

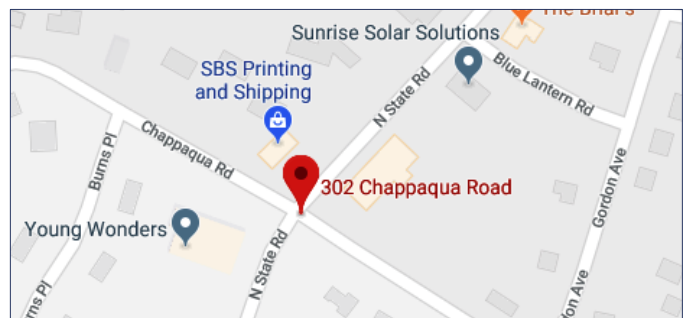


Floor Plan on
Reverse Side

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 Households	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 [914-779-8200](tel:914-779-8200) x117 jSimon@admiralrealestate.com

Brokers
Protected



955 SF

