

+/- 765 SF BUILT-OUT OFFICE SPACE AVAILABLE

Chauncey Square Shopping Center  
50 Hamilton St, Dobbs Ferry, NY 10522

ADMIRAL  
REAL ESTATE SERVICES 

## FOR LEASE

SECOND FLOOR  
OFFICE SUITE  
SITUATED  
IN VIBRANT AND  
BUSY SHOPPING  
CENTER

**PRICE REDUCED!**

\$2,000 Per Month Gross (All In)

Move-In  
Ready

Elevator  
Building

Ample Free  
Parking

Food and  
Fitness within  
Center

Exceptional  
Location



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118  
JON GORDON: 914-779-8200 x115

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# CHAUNCEY SQUARE SHOPPING CENTER



© VHT STUDIOS



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# CHAUNCEY & RIVERTOWNS SQUARES



DUE TO ITS EXCELLENT ACCESSIBILITY AND LOCATION, DOBBS FERRY'S CHAUNCEY SQUARE IS A MAJOR SHOPPING DESTINATION WITHIN WESTCHESTER'S RIVERTOWN COMMUNITIES.

THE AVERAGE HOUSEHOLD INCOME WITHIN A 3-MINUTE DRIVE OF SUBJECT SITE IS OVER \$250,000.



NOV 2023  
MEDIAN  
HOME SALE  
PRICE

\$923K



## SITE & SPACE INFORMATION

- Fully Carpeted
- Very Clean and Well-Maintained Office
- Common ADA Restrooms
- 9 Ft Drop Ceiling
- 24/7 Tenant Access
- 310 Parking Spaces – Covered Parking Available
- Situated at Exit 16 on Saw Mill River Parkway & Near I-87
- Co-Tenancy Includes New York Sports Club, Starbucks, GNC, Oasis Day Spa, Chipotle, ULTA, Smoothie King, Wine & Liquor, My Gym, Hilton Garden Inn, Lombardo's Restaurant, Northwell Health, Chop't, and Buddha Restaurant.

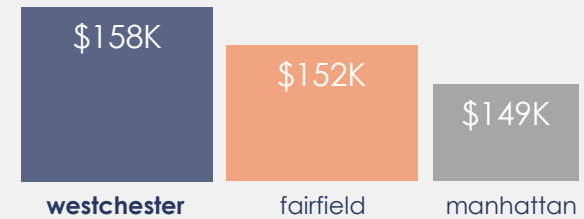
## DEMOGRAPHICS

By Drive Time	3-Min	5-Min	10-Min
Average HH Income	\$253,619	\$235,120	\$184,159
Median HH Income	\$174,072	\$161,901	\$119,684
Population	2,351	12,388	99,138
Total Households	830	4,369	36,557
Disposable Income	\$157,313	\$147,038	\$119,809
Medical Expenses	\$15,645	\$14,447	\$11,403
Avg Net Worth	\$3.6M	\$3.4M	\$2.4M
Net Worth > \$2M	32.3%	29.9%	22.3%

## NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

### HIGH AVERAGE HOUSEHOLD INCOME



## KEY FACTS (3-Minute Drive Time from Site)

AVG HH INCOME

\$253,619

MEDIAN AGE

46

MEDICAL EXPENSES

\$15,645

DISPOSABLE INCOME

\$157,313



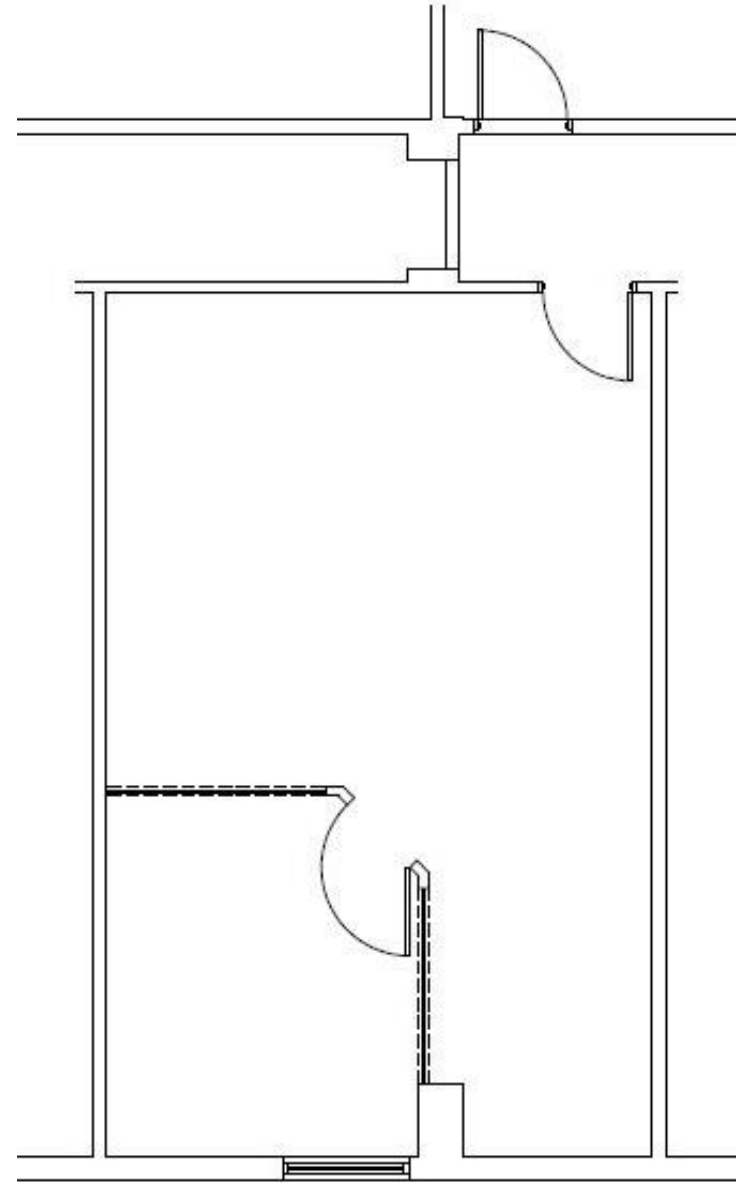
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# PHOTO & FLOOR PLAN



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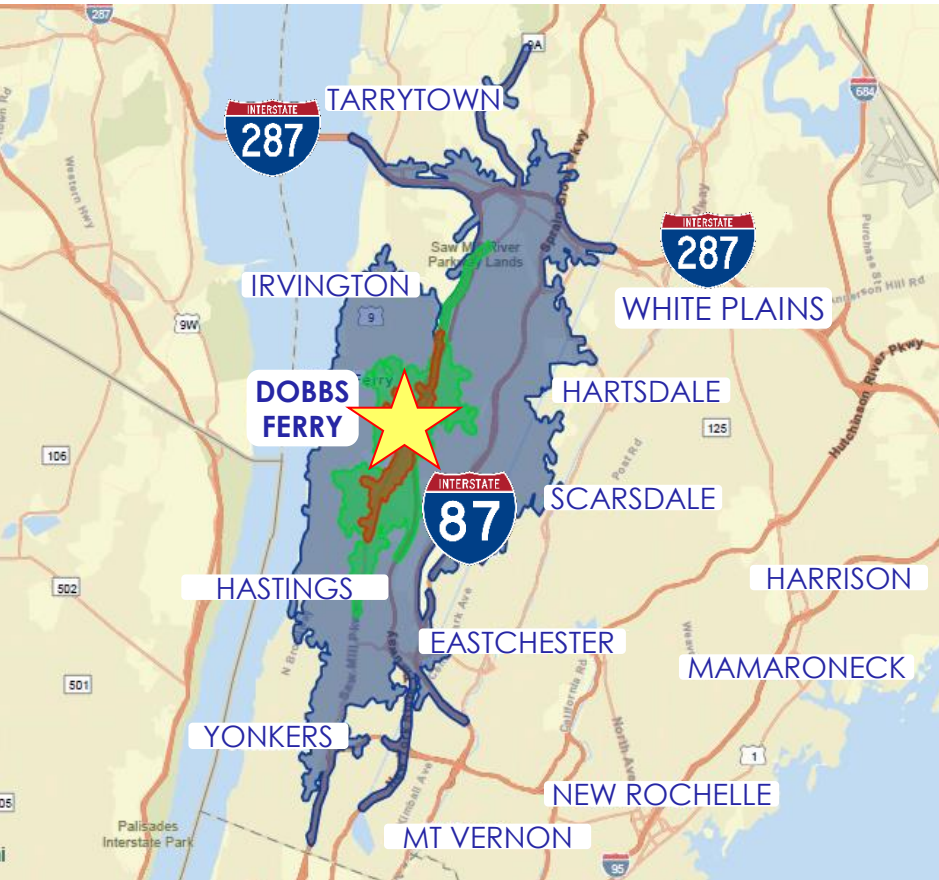
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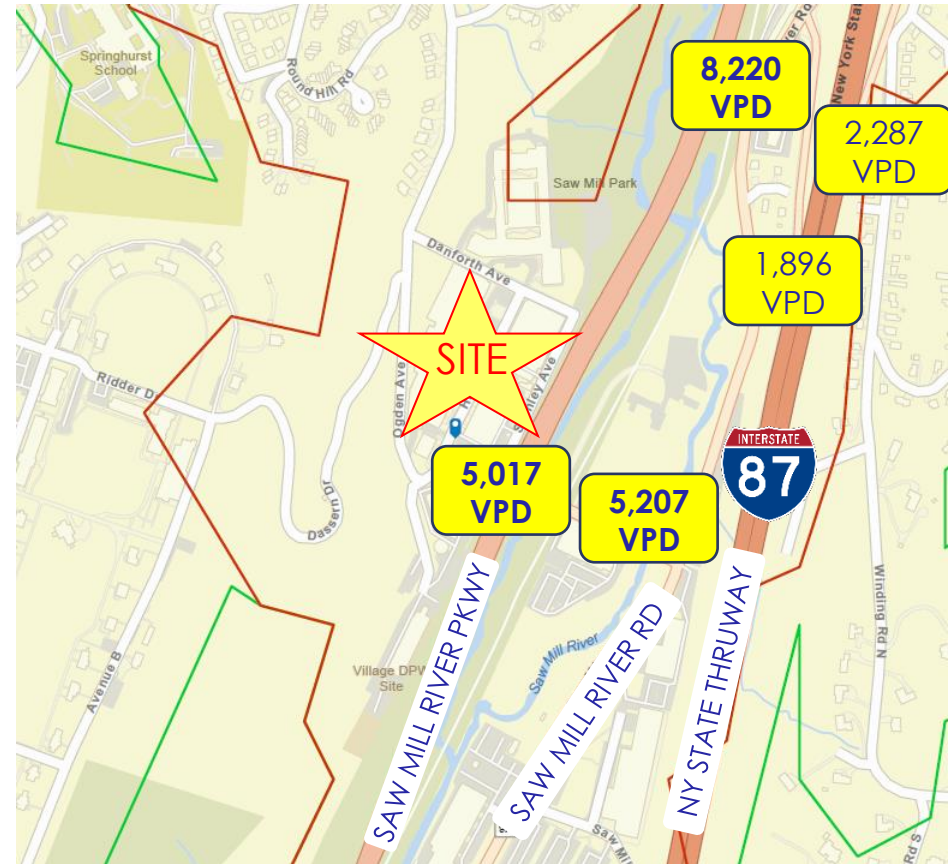
# SITE MAP

DRIVE-TIME: **3-MIN** **5-MIN** **10-MIN**



# TRAFFIC COUNT

5,511 Vehicles Per Day at Corner of Barker & Church



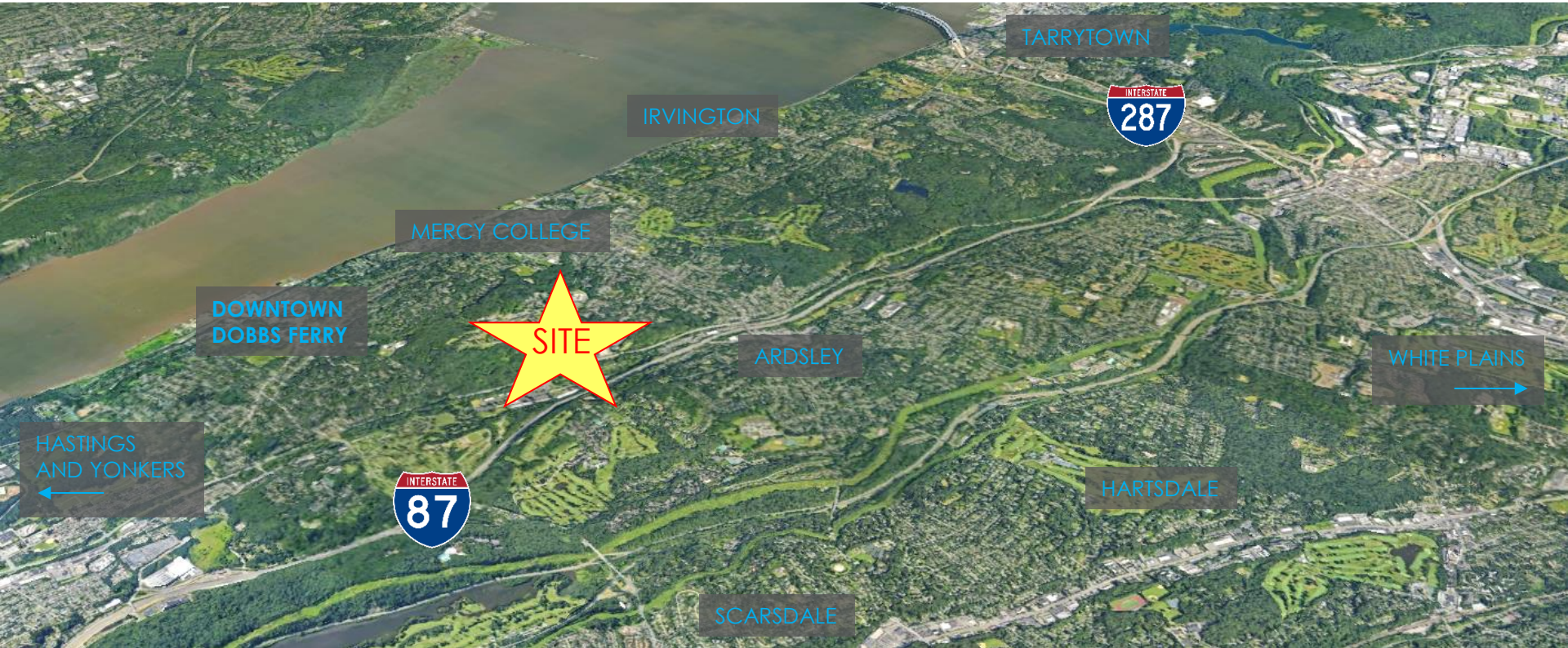
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# REGIONAL MAP



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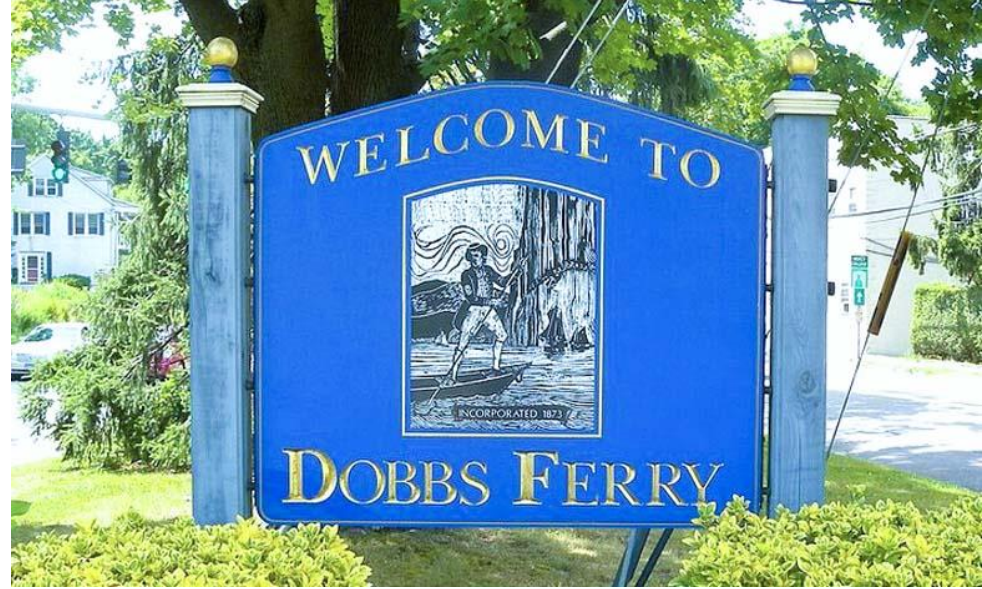
# ABOUT DOBBS FERRY

Dobbs Ferry is a Village known for its Hudson River waterfront, generous open spaces, tree-lined streets, a traditional downtown, and a hillside setting all play a part in defining its identity.

This historic Village enjoys a unique location just 20 miles north of midtown Manhattan situated on major train and bus lines. Together with an easily walkable downtown, these qualities make Dobbs Ferry a vibrant small-town community of almost 11,000 neighbors.

The town boasts a high average household income of over \$250,000 per year. Additionally, the Village is known for its school system and considered one of the best in Westchester County.

Dobbs Ferry is a diverse community - economically and ethnically, and also diverse in the character of its many distinct residential neighborhoods. Dobbs Ferry enjoys a strong sense of community—among its residents, businesses and institutions—that makes this a particularly wonderful place in which to live and work.



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