

CHAPPQUA, NY | VILLAGE YARD

Ground Floor Space Available in Downtown Chappaqua
140 King Street, Chappaqua, NY 10514



GROUND FLOOR SPACE FOR LEASE

- 400 SF Beautifully Built-Out Space
- Hardwood Floors and Kitchen
- Free 12-Vehicle Private Parking Lot
- 2-Hour Street Parking in Front
- On Main Downtown Street
- Near All Downtown Amenities
- Walk to Metro-North
- Excellent Local Demographics

400 SQ. FT.

**CALL BROKER FOR
RENTAL RATE**

(Heat Included)



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO:
JOAN SIMON:

914-779-8200 x118
914-779-8200 x117

alec@admiralrealestate.com
jsimon@admiralrealestate.com

BROKERS
PROTECTED

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ADDITIONAL EXTERIOR PHOTOS



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INTERIOR PHOTOS



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PARKING
AERIAL



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ADMIRAL
REAL ESTATE SERVICES



LOCAL
AERIAL



Robert E. Bell
Middle School



KING STREET

S. GREELEY AVE

MTA Metro-North
Railroad

QUAKER RD

N. GREELEY AVE

Saw
Mill
Pkw



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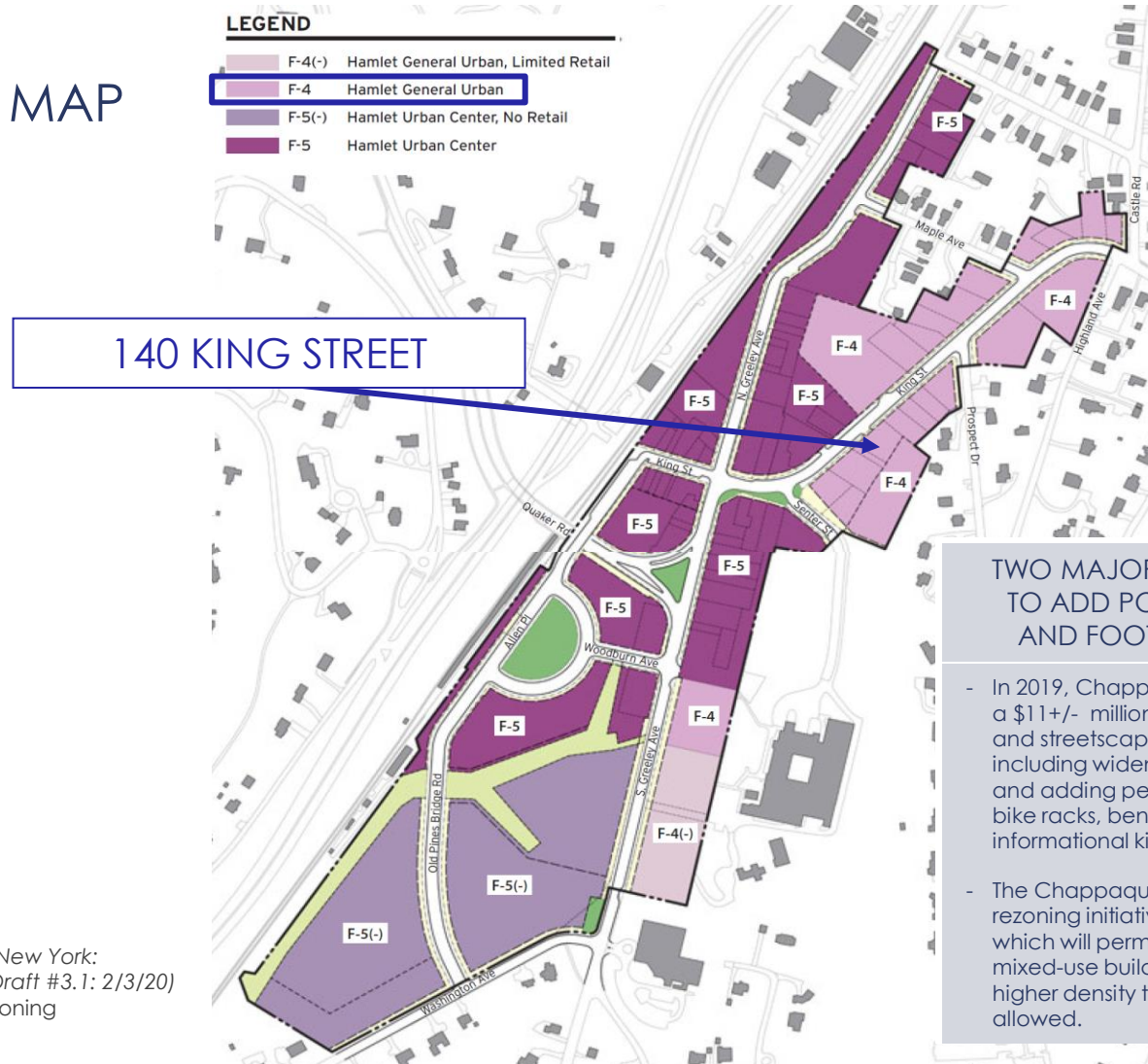
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ADMIRAL
REAL ESTATE SERVICES



REZONING MAP



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.

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



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RETAIL MAP



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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



| DOWNTOWN CHAPPAQUA |

JUNE 2024
AVERAGE HOME
SALES PRICE

\$1.6M

SITE DETAILS

Building:	Office/Retail Combination
Local Retail:	Starbucks, Chappaqua Market, Pilates
Parking:	Private Lot & 2-Hour Street Parking
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 (0.5 Mile from Site)

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



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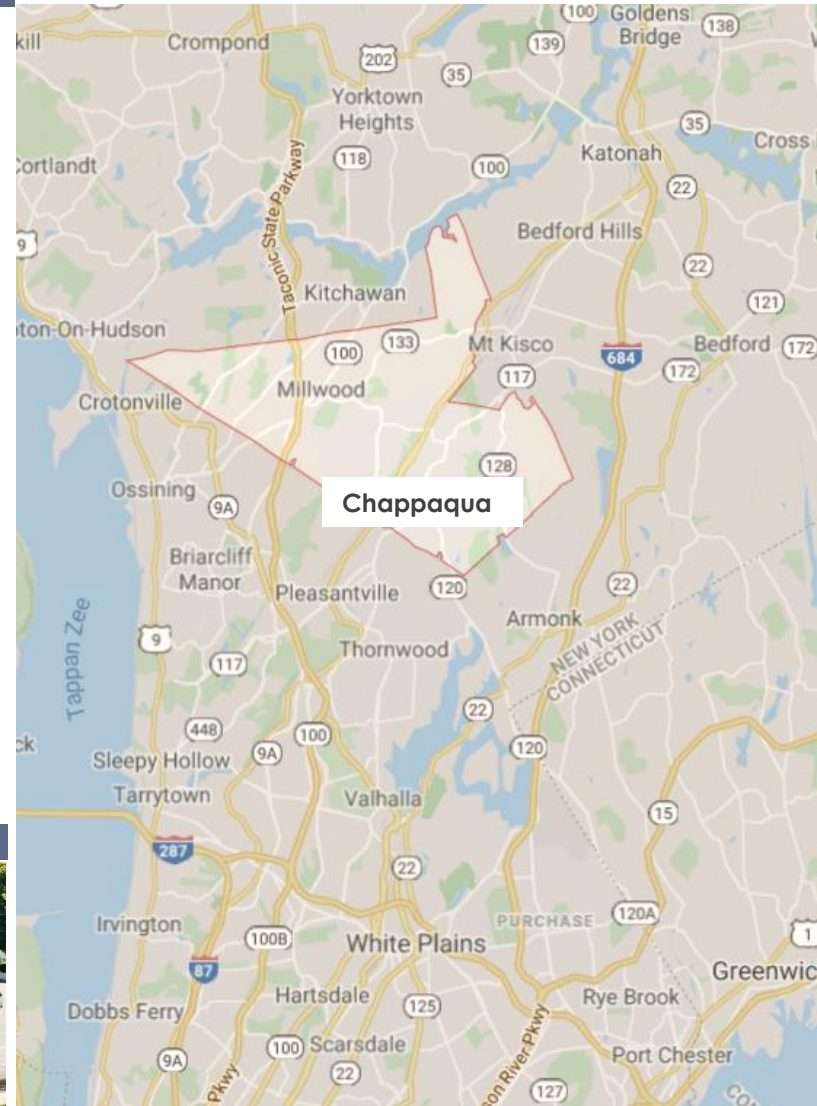


CHAPPAQUA & THE TOWN OF NEW CASTLE

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, Taco Street, Bobo's Café, 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.



CHAPPAQUA, NEW YORK (TOWN OF NEW CASTLE)



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