

425 NORTH STATE ROAD BRIARCLIFF MANOR, NY

5,500 SF USER/BUYER OFFICE OPPORTUNITY FOR SALE

\$1,450,000



EXECUTIVE SUMMARY

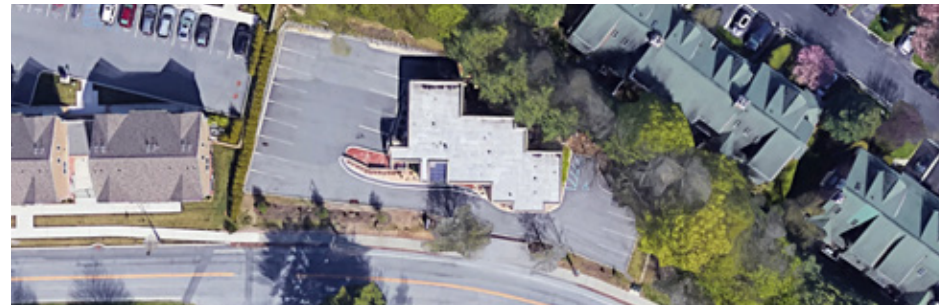
THE OPPORTUNITY

425 North State Road offers a well-positioned office opportunity in the Village of Briarcliff Manor. The property is currently occupied by The Academic Federal Credit Union and is located just north of a key intersection featuring retail and dining amenities, providing strong visibility and accessibility.

The two-story building can be configured for single or multi-tenant use, offering flexibility for owner-users or investors. Its contemporary design supports a range of uses, including medical, professional services, non-profit organizations, or general business operations.

The site includes 17 on-site parking spaces, equating to approximately three spaces per 1,000 square feet—consistent with market expectations for comparable properties.

Offered at a competitive price, the property presents a sound investment opportunity within the established and stable Briarcliff Manor submarket. The local office market continues to experience a resurgence, particularly among small and mid-sized businesses.



DELIVERED VACANT & READY FOR MOVE-IN

PROPERTY INFORMATION

SECTION / BLOCK / LOT: 80.25 / 3 / 36
 LOT DIMENSIONS: 100' x 403'
 LOT SIZE: 40,510 SF
 ZONING: CB-2

BUILDING INFORMATION

BUILDING DIMENSIONS: 50' x 68.83'
 BUILDING SIZE SF: 5,500 SF
 STORIES: 2
 RE TAXES (24/25): \$22,511



EXTERIOR IMAGES



INTERIOR IMAGES



WELL-LIT WORKSPACES



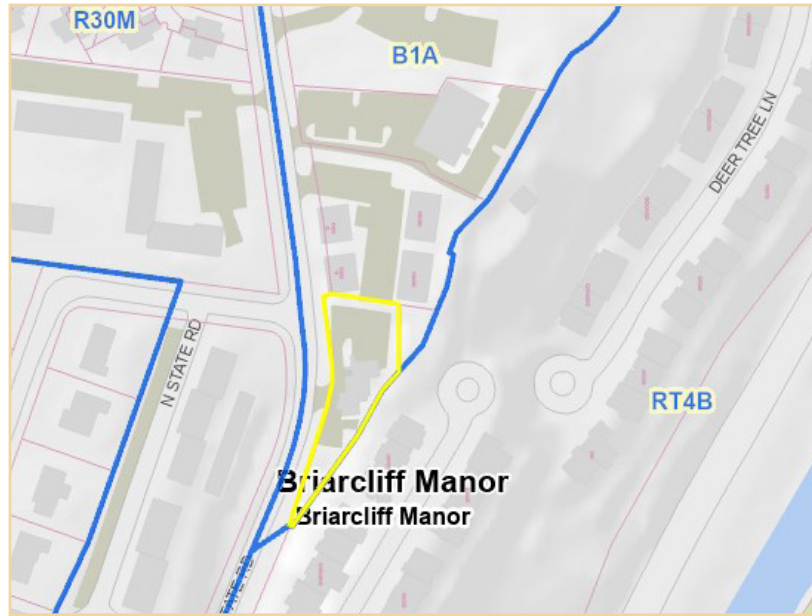
CONFERENCE ROOMS



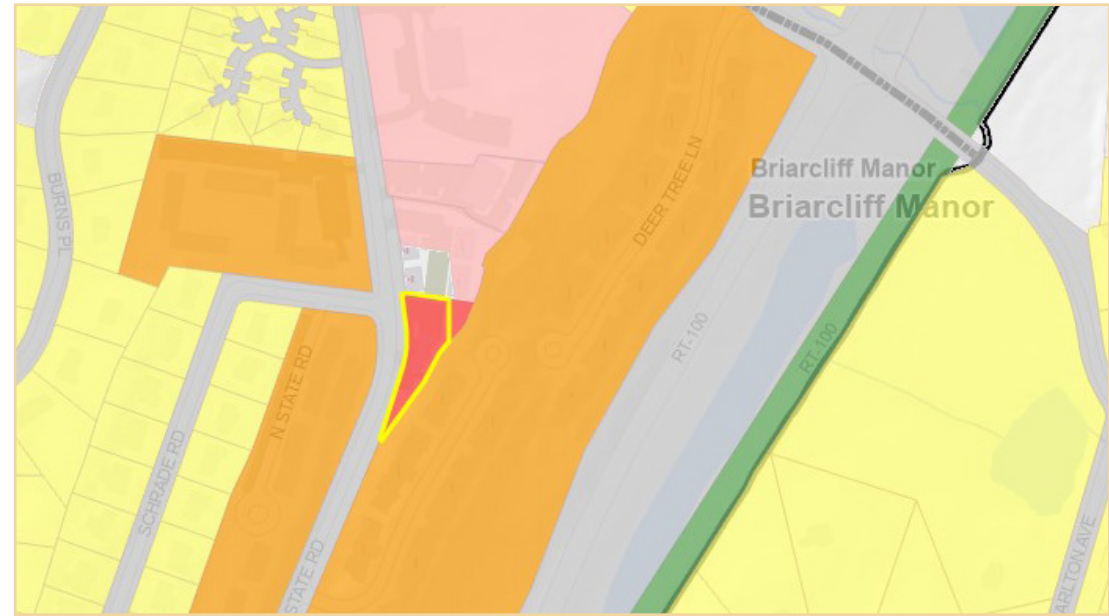
24 HOUR BUILDING ACCESS



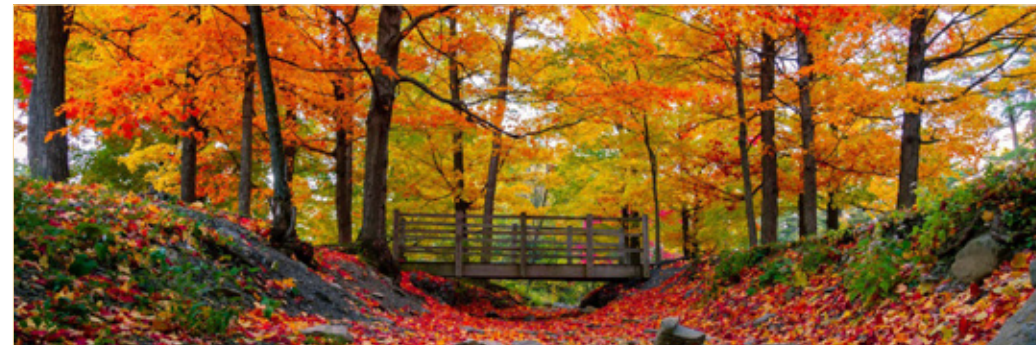
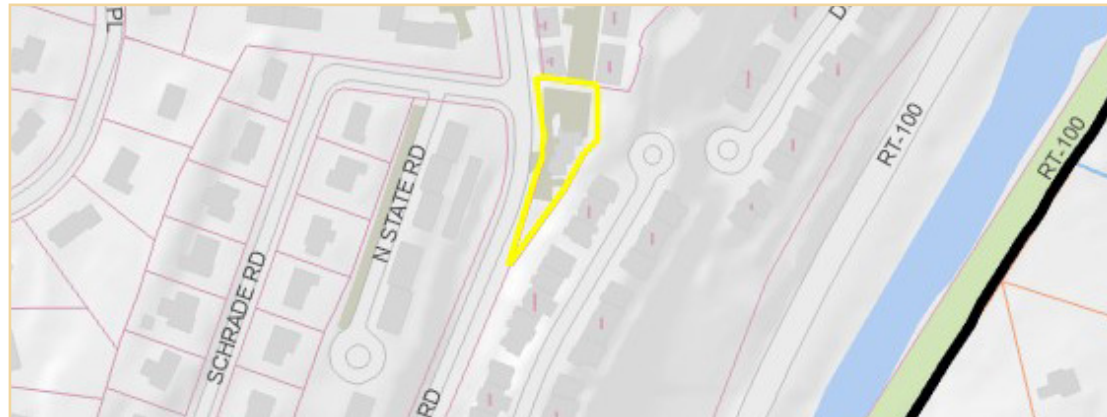
ZONING MAP



LAND USE MAP



TAX MAP



A PERFECT BALANCE OF SUBURBAN CHARM AND MODERN CONVENIENCE

With a population of 7,800+, Briarcliff Manor, is a picturesque village in Westchester County known for safe streets, strong community, top-rated schools, and abundant green spaces. The local economy boasts an average household income over \$340,000, putting it in the 96th percentile in New York State.

Briarcliff Manor's low unemployment rate of 2.8%, coupled with a charming small-town atmosphere and proximity to New York City, makes it a desirable location for professionals and families alike.

BRIARCLIFF MANOR POPULATION*	7,805
NUMBER OF HOUSEHOLDS	2,903
AVERAGE HH INCOME	\$341,042
ANNUAL HH EXPENDITURE	\$490.56 M
HH INCOME \$200K+	53.1%
HH INCOME \$100K+	76.4 %

* = All statistics 2024, SITES USA

BRIARCLIFF MANOR

EXCEPTIONAL LIVING IN THE HEART OF WESTCHESTER

Estimated Population (2024)*	7,805
Projected Population (2029)	7,609
Population Growth Since 2010	-.03%
Average Household Size	2.68
Female / Male Ratio (2024)	50.2% / 49.8%
Median Age	49.8
Age 19 Years or Less	886 (22.8%)
Age 20 to 64 Years	2,002 (51.5%)
Age 65 Years or Over	998 (26.7%)
High School/GED Graduate Only	5.9%
Bachelor's Degree Graduate/Professional Degree	33.4%
	46%
Median Household Income	\$217,606
Per Capita Income	\$127,024
Median Home Value	\$801,265



* = All statistics from SITES USA



TRANSPORTATION

-  2 min drive (0.4 miles)
-  3 min drive (0.9 miles)
-  5 min drive (2.5 miles)
-  8 min drive (4.2 miles)

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