



FOR LEASE

16 Ferris Avenue

WHITE PLAINS, NY 10603



HOULIHAN LAWRENCE
COMMERCIAL

300
SQFT

Please Call
OFFERED AT

**DOWNTOWN RETAIL SPACE IN #1
METRO-NORTH TRAIN STATION**

BONUS 260 SF OF STORAGE SPACE



DARREN GORDON

Real Estate Salesperson

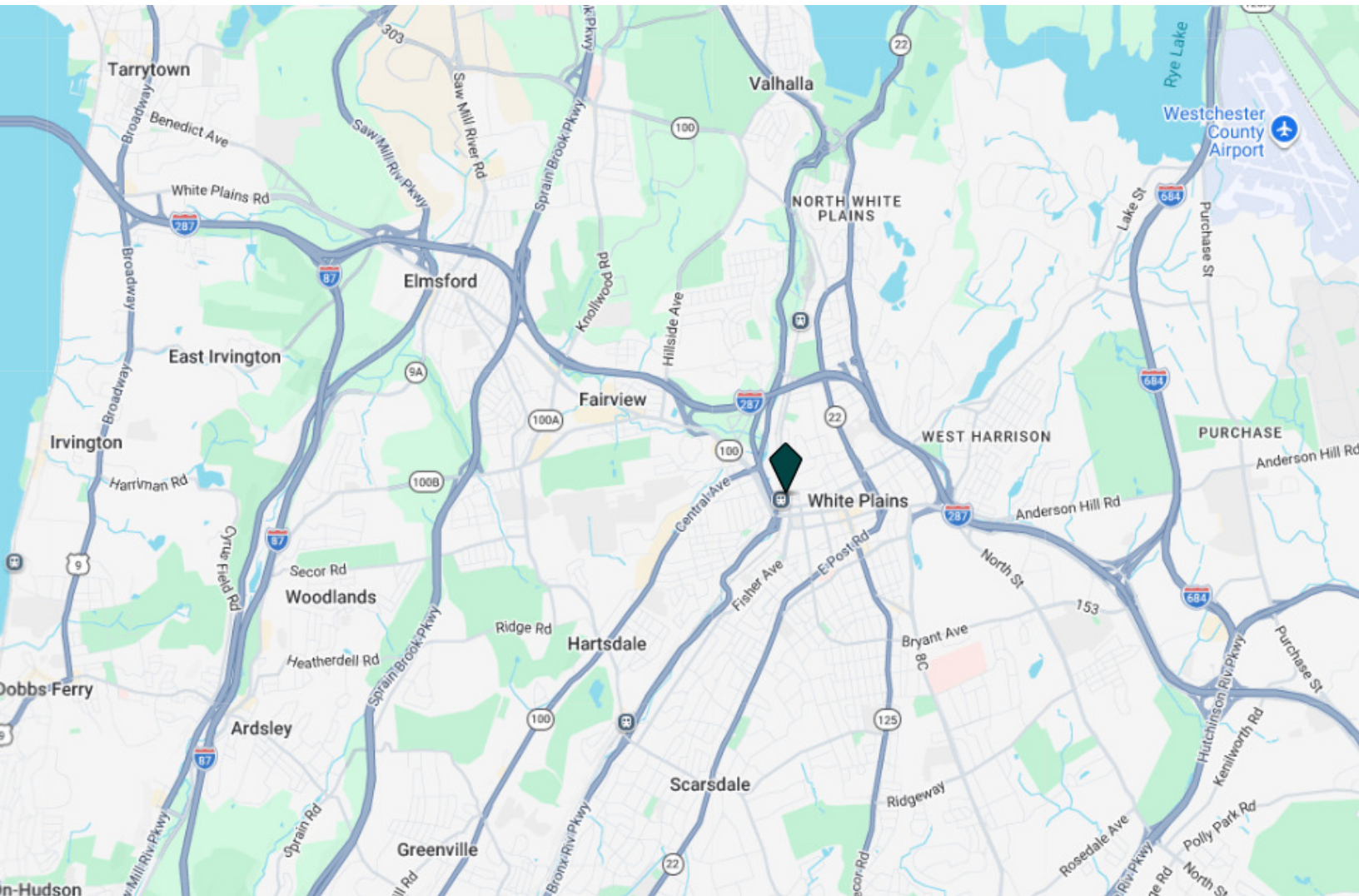
M 917.596.4789 O 914.798.4900
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300 SF of high-visibility retail space on the ground floor of Westchester County's premier Metro-North terminal. Positioned at the center of White Plains, this location captures a steady flow of commuters, downtown workers, and transit visitors every single day.

At nearly three times the footprint of a typical station kiosk, this space gives a serious operator real room to build. Retail, food & beverage, specialty concepts, and convenience services are all strong fits for this volume of daily foot traffic. Tenants are invited to propose their own rent. A 10-year lease is available. Space includes 260sf of storage space



Map



HIGHLIGHTS

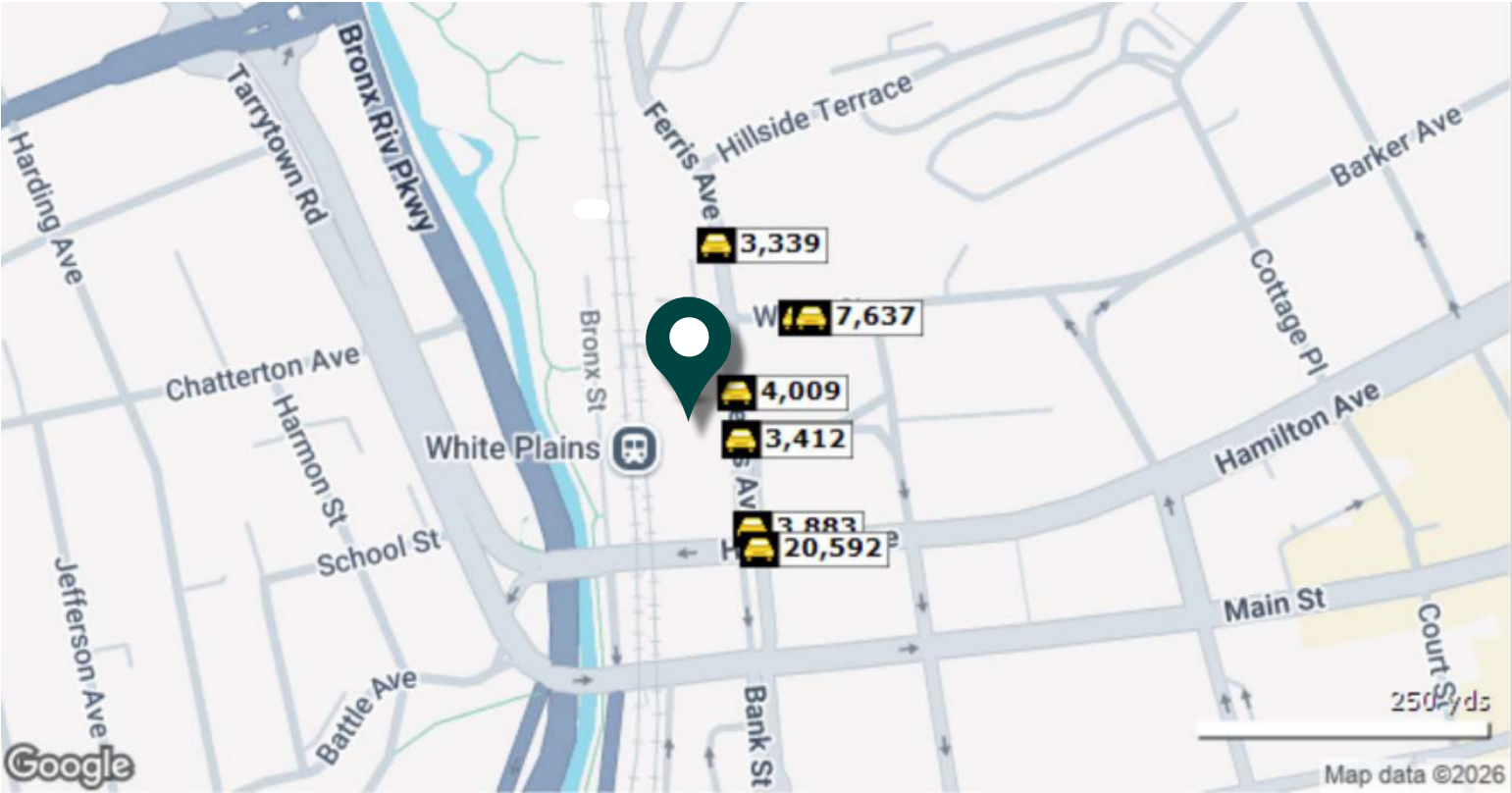
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- #1 Metro-North station in Westchester County — busiest in the entire county
- 12,000+ daily commuters on a pre-pandemic weekday baseline
- First stop outside NYC on Harlem Line express trains — maximum exposure
- \$2.5B Galleria redevelopment underway in downtown White Plains — neighborhood momentum is building
- Ground floor placement — maximum visibility, no stairs, no barriers
- 10-year lease — long-term stability for the right operator
- Tenant proposes rent — flexible, competitive application process



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Traffic Count



STREET NAME		CROSS STREET	CROSS STR DIST	COUNT YEAR	TRAFFIC VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
1	Ferris Avenue	New St	0.02 S	2023	4,009	AADT	.02
2	Ferris Ave	Hamilton Ave	0.03 S	2023	4,681	MPSI	.03
3	Ferris Avenue	Richards St	0.03 N	2025	3,825	MPSI	.03
4	New St	Ferris Ave	0.00 W	2025	4,691	MPSI	.03
5	Ferris Ave	Hillside Ter	0.03 N	2023	3,412	MPSI	.03
6	Ferris Ave	Richards St	0.03 N	2023	3,883	MPSI	.07
7	Water St	Barker Ave	0.03 E	2023	7,367	MPSI	.07
8	Water Street	Ferris Ave	0.04 W	2025	7,637	MPSI	.07
9	Hamilton Avenue	Bronx St	0.01 E	2025	20,592	MPSI	.08
10	Ferris Ave	Water St	0.04 S	2025	3,339	MPSI	.08

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