



343 Manville Road

PLEASANTVILLE NY 10570



HOULIHAN LAWRENCE
COMMERCIAL

Seize the opportunity to establish or expand your brand in a vibrant, walkable village setting where convenience meets charm and community!

Discover the ideal setting for your business in one of Pleasantville's most desirable locations. This end retail space offers exceptional visibility and plenty of foot traffic. The space is surrounded by popular shops, dining destinations, and just a short distance from the Pleasantville train station.

The retail space offers high ceilings and private showers. The space most was recently operating as a fitness studio, but can easily adapt to a variety of business concepts — from wellness and lifestyle to retail or creative services. Owner is willing to subdivide retail space.

Also available is a charming office space. There is currently one suite available; Suite 4-U, which has 700 RSF and is comprised of two separate offices. The unit is unfurnished.

Retail Space For Lease

3,800
SQFT

\$38/SF + utilities
OFFERED AT

Office Space For Lease

700
SQFT

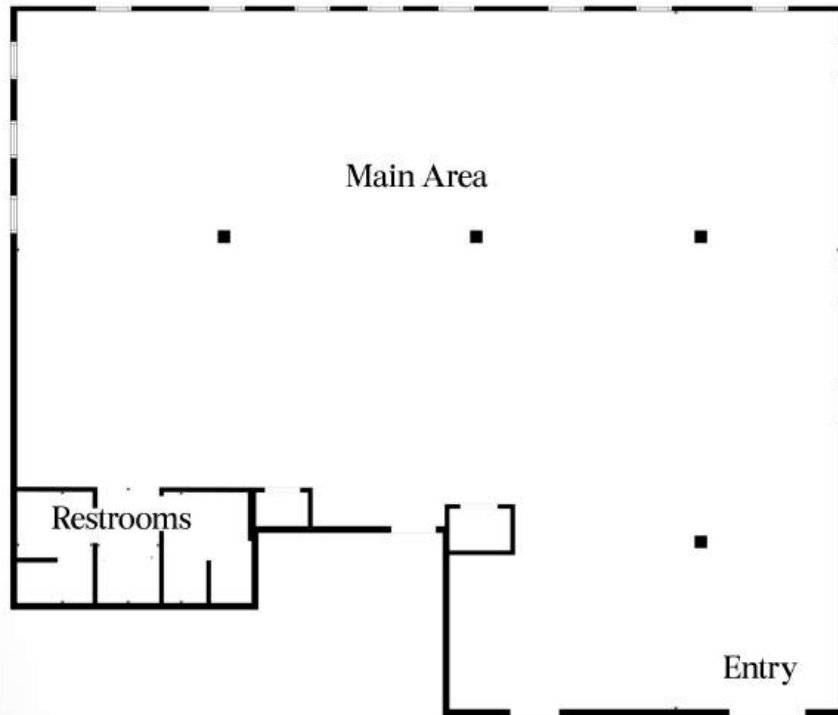
\$1,400/month + utilities
OFFERED AT



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Retail Space

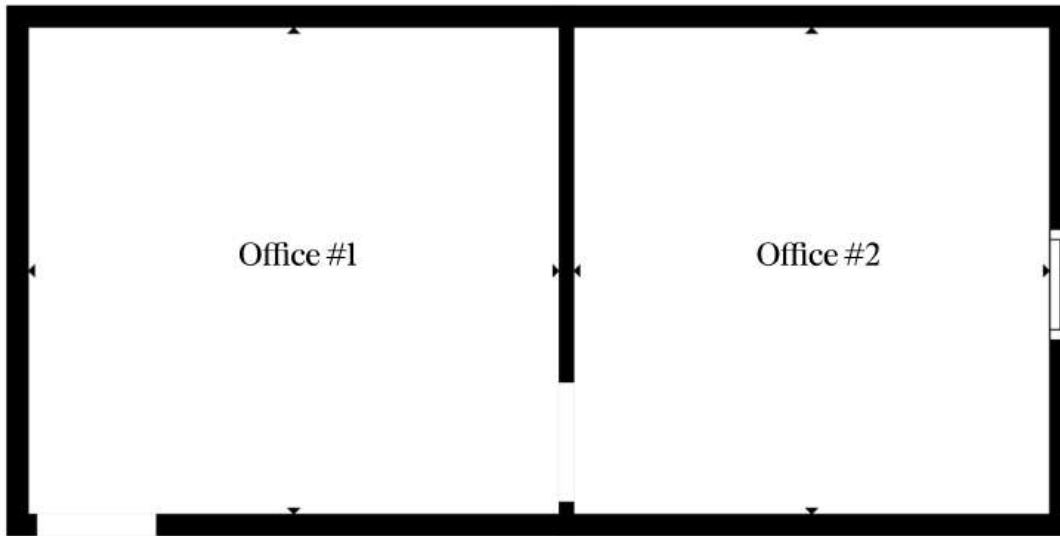


Floor Plan Created By Cubicasa; Measurements deemed highly reliable but not guaranteed.

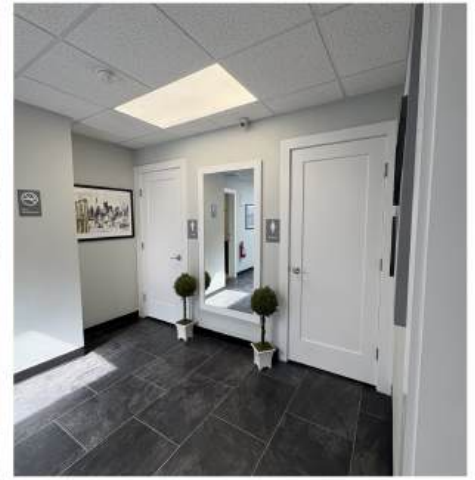
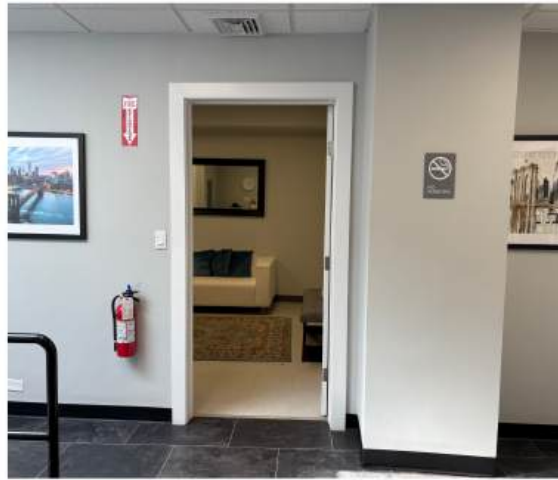


- Retail Space for Lease (Previously a gym)
- Asking \$38/SF plus utilities
- Minimum 5-year lease term
- Open-concept layout
- Multiple skylights in ceiling allowing for substantial natural light
- Easy access to Saw Mill River Parkway
- Ideal for gym, child education/playspace or art/creative uses
- Owner is willing to subdivide

Office Space



Floor Plan Created By Cubicasa; Measurements deemed highly reliable but not guaranteed.



- 700 SF Office Space for Lease
- 2 Offices
- Asking \$1,400 per month plus utilities
- Shares waiting area
- Updated entry
- Walking distance to train, dining and shopping

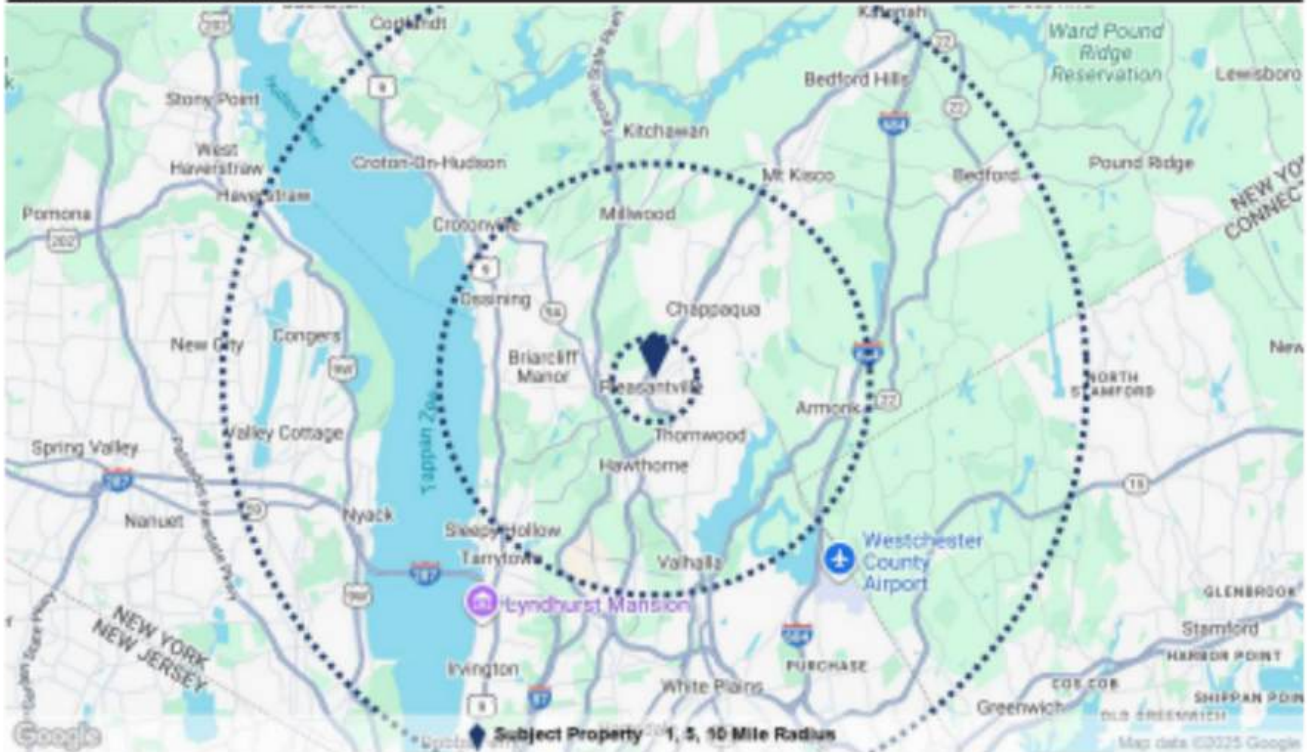
Retail Map



Demographics

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
9,426	2.8	39	\$174,940

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

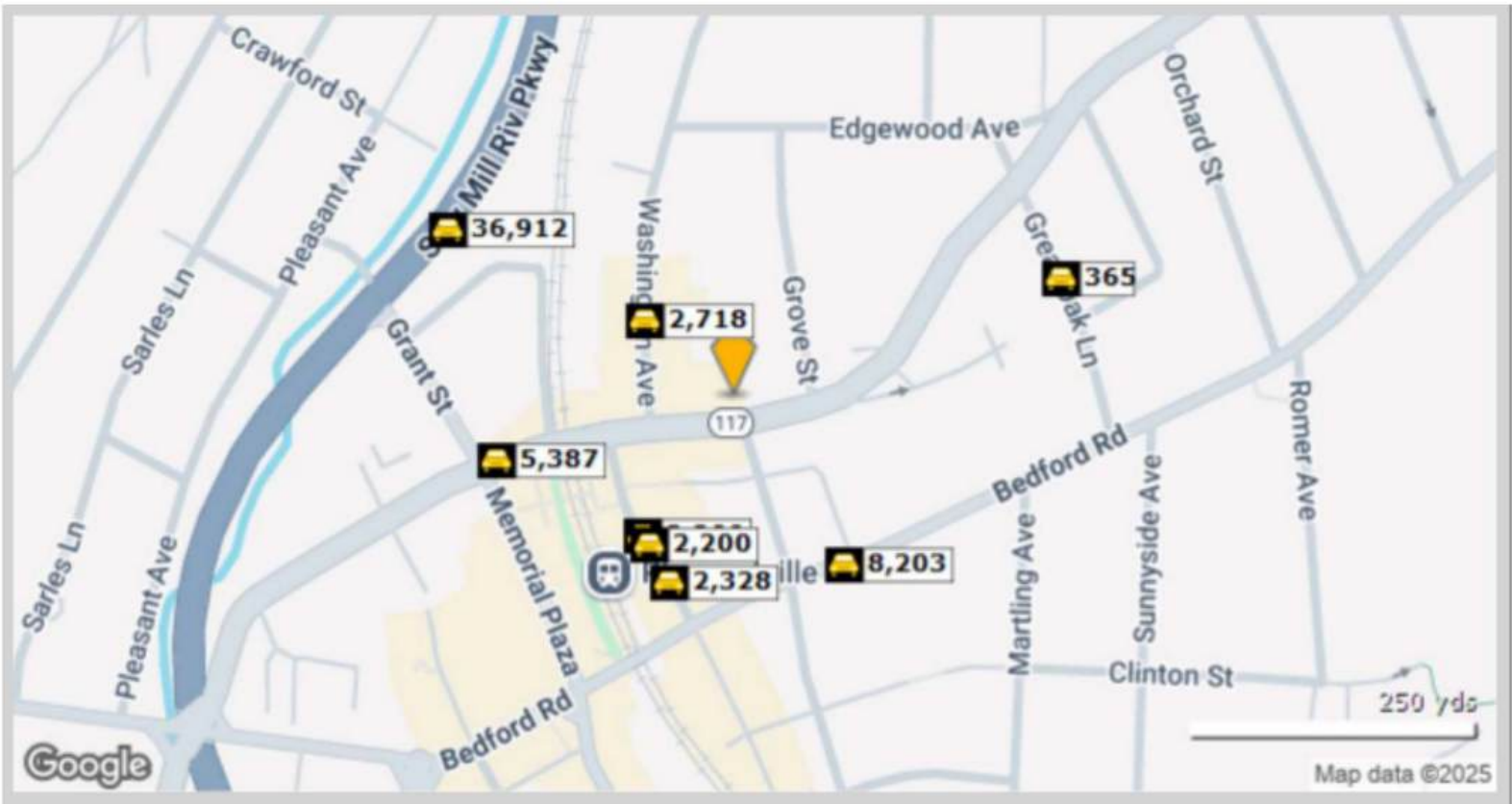
	1 Mile	5 Mile	10 Mile
Population			
2024 Population	9,426	96,361	396,660
2029 Population	9,221	94,060	390,533
Pop Growth 2024-2029	(2.2%)	(2.4%)	(1.5%)
2024 Average Age	39	41	42
Households			
2024 Households	2,857	32,435	143,821
2029 Households	2,782	31,585	141,439
Household Growth 2024-2029	(2.6%)	(2.6%)	(1.7%)
Median Household Income	\$174,940	\$147,660	\$137,340
Average Household Size	2.8	2.8	2.8
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$744,284	\$719,937	\$703,945
Median Year Built	1954	1960	1963

Source: CoStar



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Traffic Count



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Washington Ave	Manville Rd	0.06 S	2025	2,718	MPSI	.06
2 Wheeler Ave	Bedford Rd	0.03 SE	2023	2,211	MPSI	.08
3 Wheeler Avenue	Jackson St	0.02 NW	2024	2,209	MPSI	.08
4 Wheeler Avenue	Jackson St	0.02 NW	2025	2,200	MPSI	.08
5 Wheeler Ave	Bedford Rd	0.03 SE	2022	2,328	MPSI	.10
6 Bedford Road	Cooley St	0.02 SW	2025	8,203	MPSI	.10
7 Manville Road	Brookfield Pl	0.02 SW	2025	5,366	MPSI	.12
8 Manville Rd	Brookfield Pl	0.02 SW	2023	5,387	MPSI	.12
9 Saw Mill River Parkway	Hunts Pl	0.25 SW	2025	36,912	MPSI	.17
10 Great Oak Lane	Rebecca Ave	0.02 S	2025	365	MPSI	.18

Source: CoStar



Discover Pleasantville



7,255
POPULATION

31
MILES TO NYC

1.8
SQUARE MILES



VILLAGE OF PLEASANTVILLE

The village of Pleasantville is in the town of Mt. Pleasant. Compact and picturesque, it is a genuine village that has largely disappeared from the American scene. The town of Mt. Pleasant covers 8 square miles of rolling hills, beautifully wooded areas, ample open space, and town and county parklands. It also has industrial parks which house corporate branches of several major corporations. The village valley is bordered by Flagg Hill to the northwest, Chappaqua Mountain to the north, Buttermilk Hill to the south and Bear Hill to the east. Chappaqua Crossing is a one-of-a-kind community featuring an upscale retail village, office and medical space, rental apartments and a wide array of amenities including a free-standing community arts center. Luxury Townhomes will soon complete the mix.

EDUCATION

The first public school was built in Pleasantville in 1826. The town is now served by the Union Free School District 1109, Mt.

Pleasant. The Bedford Road School houses grades K-4. The Middle School houses grades 5-8 with 548 students. Combined population of the 2 schools is 1,122. Pleasantville High School consists of grades 9-12 with 581 students. Both primary and upper schools have been awarded the national "School of Excellence" Designation.

ARTS & ENTERTAINMENT

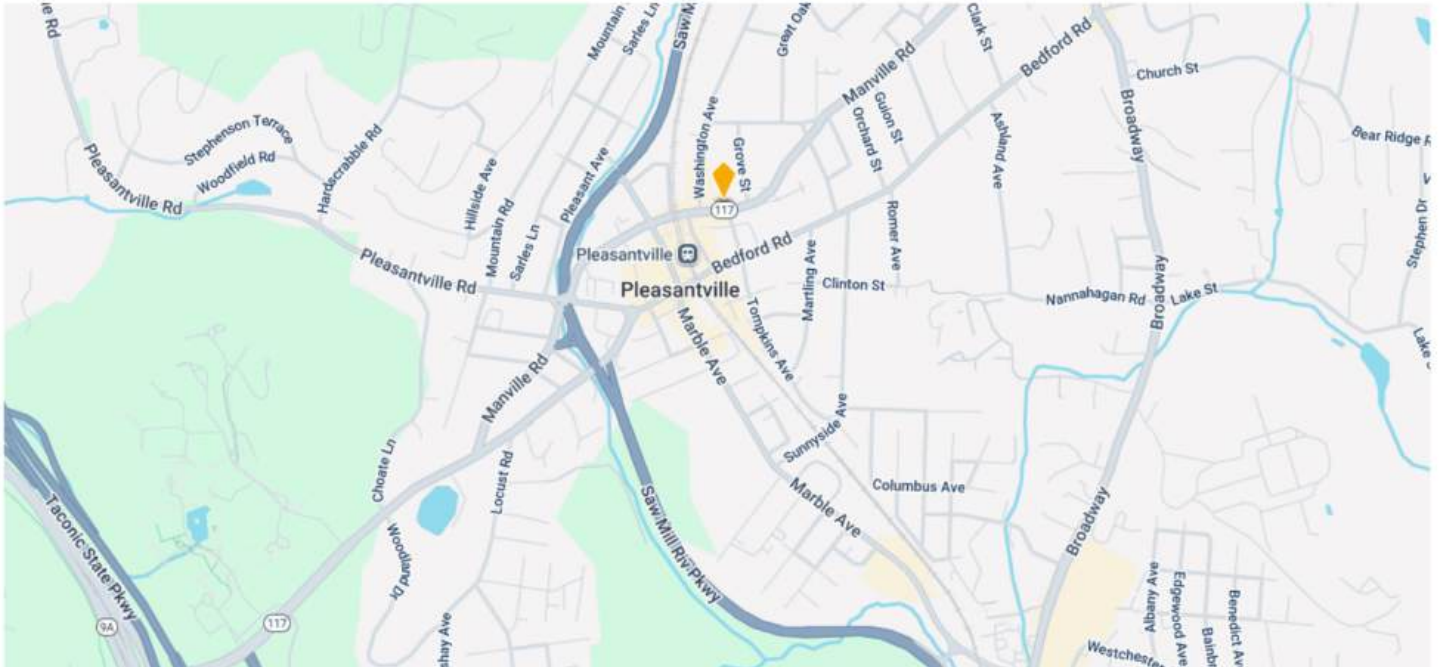
Cultural opportunities are available at nearby SUNY Purchase, Pace University, and Manhattanville University. Pleasantville is home to the Jacob Burns Film Center, operated in conjunction with Lincoln Center.

HOUSES OF WORSHIP

Pleasantville is a diverse community of many faiths served by The Pleasantville Community Synagogue, Emmanuel Lutheran Church, Holy Innocents Roman Catholic Church, The Methodist Church, Pleasantville Presbyterian and St. John's Episcopal Church.

FOR MORE HELPFUL TOWN INFORMATION VISIT HOULIHANLAWRENCE.COM

Aerial View & Regional Map



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