

BRIARCLIFF MANOR – 316 Chappaqua Road Briarwood Center (a/k/a 450 North State Rd)



955 SF OFFICE/RETAIL SPACES AVAILABLE

\$27.00 PSF Modified Gross

- Corner Shopping Center at Light
- Located at SW Corner of Chappaqua Rd and North State Rd; Near Club Fit, Mrs. Greens, and Starbucks
- 140 Parking Spaces
- Zoning: Retail or Office
- Join Young Wonders Daycare, Hair, Nail, and Medical Professionals
- Close Proximity to Chappaqua, Pleasantville, and Ossining
- Excellent Demographics



By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$170,657	\$149,812	\$163,194
Median HH Income	\$131,187	\$103,531	\$114,770
Population	5,085	53,508	88,818
Total Hous eholds	1,965	18,046	30,027
Retail Potential	\$113,999,538	\$916,348,036	\$1,649,904,053

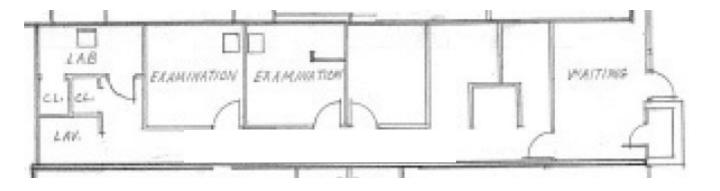
Call Owner's Exclusive Agent: Joan Simon <u>914-779-8200</u> x117 jsimon@admiralrealestate.com

Brokers <u>Pr</u>otected

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