

OFFERING MEMORANDUM



540 N

State Rd, Briarcliff
Manor, NY 10510

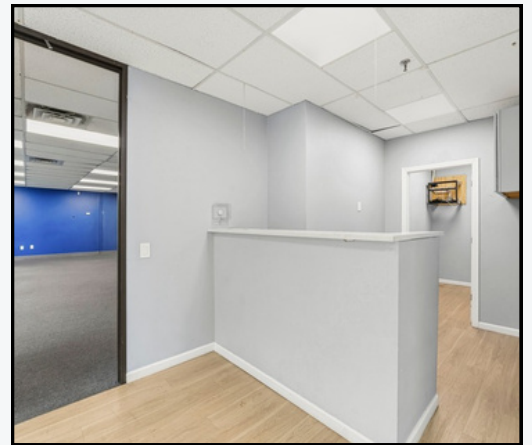
PRESENTED BY

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 **MCGRATH**
PREMIER REAL ESTATE

Professional Office Spaces



PROPERTY DESCRIPTION

Exceptional opportunity to lease premier second-floor contiguous professional office space in the heart of Briarcliff Manor's highly visible professional corridor. Situated within a beautifully maintained and recently renovated office building, this offering features two prominent corner suites occupying the entire rear portion of the second floor, with the flexibility to lease each suite individually or combine them into one expansive contiguous space through an existing connecting doorway.

Suite One features a welcoming reception area, dedicated administrative station, open workspace, and five private treatment/exam rooms, several with direct hallway access for enhanced convenience and workflow efficiency. Adjacent Suite Two offers a highly functional two-room professional layout complete with a private restroom.

The building is home to a distinguished mix of established professional tenants, including a prominent dental practice and a long-standing chiropractic office occupying the front portion of the second floor, creating an ideal environment for medical, wellness, therapy, consulting, or executive office use.

Tenants enjoy elevator access, both interior and exterior stairways, ample on-site parking, and one reserved covered parking space for exclusive tenant use. This prime location provides exceptional visibility and convenience, just steps from restaurants, fitness centers, convenience stores, and a variety of everyday amenities.

If you are seeking a refined professional setting in one of Briarcliff Manor's most desirable business locations, this exceptional opportunity truly checks every box.



PROPERTY SUMMARY

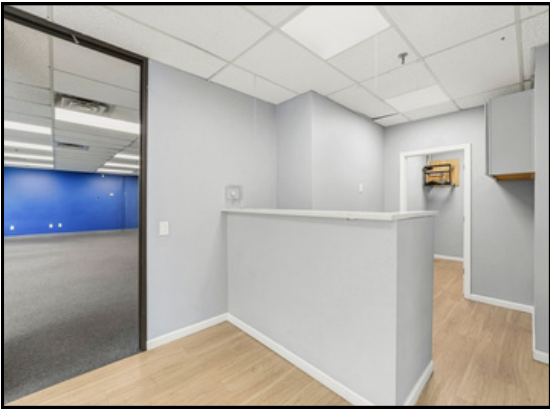
Building SqFt	11,800 SqFt
Year Renovated	2026
Parcel ID	90.15-2-11
Zoning Type	Commercial
County	Westchester

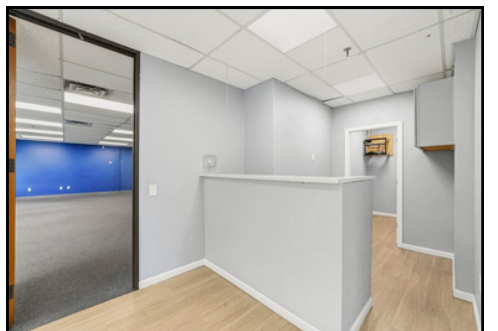
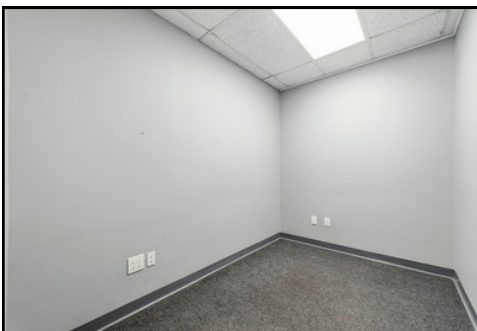
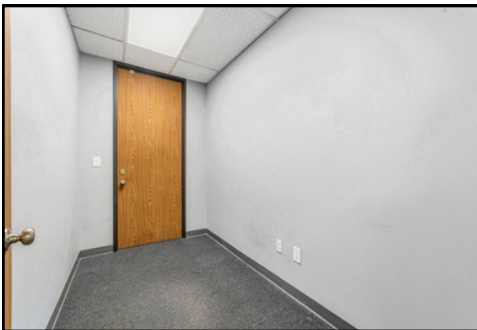


Space 1 - \$5,000/SF/MO - 1800 SqFt

Move-in ready professional office suite featuring a welcoming reception area, dedicated administrative station, open workspace, and five private treatment or exam rooms. Several rooms offer direct hallway access for enhanced workflow efficiency. Located within a recently renovated elevator building with ample parking and excellent visibility in Briarcliff Manor's professional corridor.







Space 2 - \$2,500/SF/MO - 650 SqFt

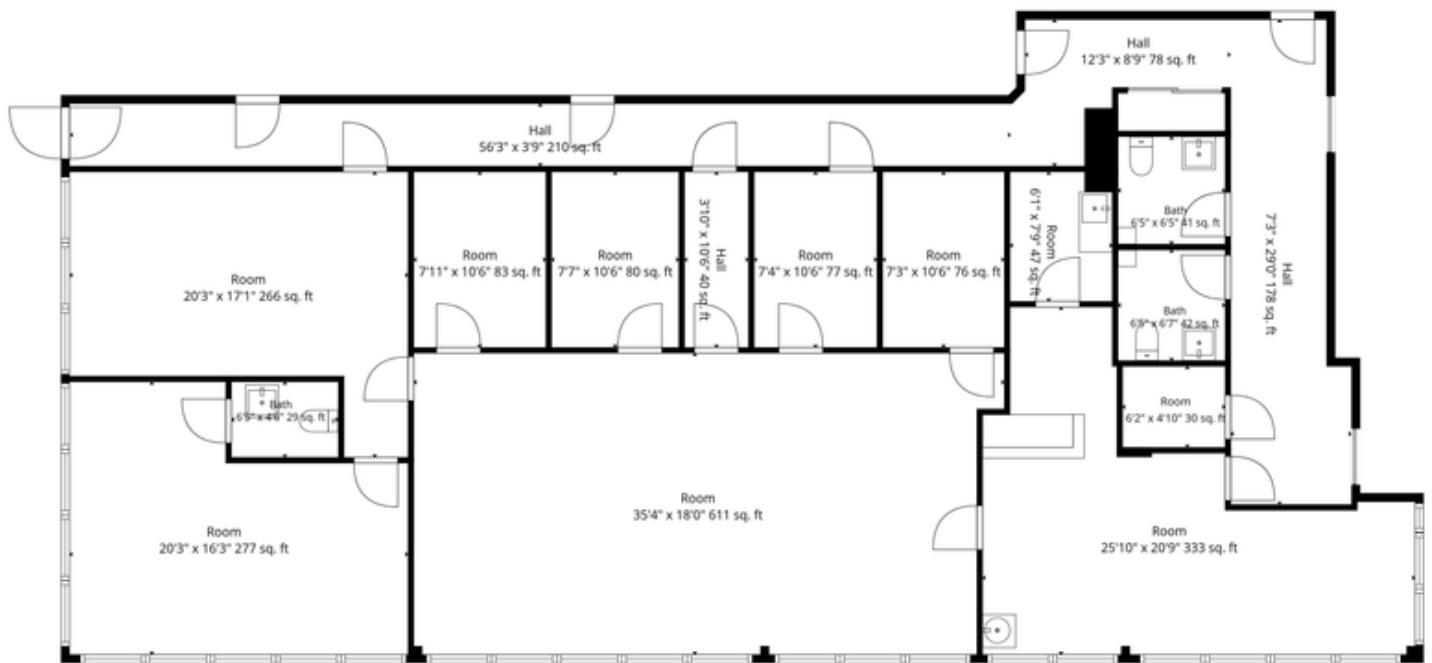
Efficient professional office suite featuring a functional two-room layout with a private restroom. Ideal for medical, therapy, consulting, wellness, or executive office users. Located within a recently renovated elevator building with ample parking and excellent visibility in Briarcliff Manor's professional corridor.



3D Floor Map



2D Floor Map



Demographics

Age	1 Mile	3 Miles	5 Miles
2024 Median Age	46.7	43	42.9
Under 20	4,635	18,785	35,080
20 - 25	1,064	4,451	8,169
25 - 45	3,306	17,069	33,937
45 - 65	5,491	22,357	42,262
Over 65	3,621	11,869	22,808

Employees	1 Mile	3 Miles	5 Miles
Total 2024	15,167	62,788	119,927
Agriculture	24	150	226
Construction	1,154	3,577	5,934
Manufacturing	722	2,247	4,521
Wholesale Trade	339	1,207	1,932
Retail Trade	964	3,062	6,178
Transportation, Warehousing	470	1,380	2,600
Information	549	1,713	3,166
Finance, Insurance	2,003	5,518	9,383
Professional Services	3,182	10,034	16,465
Educational, Health Care	4,321	12,686	23,597
Arts, Entertainment, Food	1,060	3,014	6,361
Management, Business, Science, Arts	9,834	29,479	51,554
Public Administration	579	1,613	3,287
Other Services	641	2,027	3,705

Household Income	1 Mile	3 Miles	5 Miles
2024 Median Income	\$189,856	\$159,730	\$149,342
Under \$25k	435	2,054	4,479
\$25k - \$50k	317	1,942	4,304
\$50k - \$100k	692	4,560	9,451
\$100k - \$150k	1,256	4,085	8,018
Above \$150k	3,859	13,744	26,073
2024 Ratio	58:01:00	19:01	16:01
Occupied	6,447	25,035	49,319
Vacant	112	1,350	3,006

Housing Occupancy	1 Mile	3 Miles	5 Miles
2024 Ratio	58:01:00	19:01	16:01
Occupied	6,447	25,035	49,319
Vacant	112	1,350	3,006

Population	1 Mile	3 Miles	5 Miles
2024	18,759	76,714	146,467
2023	19,206	76,384	147,396
2022	19,859	76,916	147,261
2021	19,941	77,651	149,023
2020	19,139	74,542	146,056

Renter To Homeowner	1 Mile	3 Miles	5 Miles
2024 Ratio	1:05	7:20	2:05
Renters	983	7,030	15,154
Homeowners	5,576	19,355	37,171

Areal Map



REGIONAL CONNECTIVITY

REGIONAL REACH

540 NORTH STATE ROAD • BRIARCLIFF MANOR • NEW YORK 10510

KEY

-  RAIL & BUS
-  HIGHWAYS & PARKWAYS
-  AIRPORTS
-  HEALTHCARE
-  EDUCATION
-  CIVIC & COMMERCIAL
-  PARKS & LEISURE



~50 MIN
HUDSON LINE TO
GRAND CENTRAL



~12 MI DRIVE
WESTCHESTER CO.
AIRPORT (HPN)



~30 MI DRIVE
MANHATTAN



~40 MI DRIVE
STEWART INTL
(SWF)



14 / 15 / 19
BEE-LINE BUS
ROUTES

TRANSIT, AIR & HIGHWAYS



TRANSIT, AIR & HIGHWAYS

DESTINATION	LINE / ACCESS	DISTANCE
Bee-Line Routes 14 / 15 / 19	N State Road	At the door
Taconic State Parkway	Regional Access	0.7 mi
Saw Mill River Parkway	Chappaqua Rd Interchange	2.3 mi
Ossining Metro-North	Hudson Line	2.6 mi
Chappaqua Metro-North	Harlem Line	2.9 mi
Scarborough Metro-North	Hudson Line	3.1 mi
Croton-Harmon	Hudson Line • Amtrak	4.5 mi
Westchester Co. Airport	HPN	9.1 mi
Stewart International	SWF	27.6 mi



HEALTH, EDUCATION & CIVIC

DESTINATION	AREA / ACCESS	DISTANCE
Briarcliff Manor Schools	Todd • Middle • High	1.6 mi
Ossining Village	Downtown & Waterfront	2.1 mi
Pace University	Pleasantville Campus	2.9 mi
Phelps Hospital	Northwell Health	5.3 mi
White Plains CBD	Westchester's Downtown	9.6 mi
Manhattan	Grand Central Terminal	29.7 mi



RECREATION & LEISURE

DESTINATION	AREA / ACCESS	DISTANCE
Trump National Golf Club	Westchester	2.0 mi
Rockefeller State Park	1,600-Acre Preserve	3.8 mi
Stone Barns Center	Blue Hill	4.4 mi
Kykuit	Rockefeller Estate	5.5 mi



~At the door
BEE-LINE
BUS ROUTES



0.7 mi
TACONIC STATE
PARKWAY



9.1 mi
WESTCHESTER CO.
AIRPORT (HPN)



27.6 mi
STEWART INTL
AIRPORT (SWF)



2.6 mi
OSSINING
METRO-NORTH



29.7 mi
MANHATTAN
GRAND CENTRAL

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