

# STREET-FRONT RETAIL FOR LEASE

SLEEPY HOLLOW, NY  
95 Beekman Avenue

CONTACT FOR  
RENTAL RATE



Located Near New  
**Edge-on-Hudson**  
Development Featuring  
1,177 Residential Units  
and 140-Planned Hotel Units



CONTACT OWNER'S  
EXCLUSIVE AGENT:

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

BROKERS  
PROTECTED

# SITE DETAILS & DEMOGRAPHICS

# SLEEPY HOLLOW, NY

95 Beekman Avenue

## SPACE DETAILS

- 1, 086 SF multiple-use space including food & office/medical
- Very visible signage opportunity
- Kitchen facilities with walk-in fridge
- Private ADA restrooms
- Natural light
- 9 ft ceilings
- 30 ft frontage between 2 storefronts

## DEMOGRAPHICS

By Drive-Time	3-Min	7-Min	10-Min
Average HH Income	\$119,161	\$102,964	\$166,246
Median HH Income	\$84,395	\$157,833	\$109,039
Population	10,929	19,392	29,370
Total Households	3,792	7,243	10,974
Disposable Income	\$65,802	\$81,140	\$86,869
Median Age	39	41	41

## PROPERTY DETAILS

- Located on main shopping strip in densely populated area, steps from W. L. More Elementary School
- Near Edge on Hudson - 1,177 residential unit/140 room hotel
- Great reputable local restaurants
- Part of Greater Tarrytown area

## NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

## KEY FACTS (10-Minute Drive-Time From Site)

POPULATION	AVG INCOME
29,370	\$166,246
HOUSEHOLDS	DISPOSABLE INCOME
10,974	\$86,869

## OCT 2024 SLEEPY HOLLOW MEDIAN HOME SALES PRICE

**\$760,00**

<https://www.houlihanlawrence.com/community-sleepy-hollow>

ADDITIONAL EXTERIOR PHOTO

**SLEEPY HOLLOW, NY**

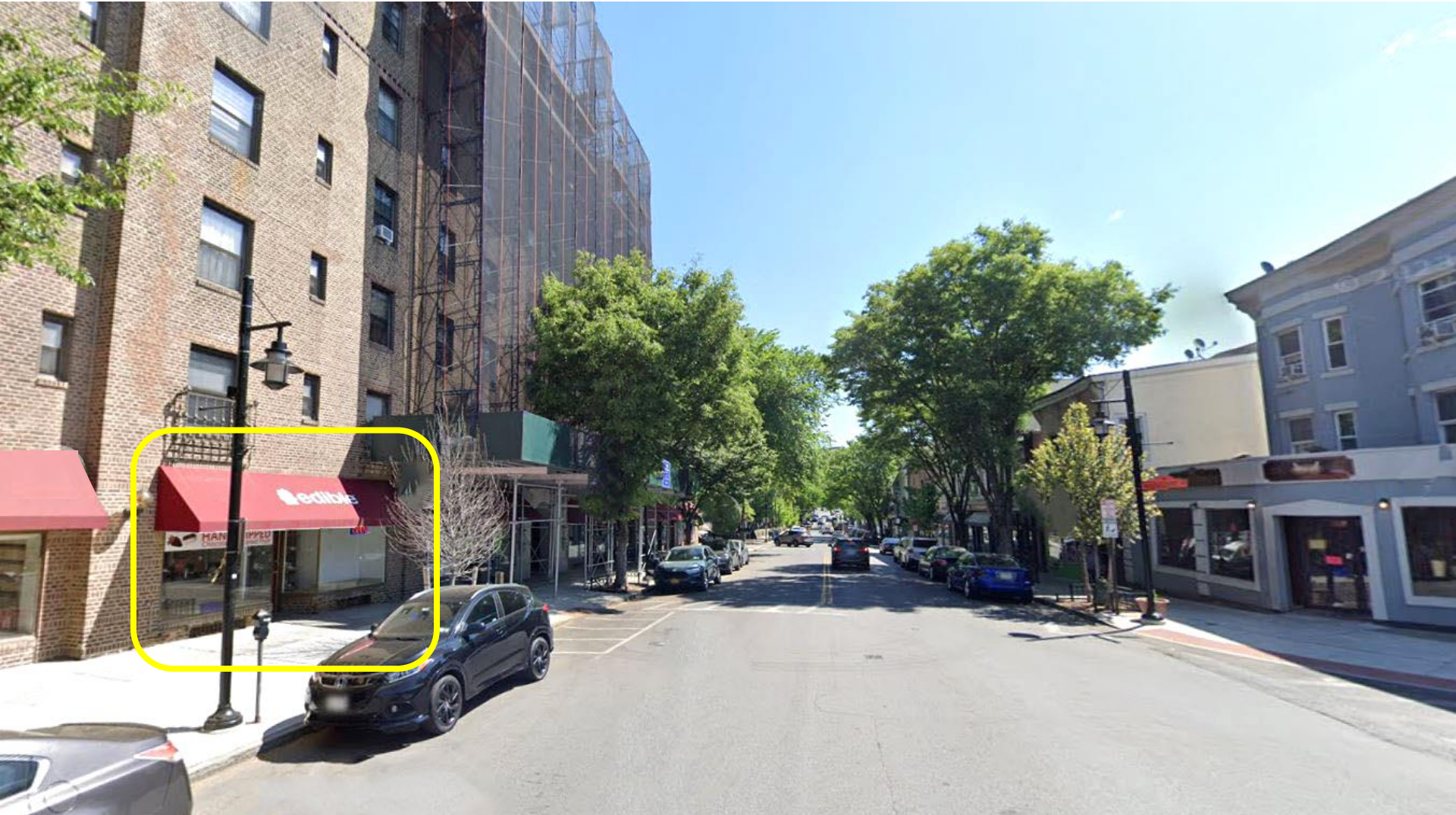
95 Beekman Avenue







Facing West on Beekman Avenue



Facing East on Beekman Avenue

AERIAL

# SLEEPY HOLLOW, NY

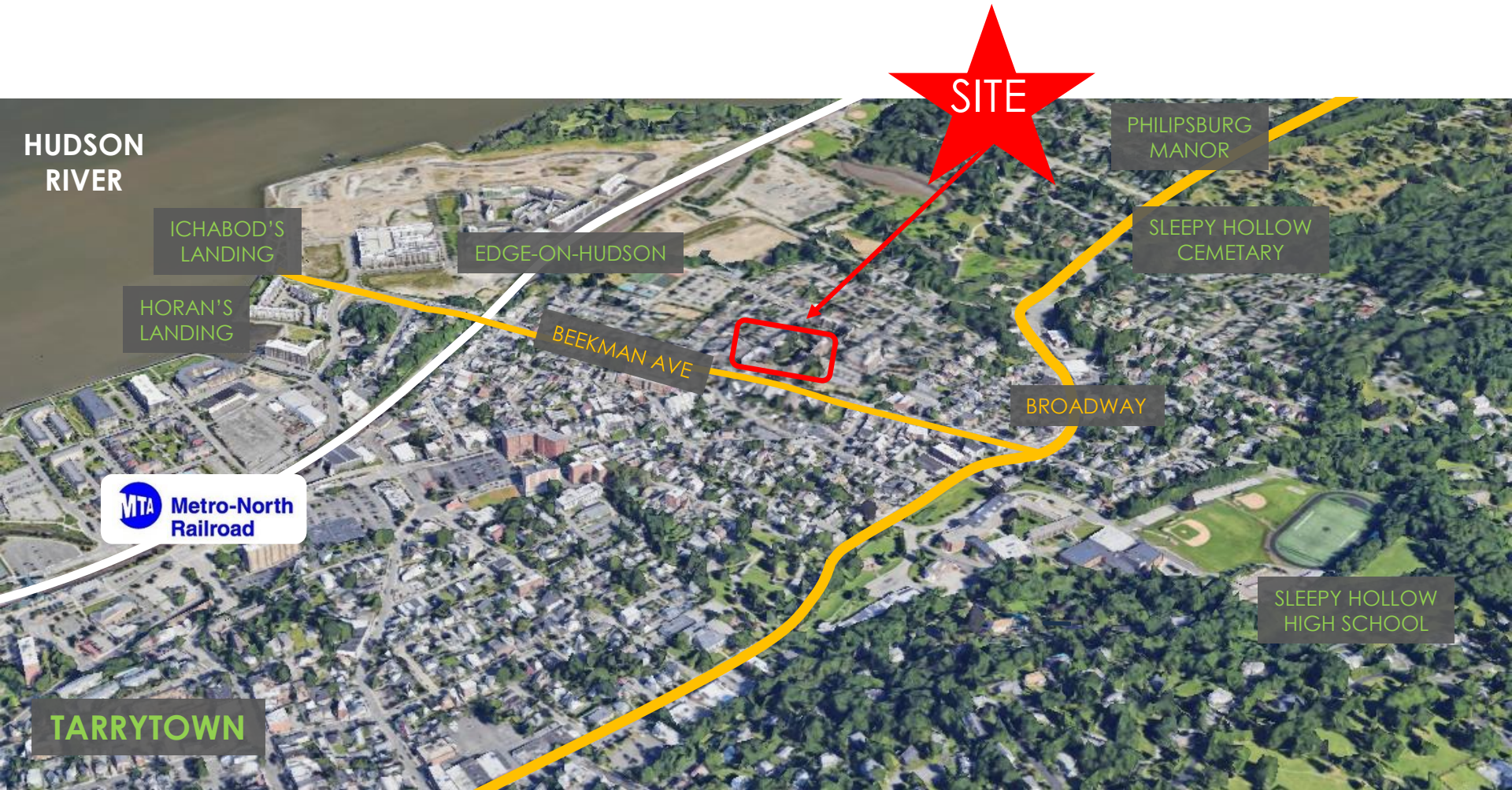
95 Beekman Avenue



BEEKMAN AVE

← Hudson River

Broadway →



SITE

PHILPSBURG  
MANOR

SLEEPY HOLLOW  
CEMETARY

BROADWAY

SLEEPY HOLLOW  
HIGH SCHOOL

BEEKMAN AVE

EDGE-ON-HUDSON

ICHABOD'S  
LANDING

HORAN'S  
LANDING

MTA Metro-North  
Railroad

TARRYTOWN

HUDSON  
RIVER



## THE HISTORY OF SLEEPY HOLLOW, NY

The names of the famous and the infamous, both historic and legendary, have left their mark on this quiet Hudson River village 25 miles north of Manhattan.

Defying the passage of time, this magical area has managed to preserve much of the history and natural beauty which have always drawn people to it. In addition to its great history and fabulous legends, the village offers a wide variety of outdoor adventures and activities, with parks, forests, rivers, lakes, streams and trails along one of the most scenic stretches of the Hudson River—from trout fishing to horseback riding, to biking, boating, hiking, or just escaping into the woodlands of Sleepy Hollow.

## TODAY IN SLEEPY HOLLOW, NY

The streets along lower Beekman Avenue exploded with modest new homes to meet the needs of the village's expanding workforce. The village is now taking stock of its many resources and assets—among them its riverfront location, its famous heritage, its tradition of hard work and community diversity, and its historic ability to adapt to changing times.



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