



**Floor Plans on
Reverse Side**



1,000 SF RETAIL AVAILABLE FOR LEASE

\$25.00 PSF Modified Gross

- Former Fitness Studio
- Corner Shopping Center at Light
- Located at SW Corner of Chappaqua Rd and N. State Rd
- 140 Parking Spaces
- (3) Bathrooms – (1) Handicapped
- 15' Ft Ceilings
- Near Club Fit, Mrs. Greens & Starbucks
- Zoning: Retail or Office
- Join Young Wonders Daycare, Hair, Nail & Medical Professionals
- Close Proximity to Chappaqua, Pleasantville, and Ossining
- Excellent Demographics



By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$209,770	\$178,751	\$169,290
Median HH Income	\$155,543	\$120,844	\$116,114
Population	6,427	57,415	143,585
Total Households	2,420	19,517	49,618
Retail Potential	\$216M	\$1.48B	\$3.5B

**Call Owner's
Exclusive Agent:**

Joan Simon [914-779-8200](tel:914-779-8200) x117 jsimon@admiralrealestate.com

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Floor Plan



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