

GOLDSCHMIDT & ASSOCIATES

34 South Lexington Avenue White Plains, New York

Retail Space For Lease

Exclusive Agent:

Fern Wagner

Phone: 914-723-1616 x15

Fax: 914-723-7720

Email:

Fern@ga-re.com

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ASSOCIATES



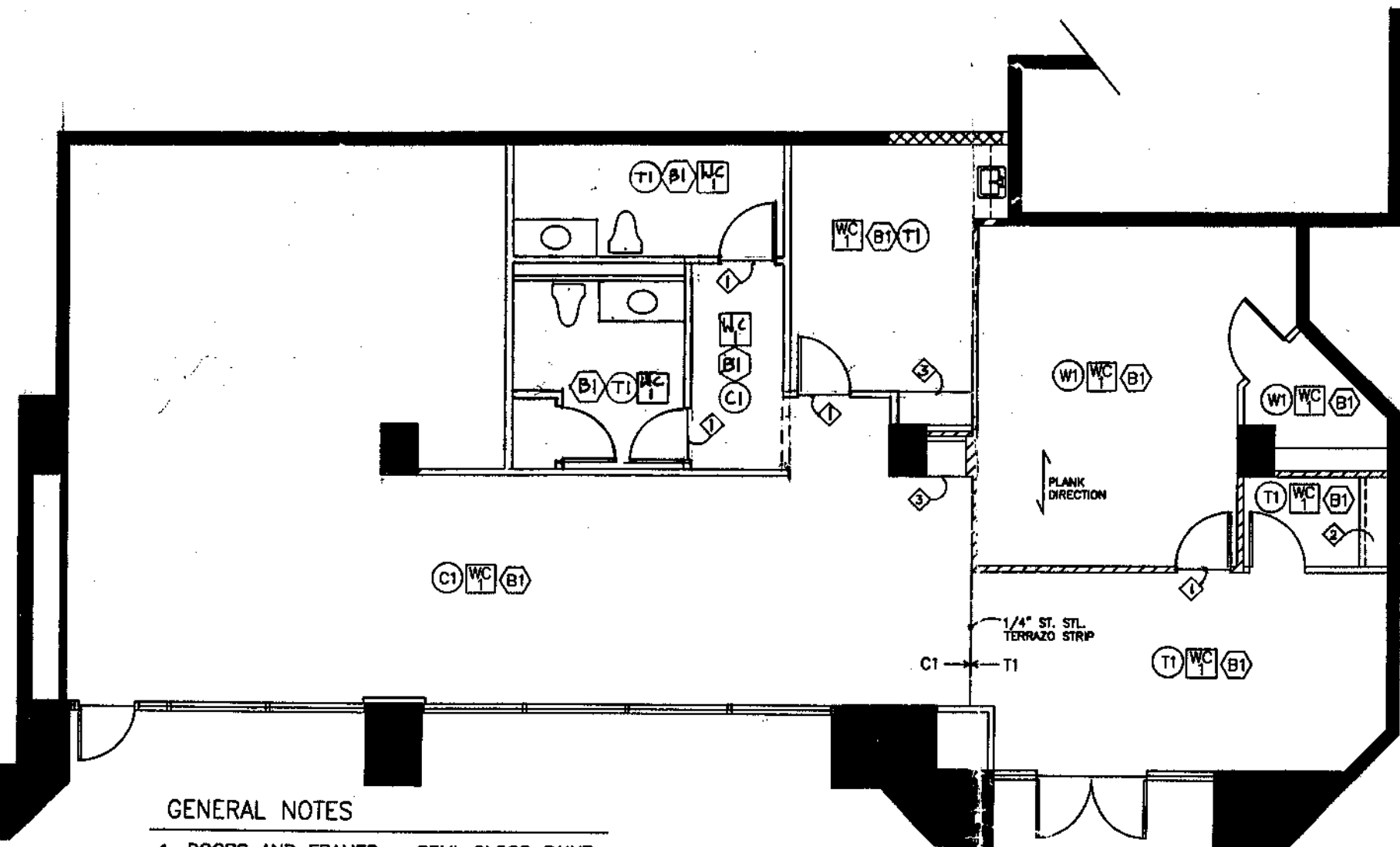
One Chase Road
Scarsdale, NY 10583



- ♦ **2,000 SF Ground Floor Retail Space**
- ♦ **52' Frontage**
- ♦ **On-Site Garage with 7 Spaces Include in Rent**
- ♦ **Perfect for Food Use**
- ♦ **Raised Patio Area, Ideal for Outdoor Use**
- ♦ **5.5 Million SF of Downtown White Plains Office & Retail Space, all Court Houses**

Demographics:	<u>.25 Mile</u>	<u>.5 Mile</u>	<u>.75 Mile</u>
Population	2,565	13,287	30,224
Avg HH Income	\$68,366	\$65,714	\$72,319

- ♦ **Asking Rent: \$29 PSF NNN**



GENERAL NOTES

1. DOORS AND FRAMES - SEMI-GLOSS PAINT OVER HOLLOW METAL FRAME. COLOR TO BE DETERMINED BY OWNER.
2. PAINT ALL CEILING FLAT LATEX CEILING WHITE.



Metro North Train Station

Bus Station

Walmart

Ritz Carlton

City Center

Galleria Mall
Sears
Macy's

SITE

Pace Business School

White Plains Library

White Plains
Courthouse