239 TARRYTOWN RD | WHITE PLAINS, NY

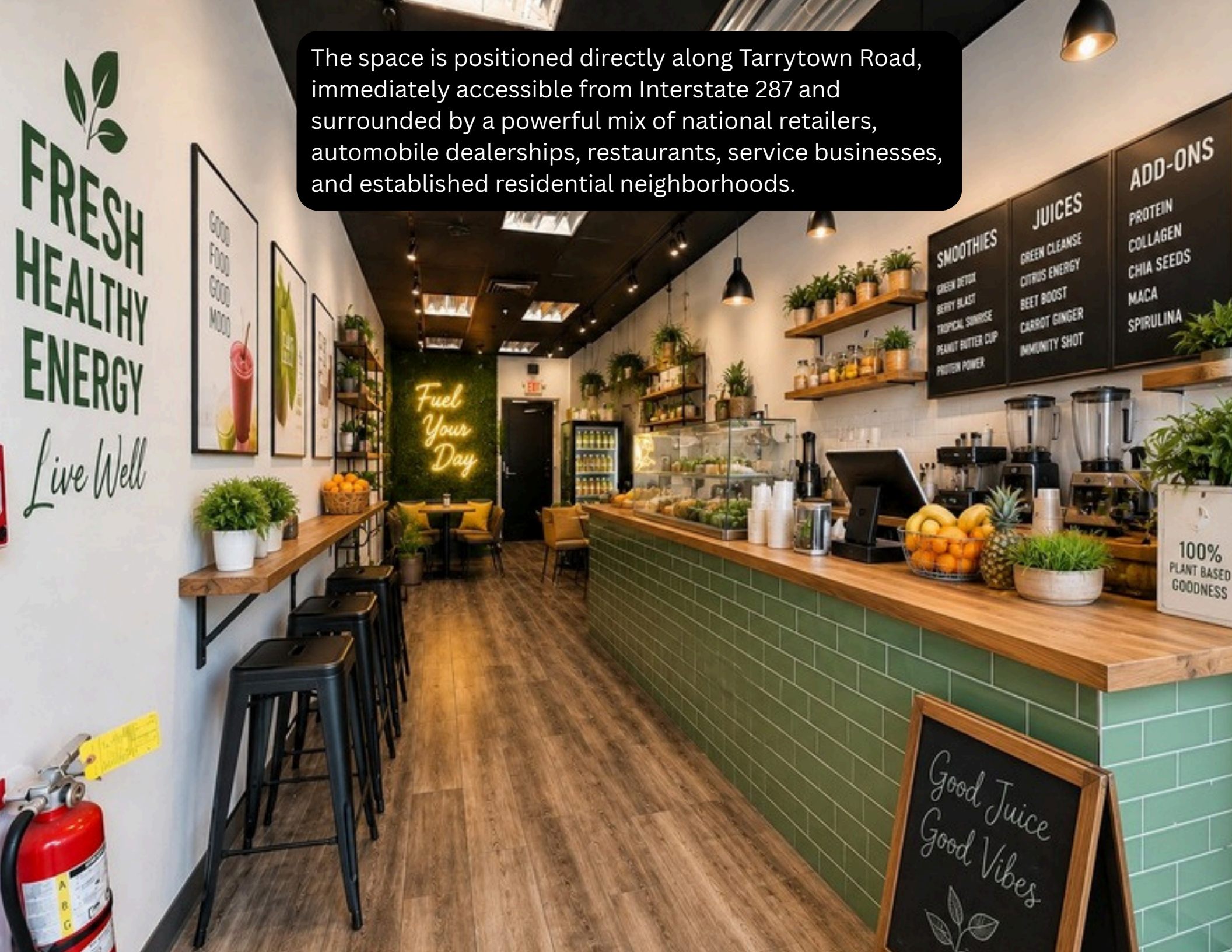
RETAIL STOREFRONT FOR LEASE

±850 SF | HIGH-VISIBILITY RETAIL CORRIDOR

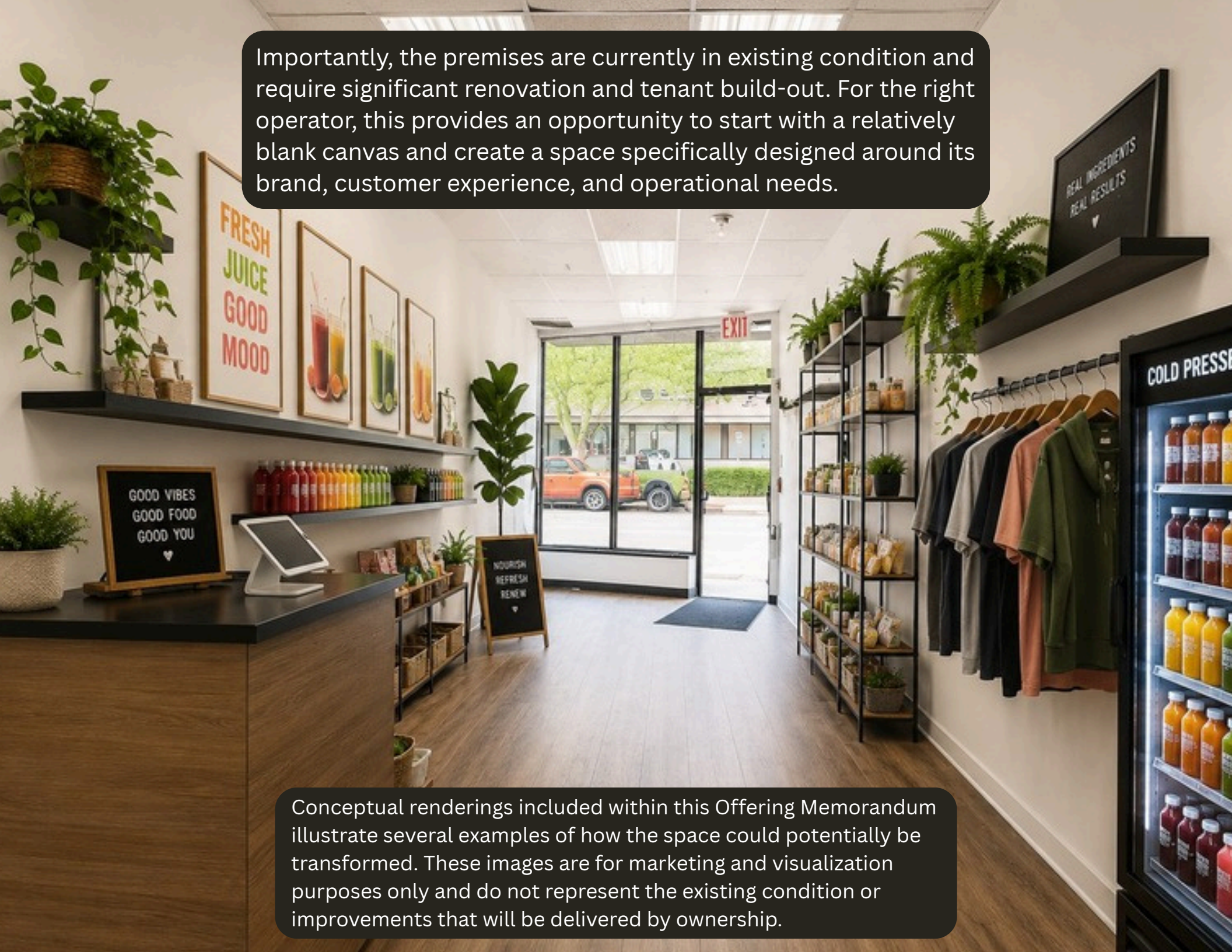
THE AGENCY®
COMMERCIAL DIVISION

FOR LEASE:
$4,000 MONTHLY

Offering approximately 850 square feet of ground-floor storefront space, the property provides an opportunity for a retailer, service business, franchise operator, boutique concept, wellness provider, or other commercial user to establish a presence along one of Westchester County's most active commercial corridors.



The space is positioned directly along Tarrytown Road, immediately accessible from Interstate 287 and surrounded by a powerful mix of national retailers, automobile dealerships, restaurants, service businesses, and established residential neighborhoods.



Importantly, the premises are currently in existing condition and require significant renovation and tenant build-out. For the right operator, this provides an opportunity to start with a relatively blank canvas and create a space specifically designed around its brand, customer experience, and operational needs.

Conceptual renderings included within this Offering Memorandum illustrate several examples of how the space could potentially be transformed. These images are for marketing and visualization purposes only and do not represent the existing condition or improvements that will be delivered by ownership.

PROPERTY HIGHLIGHTS

±850 SF EFFICIENT STOREFRONT

A manageable footprint ideal for operators seeking visibility without the cost and operational requirements associated with substantially larger retail spaces.

$4,000 PER MONTH

An opportunity to establish a customer-facing White Plains location along a major commercial corridor.

DIRECT TARRYTOWN ROAD EXPOSURE

Highly visible storefront positioning along one of central Westchester's best-known retail and automotive corridors.

23,000+ VEHICLES PER DAY

Significant surrounding vehicle traffic provides ongoing exposure for storefront branding and signage.

ACROSS FROM TESLA

Located directly across from a major Tesla dealership, providing a highly recognizable landmark and destination immediately surrounding the property.

IMMEDIATE I-287 ACCESS

Convenient regional accessibility for customers and employees traveling throughout Westchester County and the greater New York metropolitan area.

STRONG SURROUNDING DEMOGRAPHICS

The property benefits from affluent surrounding communities, significant population density, and a substantial daytime workforce.

NATIONAL RETAIL ENVIRONMENT

Located near numerous major retailers, restaurants, automotive dealerships, and service businesses that continually generate consumer activity.

IMAGINE THE POSSIBILITIES

A BLANK CANVAS FOR YOUR NEXT CONCEPT

239 Tarrytown Road provides an incoming tenant with the opportunity to transform approximately 850 square feet into a customized retail or service environment designed around its own brand.

The existing premises require significant renovation, improvements, and tenant build-out. Rather than presenting the space as a finished turnkey location, the opportunity should be viewed as a blank canvas within an established and highly visible commercial corridor.

Depending upon a tenant's intended use and required approvals, the space could potentially accommodate concepts such as:

Boutique Retail • Juice Bar • Specialty Food • Wellness • Beauty • Professional Services • Showroom • Specialty Retail • Franchise Concept • Service Retail • Satellite Location

The efficient rectangular configuration lends itself to a variety of layouts and provides an incoming operator with the ability to design the customer experience from the ground up.

CONCEPTUAL RENDERINGS

FROM EXISTING CONDITION TO YOUR VISION

The conceptual images contained within this Offering Memorandum have been created to demonstrate potential possibilities for the premises.

They are intended to help prospective tenants visualize how the existing space could potentially be transformed through renovation, design, fixtures, lighting, flooring, merchandising, equipment, and branding.

The conceptual renderings may depict potential retail, boutique, juice bar, café, wellness, or other commercial environments.

IMPORTANT DISCLOSURE

The images shown are conceptual mock-ups created for marketing purposes only.

The premises are currently offered in existing condition and require significant renovation, improvements, and tenant build-out.

Conceptual images do not represent the property's current condition, existing improvements, fixtures, furniture, equipment, finishes, or landlord-delivered work.

Any proposed improvements are subject to lease negotiations, landlord approval, zoning, building capabilities, permitting, licensing, utilities, and all applicable governmental approvals.

CONCEPTUAL RENDERING • NOT EXISTING CONDITION • TENANT BUILD-OUT REQUIRED

239 TARRYTOWN ROAD

WHITE PLAINS, NEW YORK 10607

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±850 SF | HIGH VISIBILITY | $4,000/MONTH

TRADE AREA MAP

DEMOGRAPHICS

1 MILE RADIUS	
Population	18,882
Households	6,936
Median Household Income	$108,484

3 MILE RADIUS	
Population	115,000+
Households	43,000+
Median Household Income	$120,997
Daytime Employees	90,000+

KEY DISTANCES

I-287	Immediate Access
White Plains Station	1.5 Miles | 3 Minutes
North White Plains Station	2.3 Miles | 4 Minutes
Westchester County Airport	15 Minutes
LaGuardia Airport	40 Minutes
JFK Airport	55 Minutes

REGIONAL MAP

AREA HIGHLIGHTS

- Directly across from Tesla and in the heart of the Tarrytown Road retail corridor
- Immediate access to I-287, a major east-west regional highway
- Surrounded by national retailers, restaurants, automotive dealers & service businesses
- Minutes to Downtown White Plains, Metro-North & Westchester County Airport
- Strong demographics with high household incomes and daytime employees

LEGEND

- SUBJECT PROPERTY
- METRO-NORTH STATION
- BUS STOP
- TRAFFIC COUNT

PRESENTED EXCLUSIVELY BY

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