

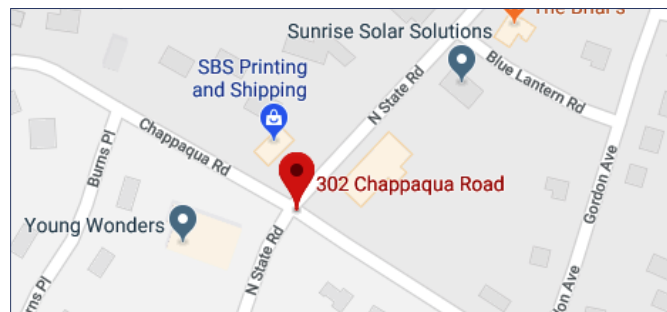
**\$25.00 PSF**  
**Modified Gross**



## 800 SF to 1,900 SF OFFICE SPACES AVAILABLE

**OFFICE: 800 SF – 1,100 SF – 1,900 SF**

- Corner Shopping Center at Light
- Located at SW Corner of Chappaqua Road and North State Road
- 140 Parking Spaces
- Near Club Fit, Mrs. Greens, and Starbucks
- Zoning: Retail or Office
- Join Young Wonders Daycare and Cross Fit as well as 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

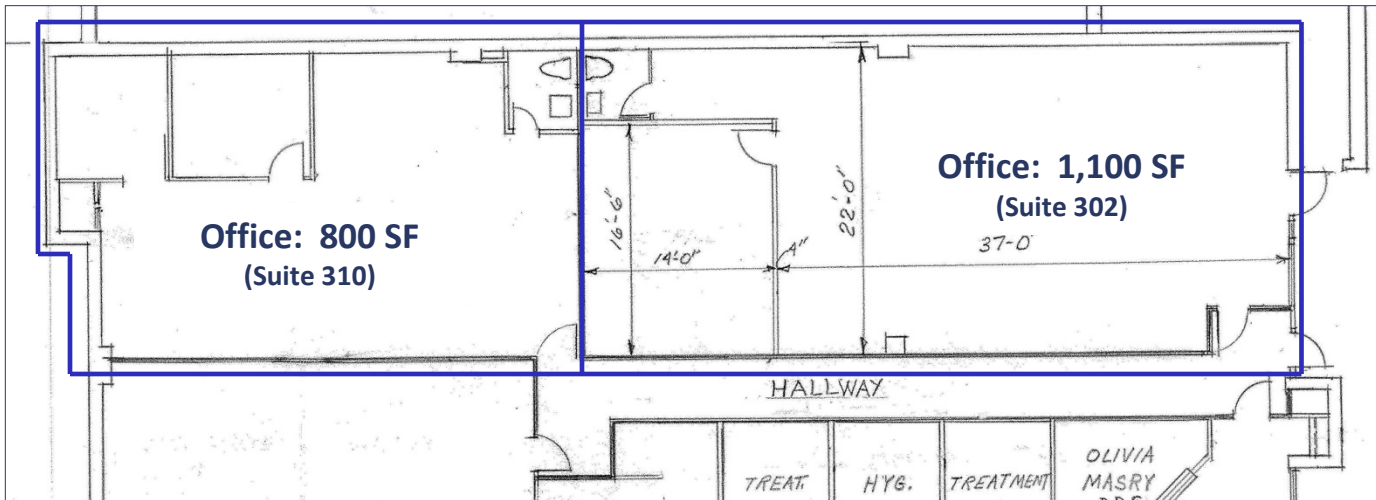
**Call Owner's Exclusive Agent:** Joan Simon [914-779-8200](tel:914-779-8200) x117 [jsimon@admiralrealestate.com](mailto:jsimon@admiralrealestate.com)

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# 800 SF & 1,100 SF

Can Be Combined to 1,900 SF  
*(302 & 310 Chappaqua Road)*



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