

MILLWOOD/CHAPPAQUA (NY)

Prime End-Cap Location – Multiple Uses Permitted
238 Saw Mill River Road, Millwood, NY 10546



PRICE
REDUCED



MILLWOOD TOWN PLAZA

LOCATED IN AFFLUENT NEW CASTLE -
HOME TO BOTH CHAPPAQUA & MILLWOOD



2,000 SF
\$6,900 Per Month
Modified Gross

- Corner Location Directly on Saw Mill River Road
- Very Close to DeCicco's Market
- Kitchen Facilities with (2) Hoods
- Traffic Count: 18,000 VPD at Station St & Saw Mill River Rd
- (96) On-Site Parking Spaces
- Fantastic Signage Options
- Private Restrooms
- Up to 15 Foot Ceilings
- Situated Right off Taconic State Parkway



CONTACT OWNER'S
EXCLUSIVE AGENT:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118 alec@admiralrealestate.com

BROKERS
PROTECTED

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BUILDING & SPACE SPECIFICS

- 2nd Generation Restaurant Space; Kitchen Available with (2) Hoods in Place
- Private Restrooms and Basement Included
- Natural Light
- Outdoor Seating Available
- High Ceilings – 10.6 Ft Drop in Place; 15 Ft if Drop Removed
- (96) Space Private Parking Lot
- Renovated Free-Standing Building
- Pylon Signage Available
- Other Uses Permitted Including General Retail, Office, Medical, Dental, Fitness, Urgent Care, etc.
- Zoning - BR (Business Retail)
- Near Chappaqua, Mount Kisco & Pleasantville
- Easy Access to Taconic State Parkway & Saw Mill River Parkway

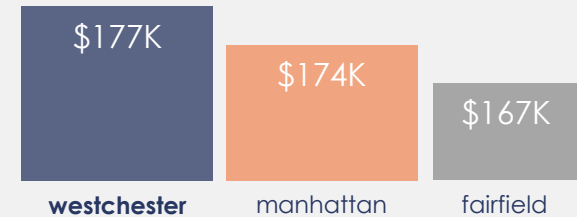
DEMOGRAPHICS

By Radius	1-Mile	2-Mile	3-Mile
Average HH Income	\$325,274	\$329,664	\$268,499
Median HH Income	\$200,001	\$200,001	\$191,037
Population	1,762	8,833	28,544
Total Households	592	2,793	9,721
Disposable Income	\$191,625	\$112,895	\$71,384
Medical Expenses	\$19,729	\$19,964	\$16,502

NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



KEY FACTS (2-Mile Radius of Site)

POPULATION MEDIAN AGE

8,833

46.6

AVG INCOME DISPOSABLE INCOME

\$329,664

\$112,895



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EXTERIOR PHOTOGRAPHS



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ADMIRAL
REAL ESTATE SERVICES



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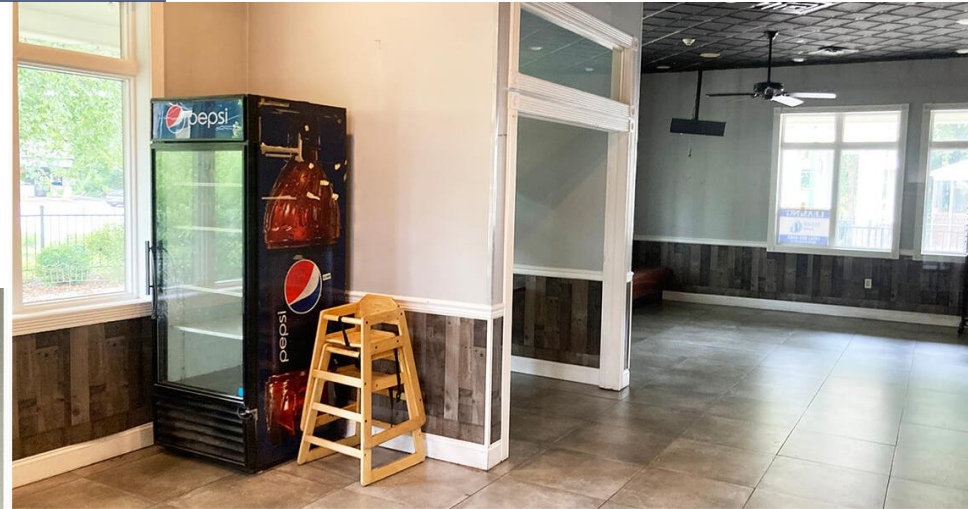
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INTERIOR PHOTOGRAPHS



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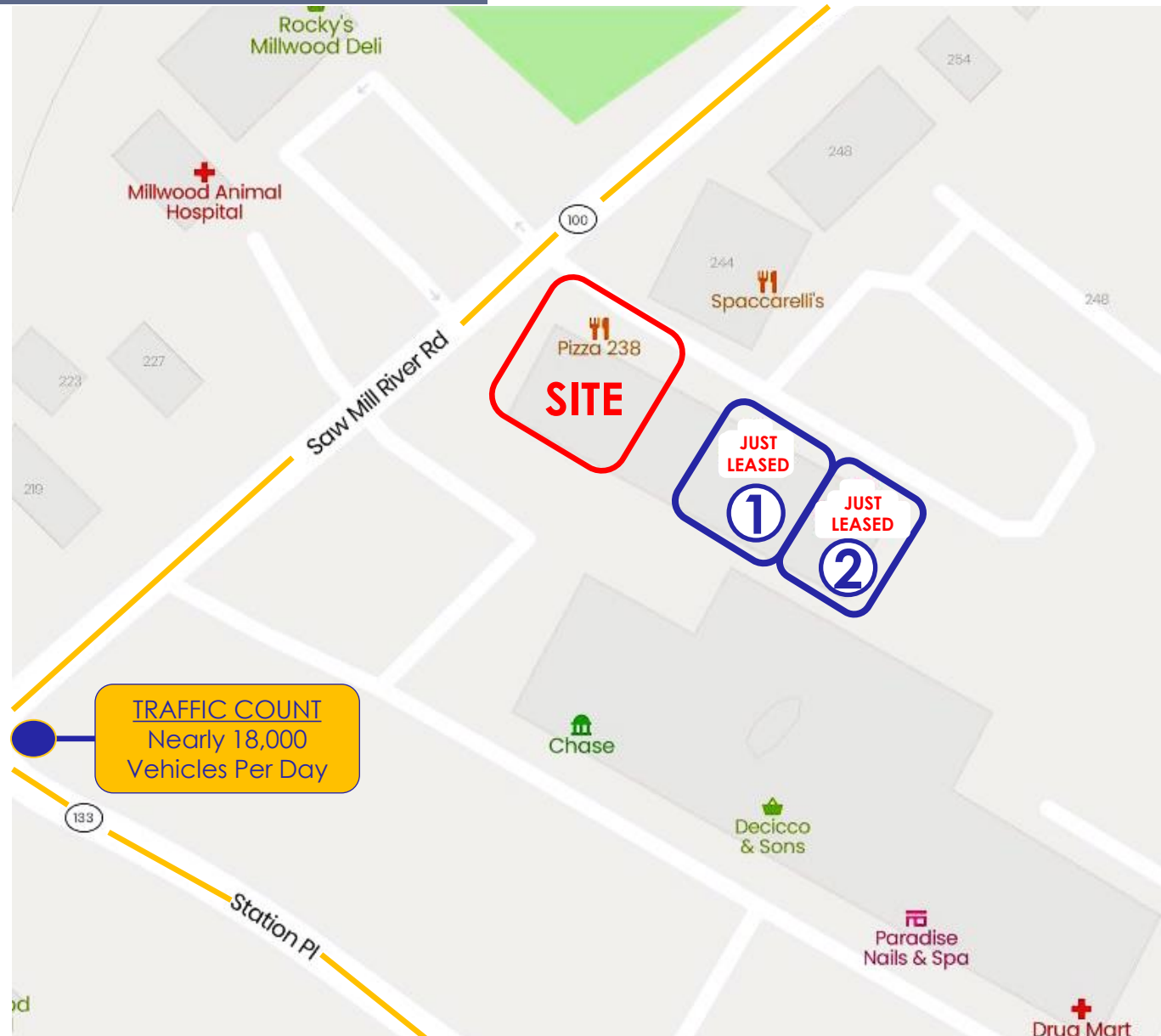


SITE MAP

1. Recently Leased To
Crank Cycles



2. Recently Leased To
Born Fit Training
Academy



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PARKING
AERIAL



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LOCAL
RETAIL
AERIAL



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HIGHWAY
ACCESS



MILLWOOD/CHAPPAQUA (NY)

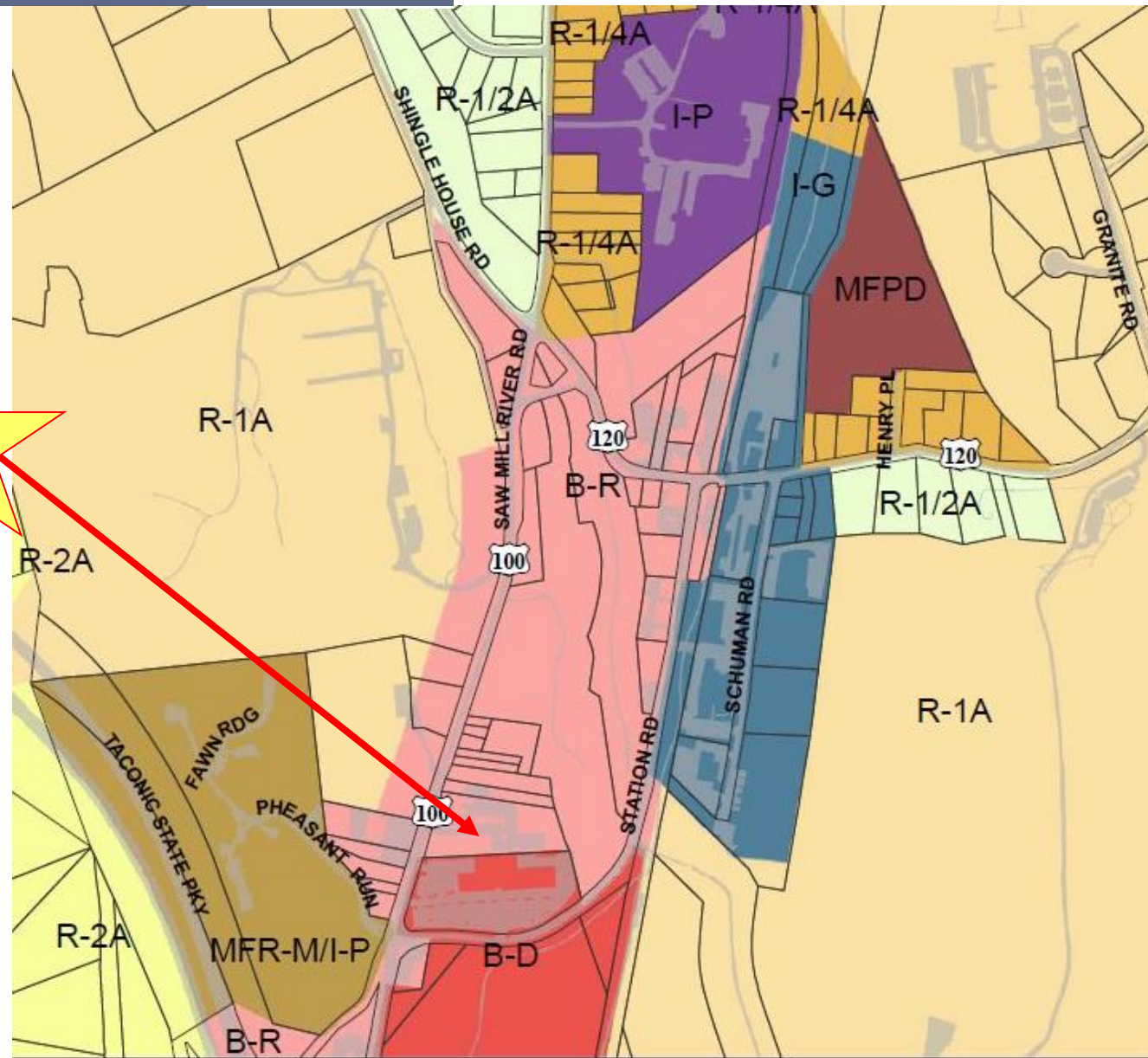
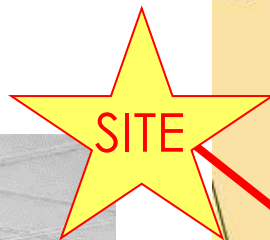
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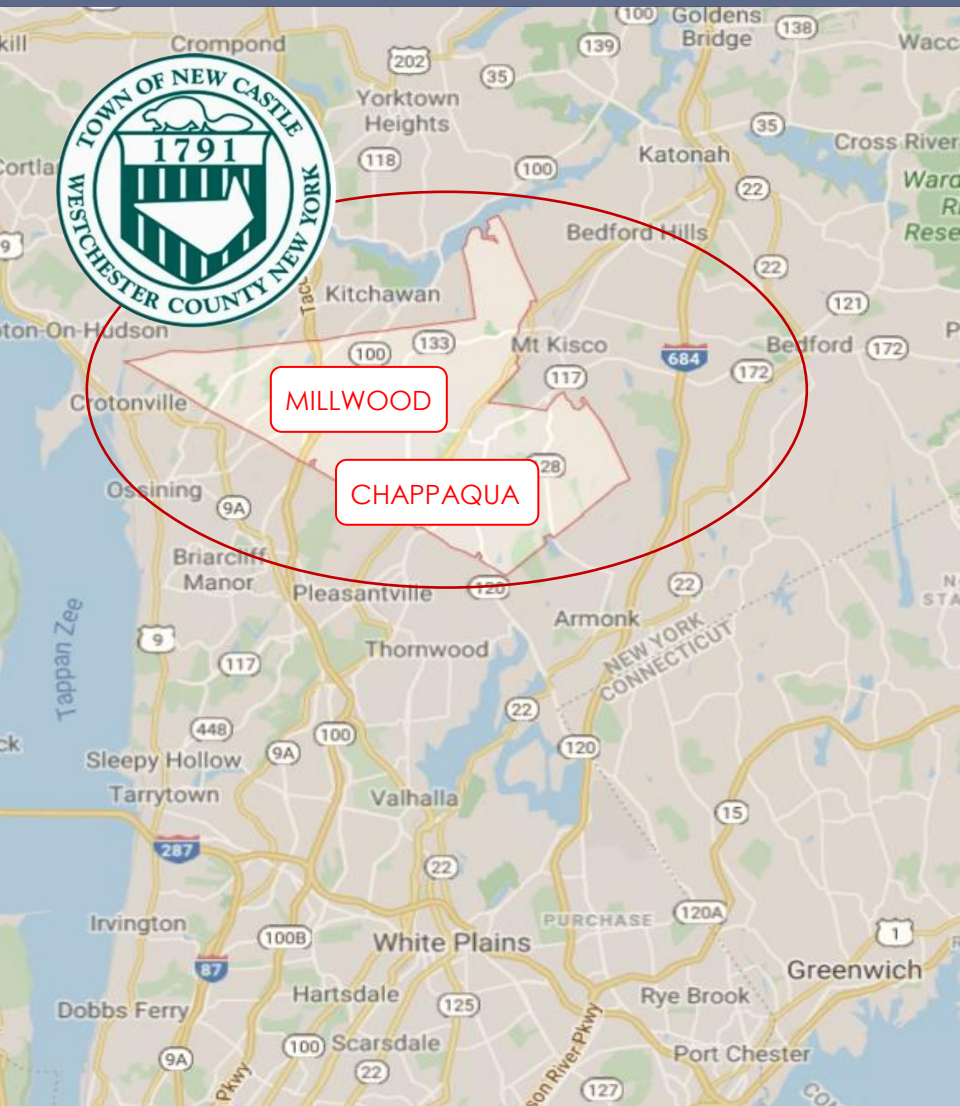
MILLWOOD
TOWN PLAZA
Zoning Map (Draft)



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TOWN OF NEW CASTLE Millwood & Chappaqua

Comprising the affluent hamlets of Chappaqua and Millwood, New Castle is well-known for its top schools and its convenient location, which is centrally situated in Westchester County, approximately 30 miles north of Manhattan.

New Castle is crossed by two major north-south arteries: Taconic State Parkway, which runs through Millwood, and Saw Mill River Parkway, which runs through Chappaqua. The town is also served by the Chappaqua station of the Metro-North Railroad's Harlem Line, which abuts Chappaqua's downtown area.

Neighboring municipalities include Armonk, Briarcliff Manor, Mount Kisco, Ossining and Pleasantville.



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