

# 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.**  
**CONTACT FOR FULL RENTAL RATE**



CONTACT OWNER'S EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118  
JOAN SIMON: 914-779-8200 x117

alec@admiralrealestate.com  
jsimon@admiralrealestate.com

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ADMIRAL  
REAL ESTATE SERVICES



## ADDITIONAL EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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PARKING  
AERIAL



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LOCAL  
AERIAL



Robert E. Bell  
Middle School



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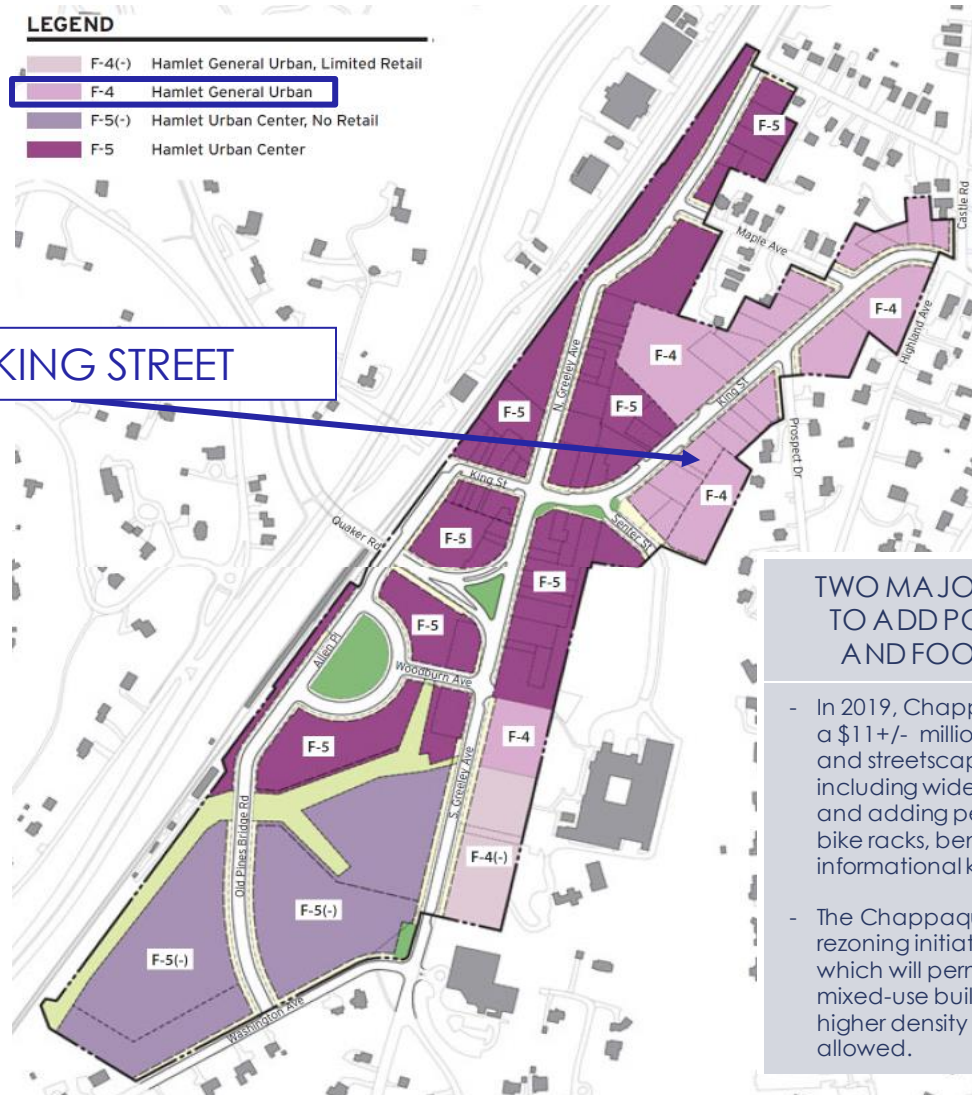
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## REZONING MAP

**LEGEND**

	F-4(-)	Hamlet General Urban, Limited Retail
	F-4	Hamlet General Urban
	F-5(-)	Hamlet Urban Center, No Retail
	F-5	Hamlet Urban Center

140 KING STREET



### 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](http://plannewcastle.us/rezoning)



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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

APRIL 2024  
AVERAGE HOME  
SALES PRICE

**\$1.3M**

## 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
<b>Average HH Income</b>	<b>\$315,482</b>	<b>\$311,151</b>	<b>\$290,500</b>
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
<b>Avg Net Worth</b>	<b>\$5.3M</b>	<b>\$5.2M</b>	<b>\$4.7M</b>



| DOWNTOWN CHAPPAQUA |



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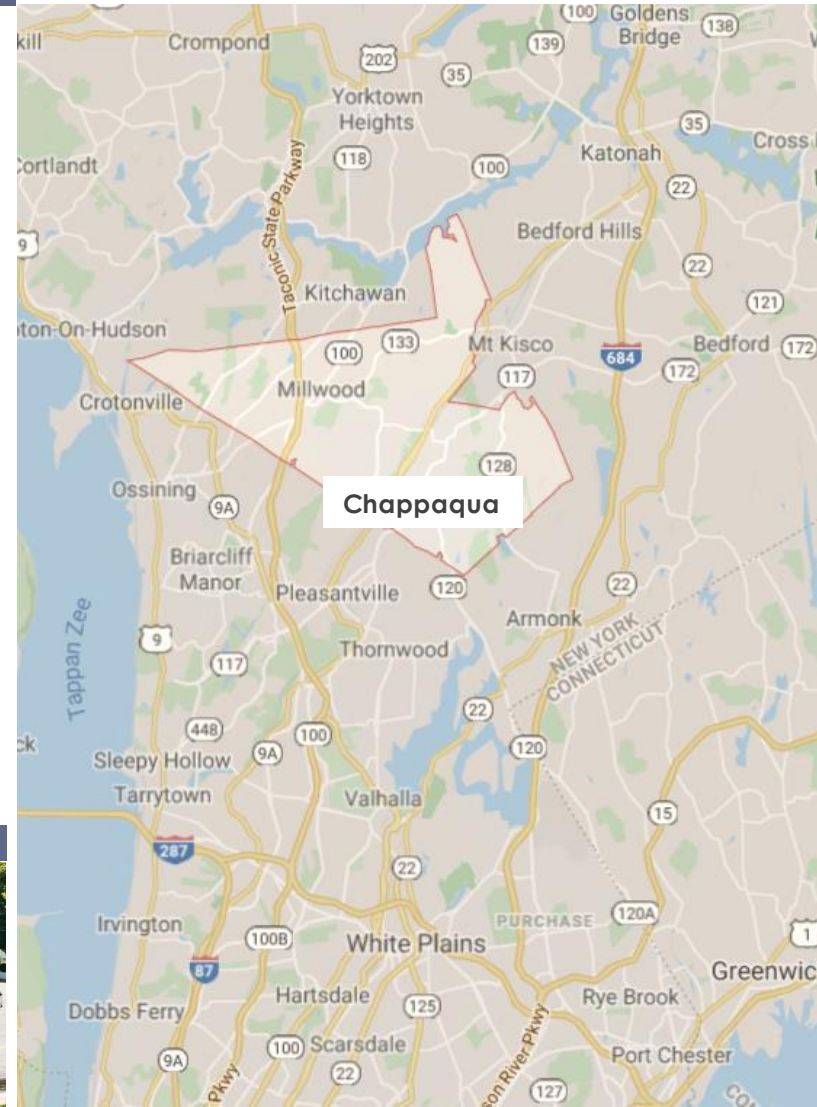


## CHAPPAQUA & THE TOWN OF NEW CASTLE

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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