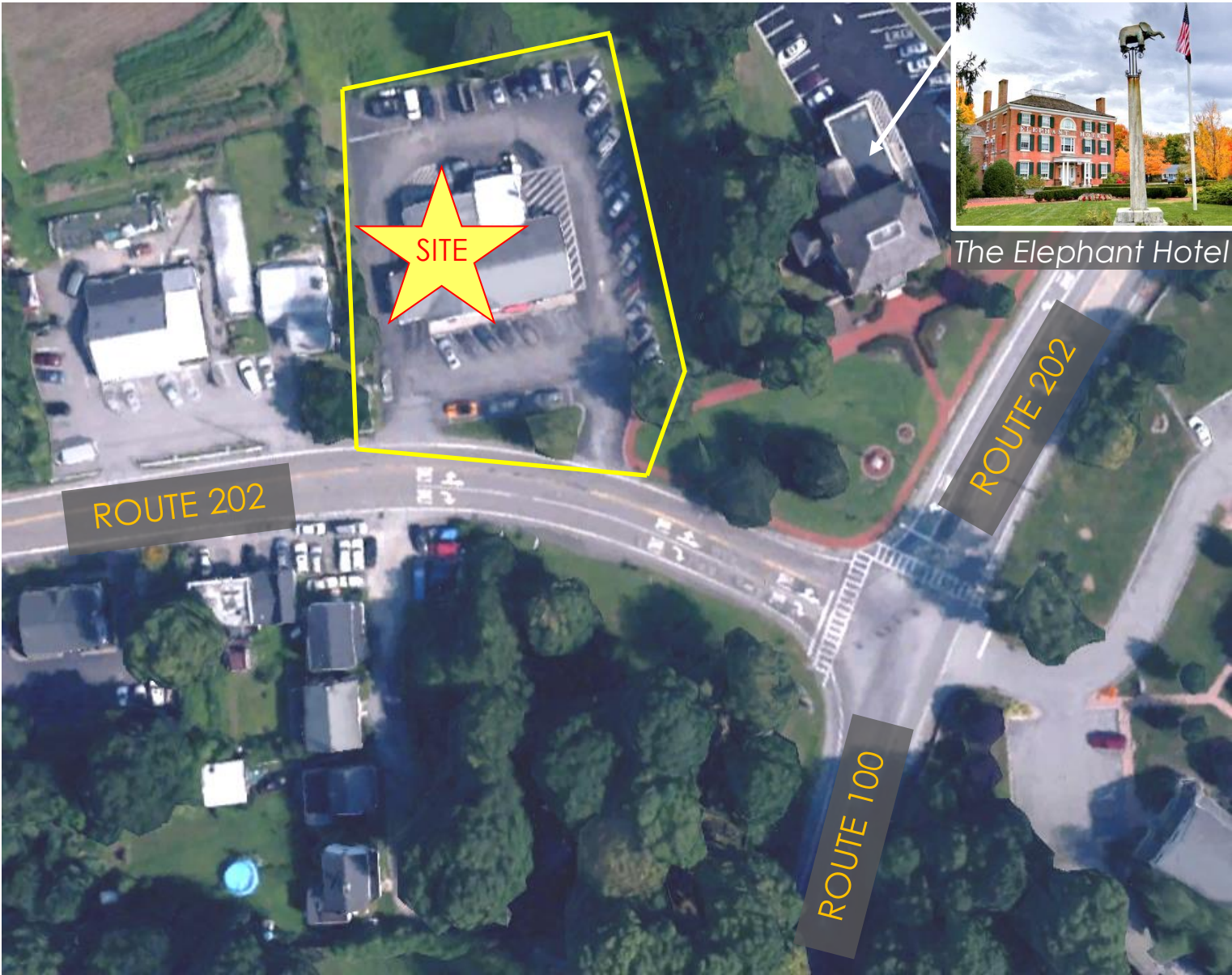
TRAFFIC COUNT



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SITE
AERIAL



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VISIBILITY



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REGIONAL AERIAL



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO

Licensed Real Estate Salespersons
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alec@admiralrealestate.com

JON GORDON

Corporate Broker
914-779-8200 x 115
jgordon@admiralrealestate.com