

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



## FOR SALE: 3-TENANT COMMERCIAL BUILDING WITH 2 CURRENT LEASES IN PLACE

- Currently Hosts **Taste Gourmet Deli & Catering** and **The Dry Cleaner**
- +/- 4.0 Acres with Developable Land in Rear
- Additional 2,500 SF Fully Built-Out End-Cap Space Available; Former Chase Bank & Medical Practice
- 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 with 2 Current Leases in Place;  
 Available 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, Lincolnale, Croton Falls  
Co-Tenants: Taste Deli & Catering and Dry Cleaner

**NEW YORK'S WESTCHESTER COUNTY**  
**STRONG SPENDING POWER**

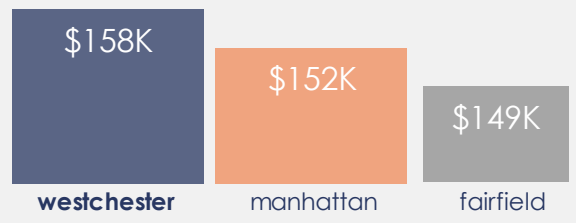
**\$22.1 billion in Westchester RETAIL DEMAND**

**KEY FACTS** (3-Mile Radius from Site)

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

SEPT 2023  
 SOMERS  
 MEDIAN  
 HOME  
 SALES PRICE  
**\$849K**

**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



Taste Gourmet Deli & Catering

The Dry Cleaner



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## PHOTOS | 2,500 SF VACANT SPACE



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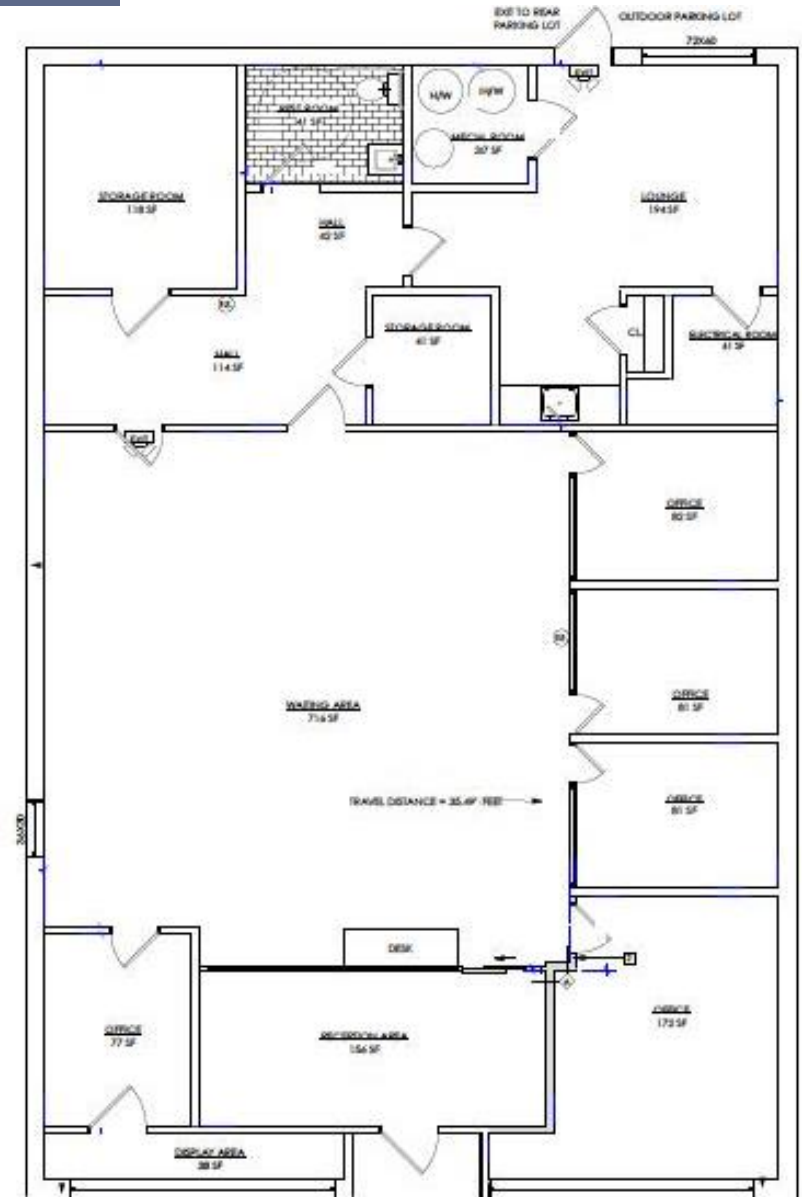
PHOTOS | 2,500 SF VACANT SPACE



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## SITE PLAN: 2,500 SF Vacant Space



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## BACK OF SITE





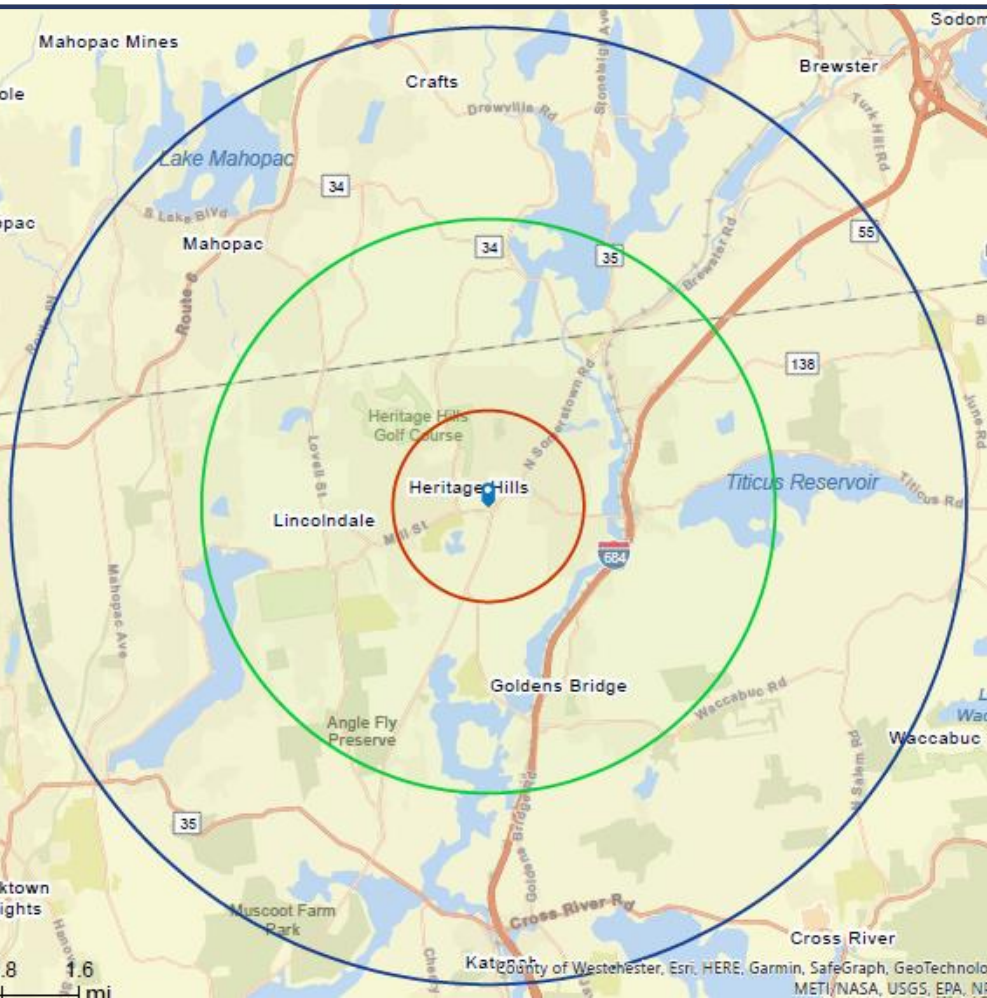
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## SITE MAP

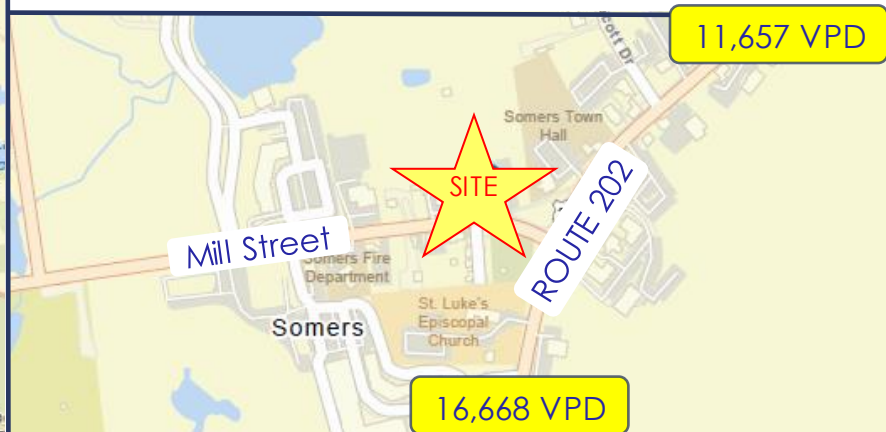
RADIUS: 1-MILE 3-MILES 5-MILES



## 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

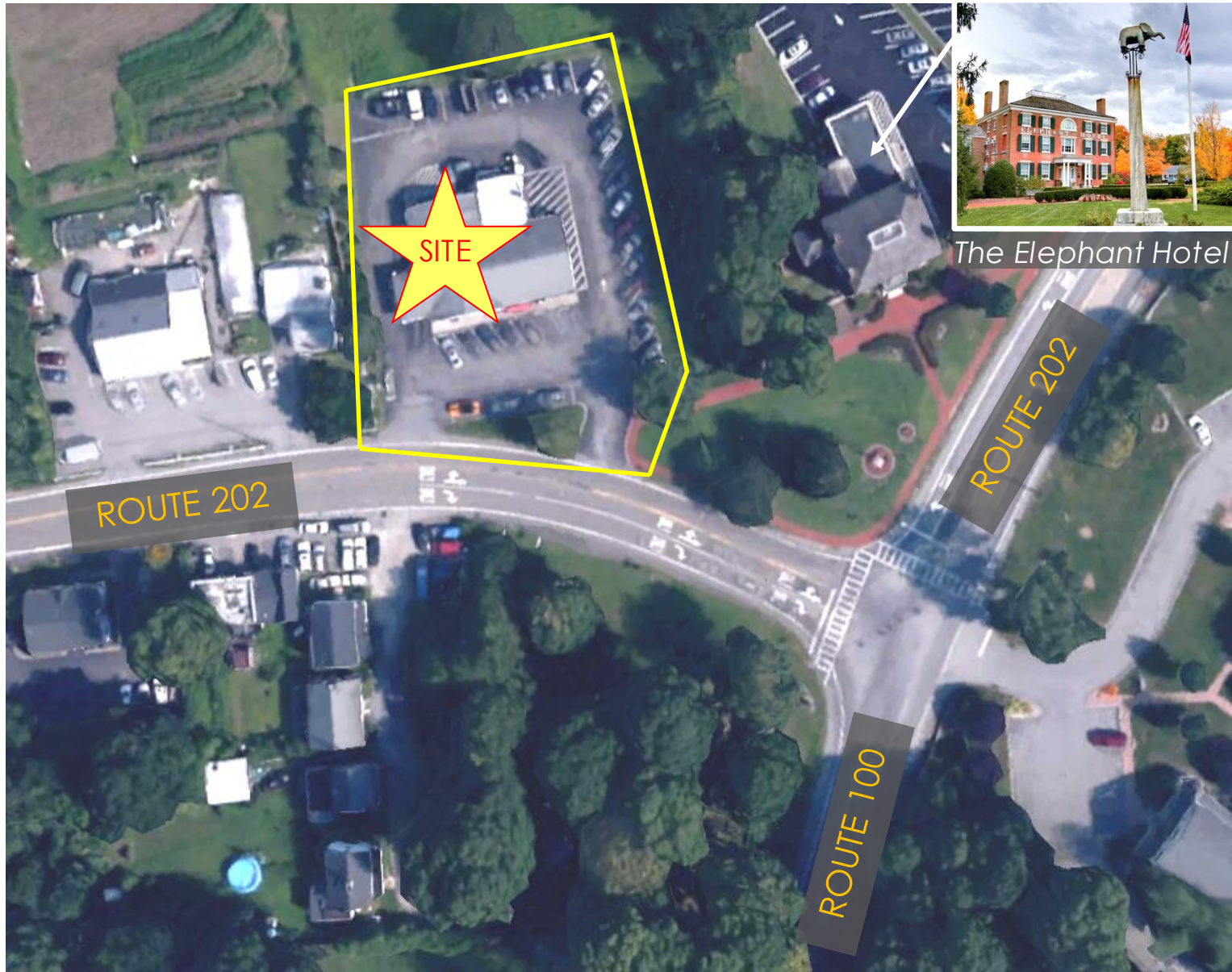
## TRAFFIC COUNT



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SITE  
AERIAL



The Elephant Hotel

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VISIBILITY



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## REGIONAL AERIAL



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

**ALEC FREDERICO**

Licensed Real Estate Salespersons  
914-779-8200 x 118  
[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

**JON GORDON**

Corporate Broker  
914-779-8200 x 115  
[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)