



HOULIHAN LAWRENCE
COMMERCIAL

489 East Main Street

Jefferson Valley, NY 10535

Proposed Medical Office Building
Build-to-Suit



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LEASE PROPOSAL

**KLEIN
LEFKOWITZ**
COMMERCIAL TEAM AT HOULIHAN LAWRENCE



Property Description

The Klein Lefkowitz Commercial Team at Houlihan Lawrence Commercial is pleased to present a rare medical office leasing opportunity at 489 E Main Street in Jefferson Valley, New York. Situated on approximately 2.5 acres within one of Northern Westchester's established healthcare corridors, this proposed development will deliver just over 31,000 gross square feet of modern, purpose built medical office space designed to meet the evolving needs of today's healthcare providers.

The project is being offered on a build to suit basis, providing future tenants with the ability to fully customize floor plans, mechanical and IT infrastructure, and interior finishes to align with their specific clinical and operational requirements. With 125 on site parking spaces and direct access to Route 6, Route 6N, and proximity to the Taconic State Parkway, the property offers the accessibility and visibility that healthcare tenants and their patients require.

Offering Summary

Lease Rate:	\$35/SF/NNN
Available SF :	31,250 SF

Transportation Access

- Immediate access to Route 6 and Route 6N
 - Direct connection to the Taconic State Parkway
 - Convenient travel to Route 202 and Route 9
- Public transportation and commuter access include:
- Metro-North Railroad stations in nearby Peekskill and Croton-Harmon
 - Regional bus routes serving the Route 6 corridor
 - Easy access to the Bear Mountain Bridge, connecting to the Palisades Parkway and New York State Thruway

Westchester County Airport is approximately 30 minutes away, providing additional regional connectivity.

These transportation options allow the site to serve patients and employees from across Northern Westchester, Putnam County, and the lower Hudson Valley.



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Property Description

FOR LEASE



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Jefferson Valley sits at a critical intersection of Northern Westchester's transportation network and healthcare infrastructure. The site is positioned within an established medical corridor supported by a broad range of existing providers, creating a natural referral network and patient flow environment for incoming tenants.

New York Presbyterian Hudson Valley Hospital, a full service facility located approximately 10 to 12 minutes away in Cortlandt Manor, anchors the region's healthcare ecosystem. As part of one of the nation's most respected medical networks, the hospital offers expertise across dozens of specialties including oncology, cardiovascular care, rehabilitation, and surgical services. Additional regional providers include Optum Medical Care facilities throughout Yorktown and Cortlandt, Northwell Health physician groups, and a concentration of specialty medical and dental practices, physical therapy clinics, and diagnostic imaging centers along the Route 6 corridor.

The surrounding communities of Yorktown, Cortlandt, and Putnam Valley provide a deep residential population base with strong demographics and growing demand for outpatient healthcare services. The continued shift from inpatient to outpatient care models, combined with the aging regional population, supports sustained long term demand for modern medical office facilities in this market.

The property is also located within minutes of Jefferson Valley Mall, Cortlandt Town Center, and the broader Route 6 retail corridor, offering convenience for patients, staff, and visitors.

Target Uses

The development is well suited for a wide range of healthcare related tenants, including medical office and specialty practices, primary care facilities, ambulatory and outpatient service providers, physical therapy and rehabilitation centers, diagnostic and imaging operations, urgent care and walk in clinics, laboratory and testing facilities, behavioral health and wellness practices, and pharmacy and complementary healthcare retail uses.

Modern healthcare development trends emphasize centralized medical campuses and outpatient care hubs where patients can access multiple services in a single location. The proposed project at 489 E Main Street is designed to serve as exactly that type of environment, improving patient access, reducing travel time, encouraging collaboration among providers, and expanding outpatient healthcare infrastructure in a supply constrained submarket.



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Aerial

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Site Plan

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Proposed Elevation

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1 CONCEPTUAL FRONT ELEVATION
SCALE: 1/8"=1'-0"

MEDICAL BUILDING: SCHEMATIC DESIGN

YORKTOWN, NEW YORK
DATE: 12/5/25

SCALE: 1/8"=1'-0"

The SULLIVAN
Architectural Group
129 N. Broad St. Unit 13, Milford, Connecticut 06454
ph: (203) 254-8680



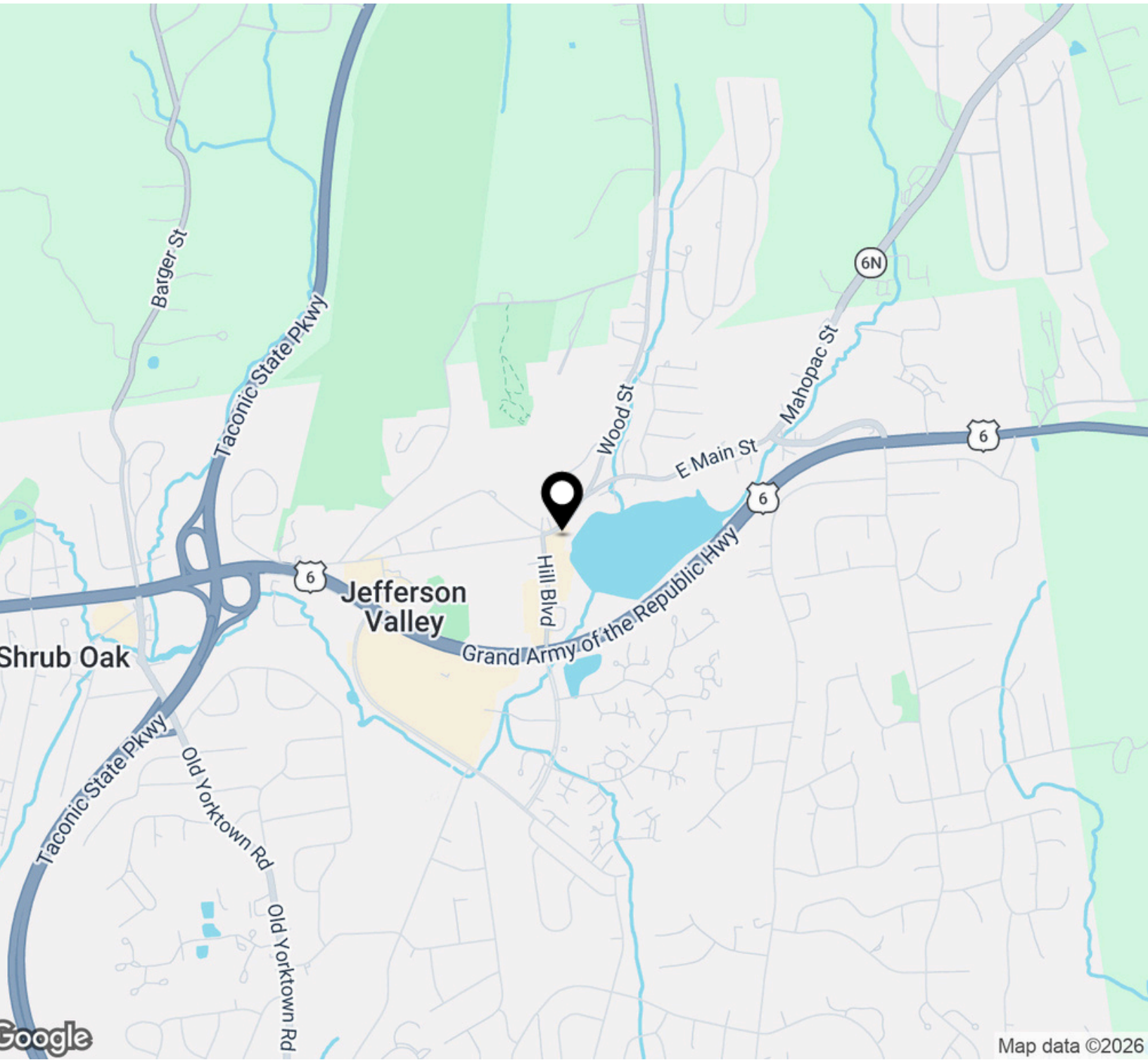
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Regional Map

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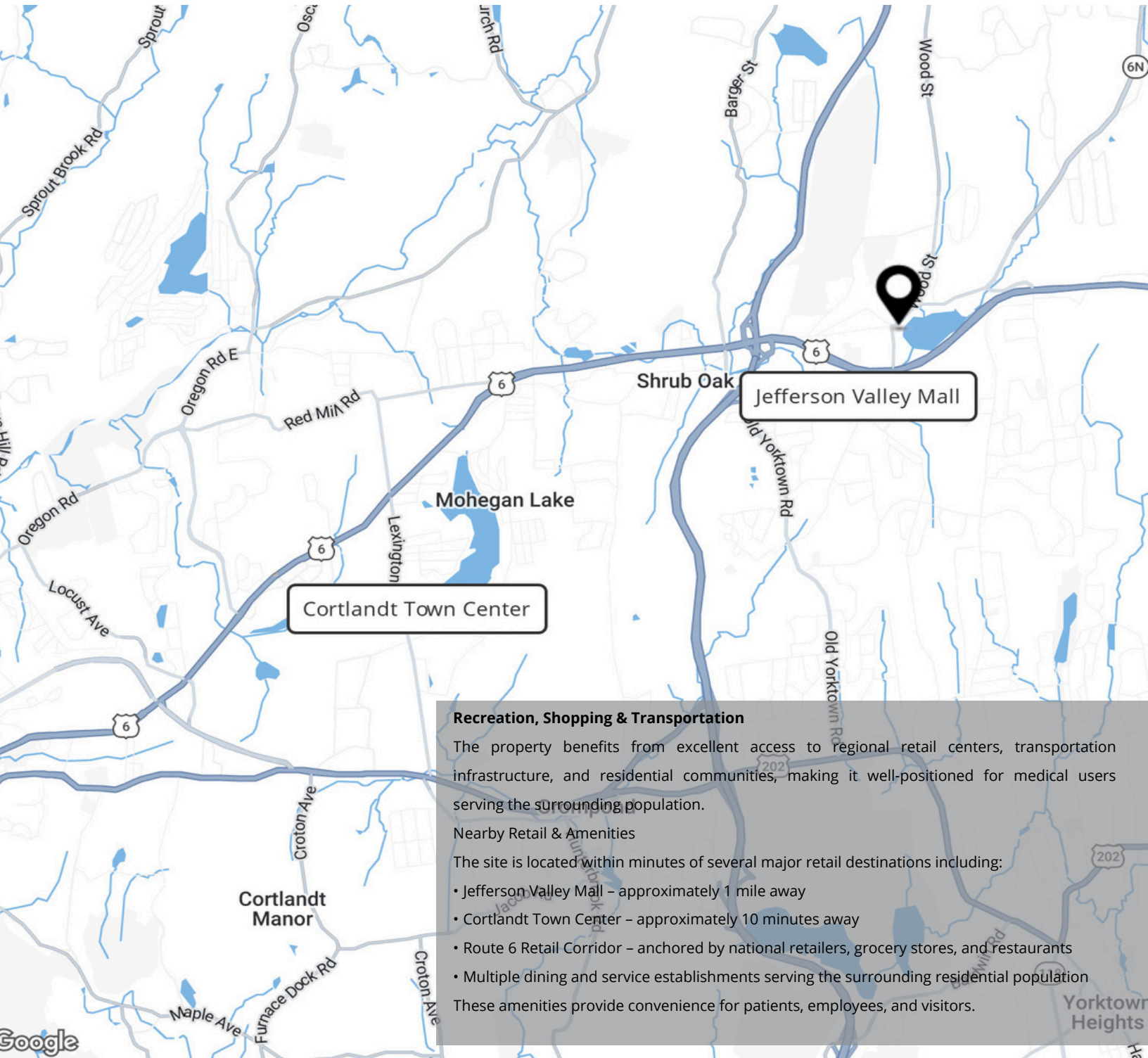
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Retailer Map

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Recreation, Shopping & Transportation

The property benefits from excellent access to regional retail centers, transportation infrastructure, and residential communities, making it well-positioned for medical users serving the surrounding population.

Nearby Retail & Amenities

The site is located within minutes of several major retail destinations including:

- Jefferson Valley Mall - approximately 1 mile away
- Cortlandt Town Center - approximately 10 minutes away
- Route 6 Retail Corridor - anchored by national retailers, grocery stores, and restaurants
- Multiple dining and service establishments serving the surrounding residential population

These amenities provide convenience for patients, employees, and visitors.



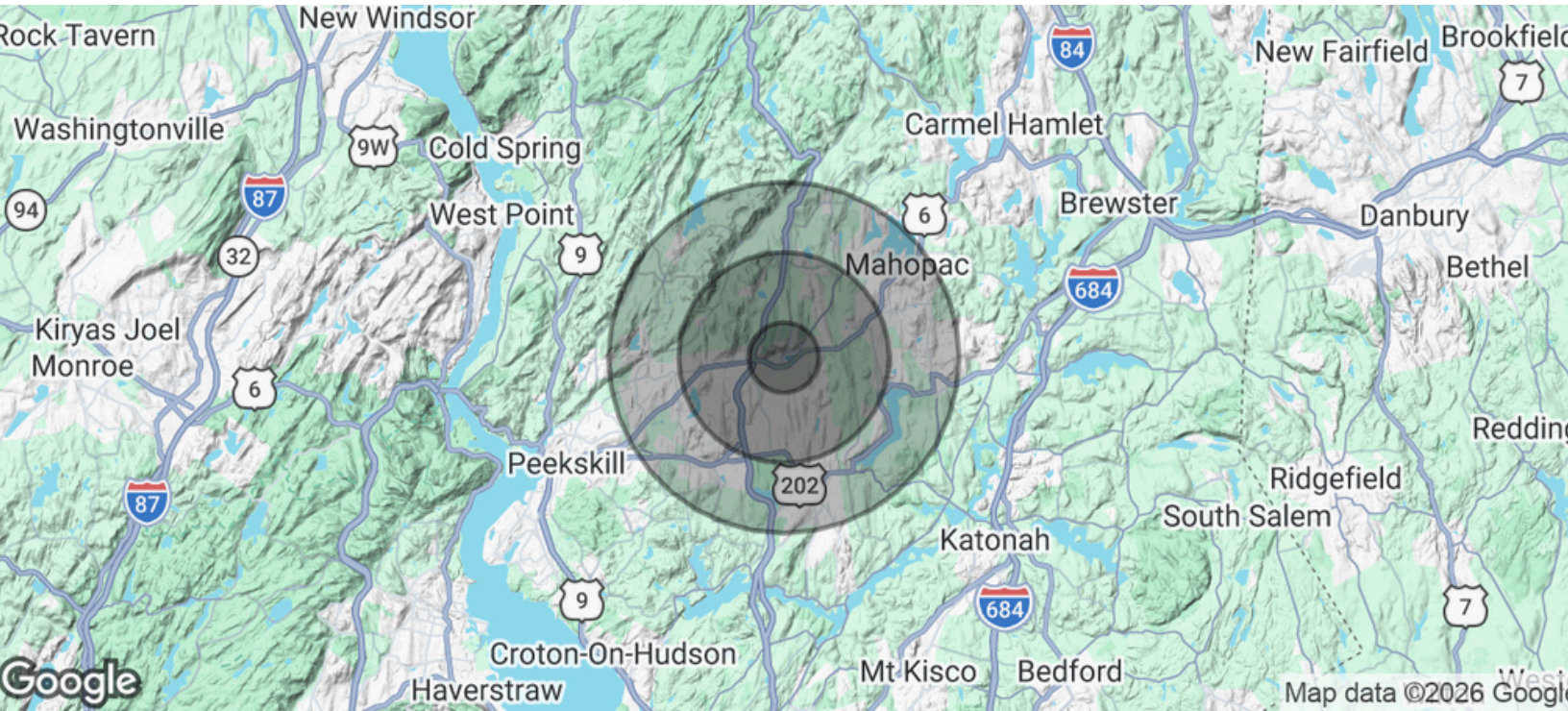
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Demographics Map & Report


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Population	1 Mile	3 Miles	5 Miles
Total Population	4,541	34,365	79,229
Average Age	53.2	45	44.2
Average Age (Male)	51.7	43.9	43.2
Average Age (Female)	54	45.5	44.9


Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,936	12,271	27,974
# of Persons per HH	2.3	2.8	2.8
Average HH Income	\$134,503	\$178,620	\$173,012
Average House Value	\$469,865	\$543,271	\$543,568

2023 American Community Survey ACS



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