



EXCEPTIONALLY VISIBLE DOWNTOWN SPACE FOR LEASE ON SOUTH GREELEY AVENUE

892 SF, 951 SF & 2,491 SF

(892 SF & 2,941 SF can be combined to total 3,383 SF)

Call for Full Rental Details

- Excellent downtown Chappaqua retail, office or food use
- Great frontage, visibility, hardwood floors and private restrooms
- Adjoining municipal parking lot and walking distance to other public lots; across from Metro-North train & direct access from Saw Mill River Parkway
- Located in the heart of Chappaqua's main shopping thoroughfare, Town Hall, and walking distance from middle school
- High demographics; site also surrounded by Armonk, Mount Kisco, Briarcliff and Pleasantville
- Located in new downtown revitalization area featuring new \$11+/- million infrastructure project - sidewalks, lighting, benches, planters & bike racks

CONTACT OWNER'S
EXCLUSIVE AGENT:

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

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EXTERIOR PHOTOGRAPHS



View from stop sign at Quaker Rd and South Greeley Ave



Ramp and corridor from back of building



Corridor entrance on South Greeley Ave



Downtown Chappaqua
Facing North on South Greeley Ave

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INTERIOR PHOTOGRAPHS



Kitchen area in 892 SF space



Former 2,491 SF Wells Fargo bank space



Add'l photo of 892 SF kitchen area



951 SF available retail/office space

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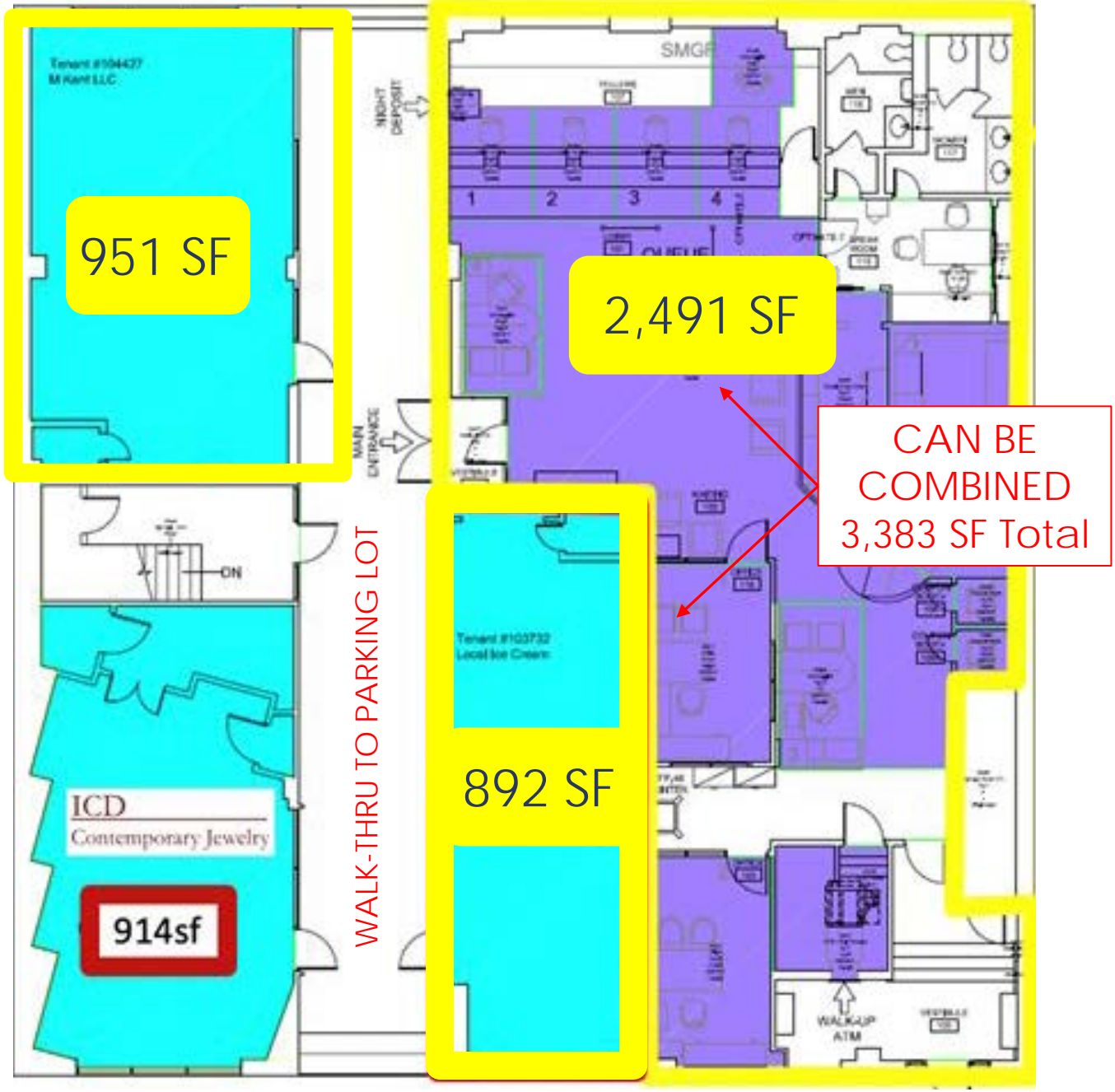
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All information furnished regarding property for sale or rental is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

GROUND FLOOR SITE PLAN

PARKING LOT



WALK-THRU TO PARKING LOT

CAN BE COMBINED
3,383 SF Total

SOUTH GREELEY AVENUE

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RETAILER MAP



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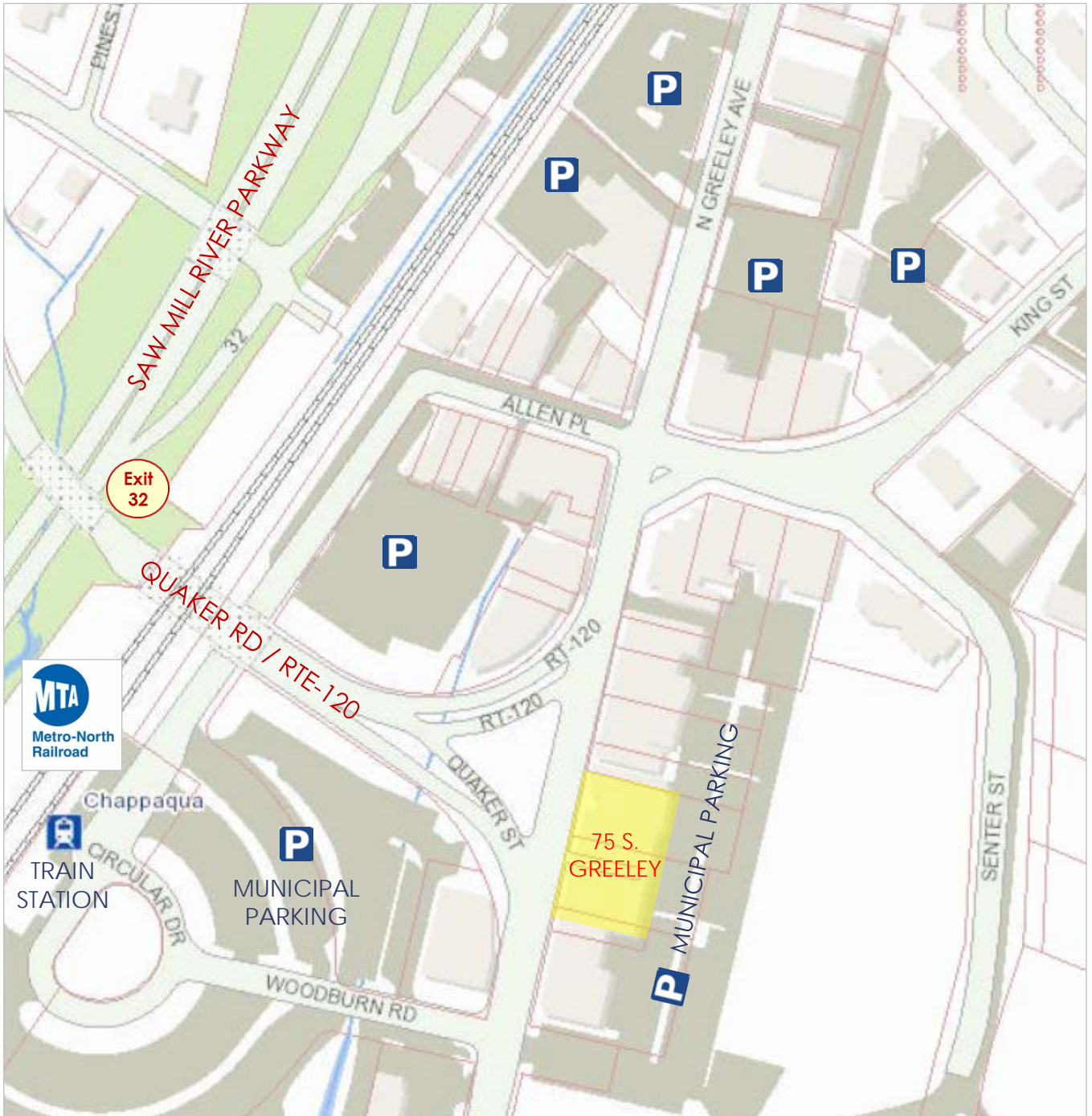
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DETAILED PARKING MAP



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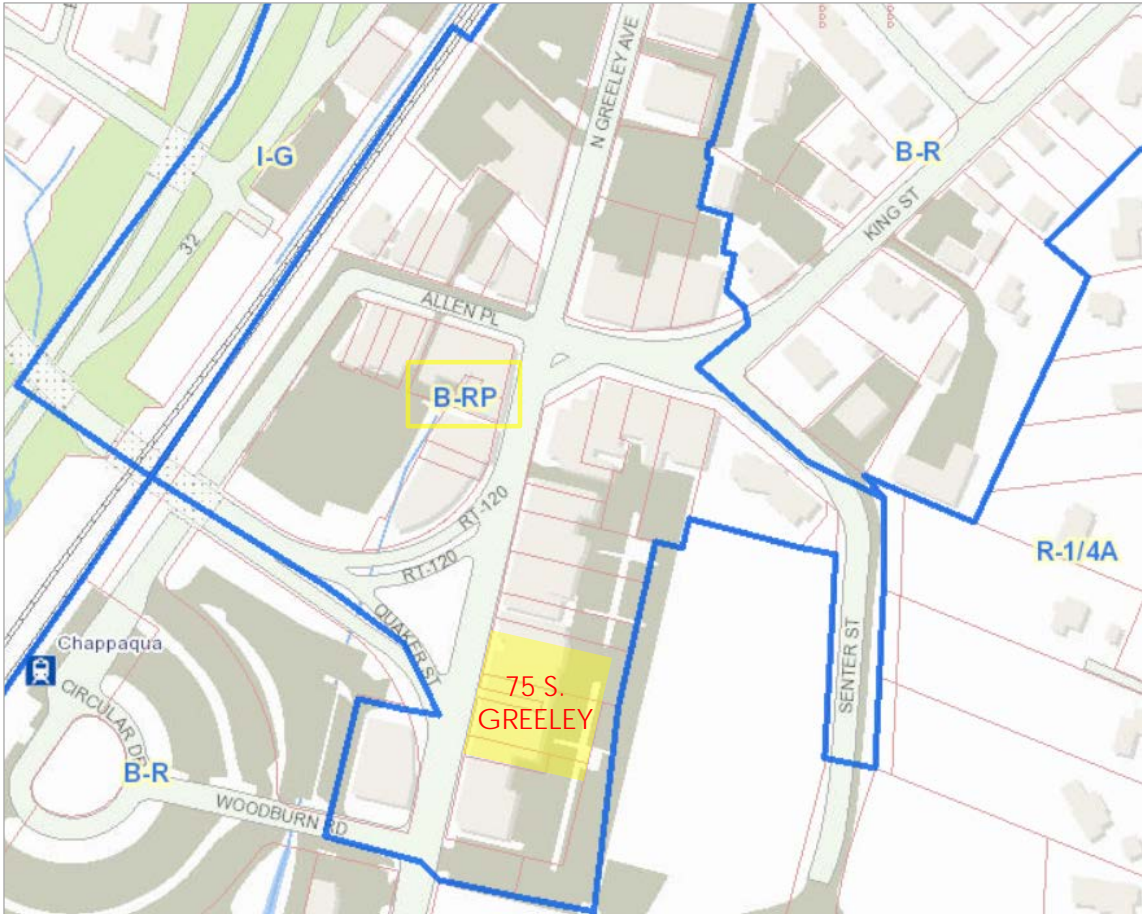
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CURRENT ZONING: B-RP (Retail Business and Parking)



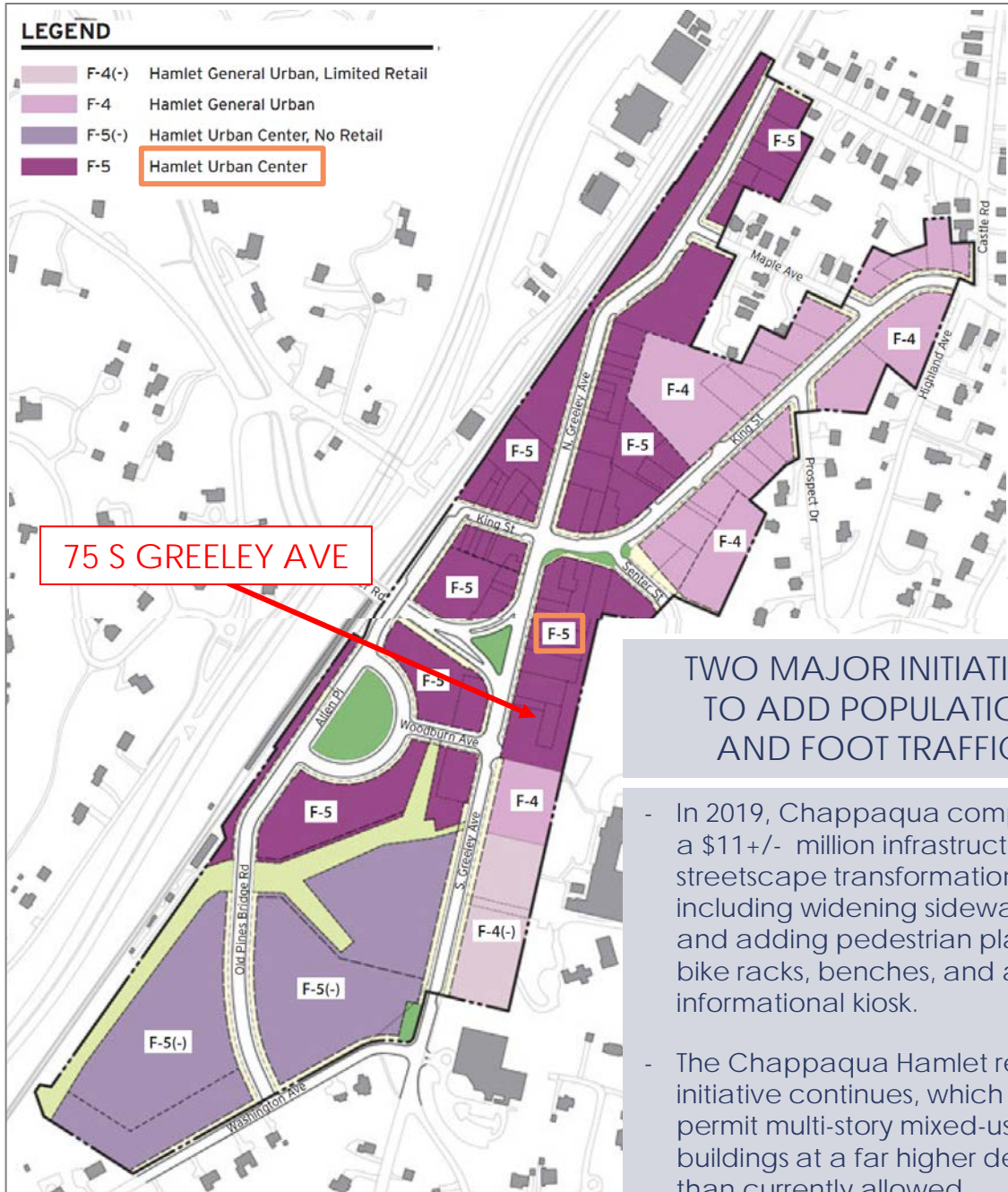
District	Minimum Lot Area (See § 60-420A)	Minimum Lot Width (feet)	Minimum Yards (feet) (See § 60-420B and C)			Off-Street Parking and Loading Setbacks ³ (feet)			Maximum Building Height [See § 60-420C(3)] (stories/feet)	Maximum Building Coverage	Minimum Building Height	Off-Street Parking and Loading	Miscellaneous Requirements
			Front	Side	Rear	Front	Side	Rear					
B-R Retail Business	Same as B-PO District		None required where abutting a business lot but at least 6 feet if provided, 10 feet if adjoining a street and 25 feet if used as access to off-street parking ³			No minimum			No maximum	2/30 ⁵	As required by § 60-420F	Fences and walls: See § 60-420C(5) Visibility at intersections: See § 60-420C(6) Courts: See § 60-420C(7)	
B-RP Retail Business and Parking	Same as B-PO District		10	Same as B-R District		10		2/35	As permitted in accordance with the adopted B-RP Zoning District Map, but the floor area ratio shall not exceed 2.0 times the designated building area	2/30 ⁵	As required by § 60-420F	Exterior lighting: See § 60-420D(1) Screening and buffer areas: See § 60-420D(2) Driveways: See § 60-420F(8)	

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CHAPPAQUA DRAFT REZONING (FEBRUARY 2020)



TWO MAJOR INITIATIVES TO ADD POPULATION AND FOOT TRAFFIC:

- In 2019, Chappaqua completed a \$11+/- million infrastructure and streetscape transformation, including widening sidewalks and adding pedestrian plazas, bike racks, benches, and an informational kiosk.
- The Chappaqua Hamlet rezoning initiative continues, which will permit multi-story mixed-use buildings at a far higher density than currently allowed.

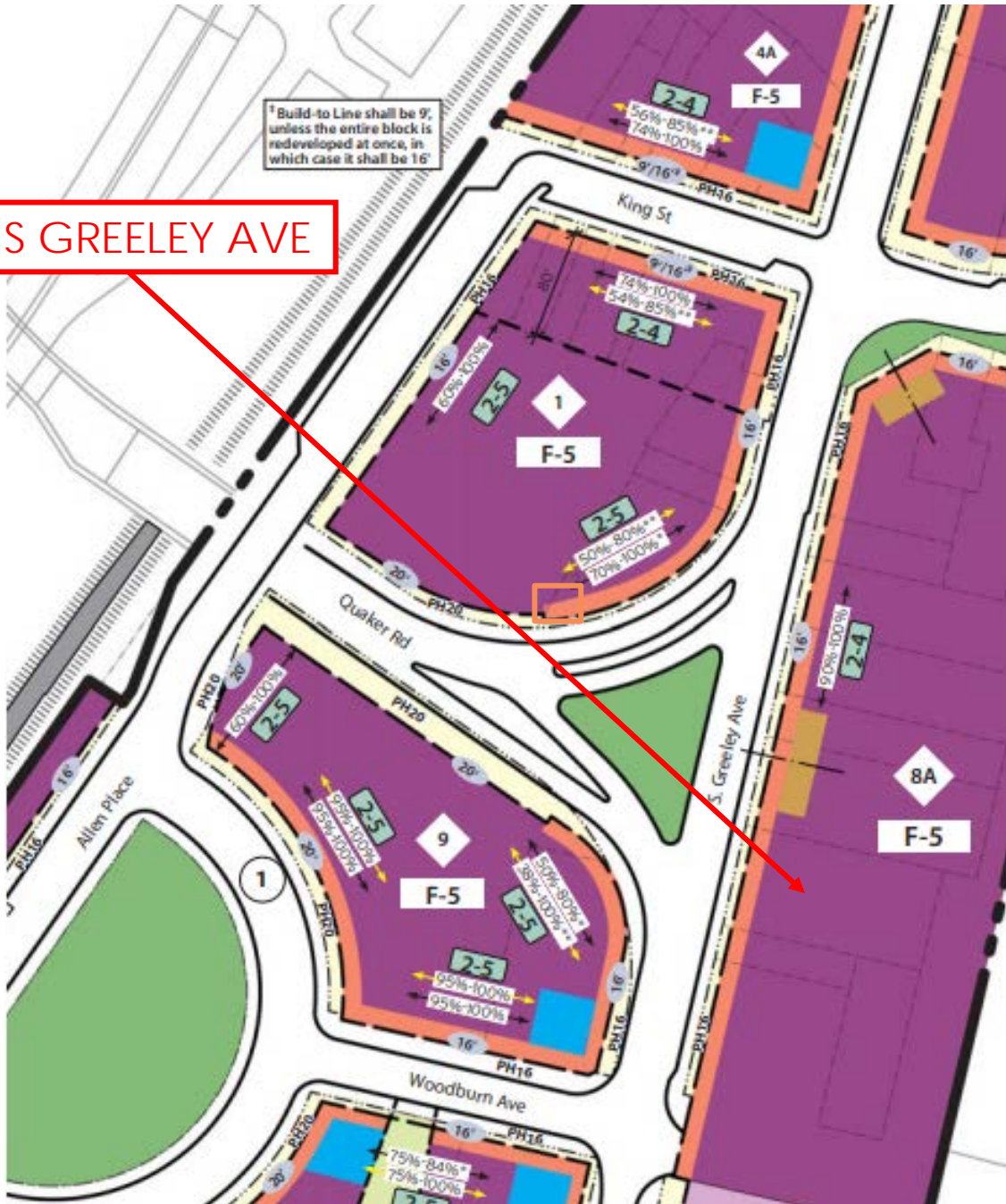
Source: *Town of New Castle, New York: Chapter 60 Zoning (Draft #3.1: 2/3/20)* plannewcastle.us/rezoning

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Downtown Chappaqua

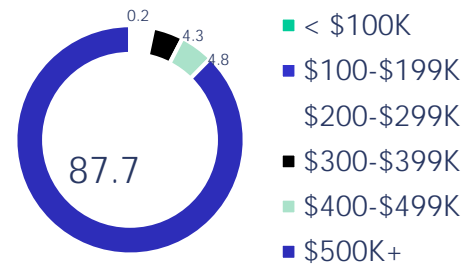


2020 CHAPPAQUA HOME VALUES

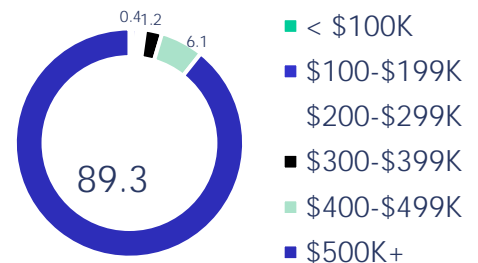
DEMOGRAPHICS

By Radius	0.5-Mile	1-Mile	1.5-Mile
Average HH Income	\$292,716	\$285,642	\$287,332
Median HH Income	\$200,001	\$199,070	\$198,543
Population	1,314	6,221	10,798
Total Households	496	2,297	3,816
Retail Potential	\$52.1M	\$254M	\$434M
Disposable Income	\$157,539	\$155,521	\$156,000
Medical Expenses	\$15,915	\$15,657	\$15,657
Avg Net Worth	\$3.43M	\$3.56M	\$3.52M
Net Worth > \$2M	35.9%	37.0%	36.1%

(1-Mile Radius)



(3-Mile Radius)



CHAPPAQUA, NEW YORK (TOWN OF NEW CASTLE)



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CHAPPAQUA & THE TOWN OF NEW CASTLE

A picturesque, walkable town with incredible demographics, downtown Chappaqua is home to retailers such as Starbucks, Susan Lawrence Gourmet Foods, Le Jardin Du Roi, Ibiza, Chappaqua Village Market, Citibank, Bank of America, Houlihan Lawrence, Great Stuff, Petticoat Lane, Pizza Station, Emmary Day Spa, and many others.

The primary shopping corridors in downtown Chappaqua are North & South Greeley Avenue and King Street, 2 blocks from the Metro-North commuter train station.

In 2019, Chappaqua completed a \$11+/- million infrastructure and streetscape transformation, including new widened sidewalks, pedestrian plazas, benches, lighting, planters & an information kiosk.

There are also plans well underway to rezone Chappaqua's downtown area to permit multi-story mixed-use buildings at a far higher density than currently allowed.

The rezoning recommendations endeavor to incorporate Transit-Oriented Development (TOD) best practices, promoting higher density residential uses, environmental sustainability, improved walkability and flow, open spaces and gathering places. Higher-density, TOD uses will attract new residents in a retail supportive environment, adding value to the subject property's existing retail and potential for redevelopment.

Chappaqua is one of two hamlets, the other Millwood, that are located in the Town of New Castle. This town is centrally situated in Westchester County, approximately 30 miles north of Manhattan.

New Castle is crossed by two major north-south arteries: Taconic State Parkway, which runs through Millwood, and Saw Mill River Parkway, which runs through Chappaqua. The town is also served by the Chappaqua station of the Metro-North Railroad's Harlem Line, which abuts Chappaqua's downtown area.

Neighboring municipalities include Armonk, Briarcliff Manor, Mount Kisco, Ossining and Pleasantville.

