



FOR LEASE
1 Croton Point Avenue
CROTON-ON-HUDSON, NY 10520



HOULIHAN LAWRENCE
COMMERCIAL

**+/- 180
SQFT**

**Please Call
OFFERED AT**

Rare Train Station Retail Space



DARREN GORDON

Real Estate Salesperson

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The Croton-Harmon Metro-North Station retail space offers enclosed commercial areas, high commuter traffic, and extensive parking, making it a prime location for businesses seeking visibility and convenience.

Conveniently located in a high visibility area just west of the ticket office within the Croton-Harmon Station overpass.

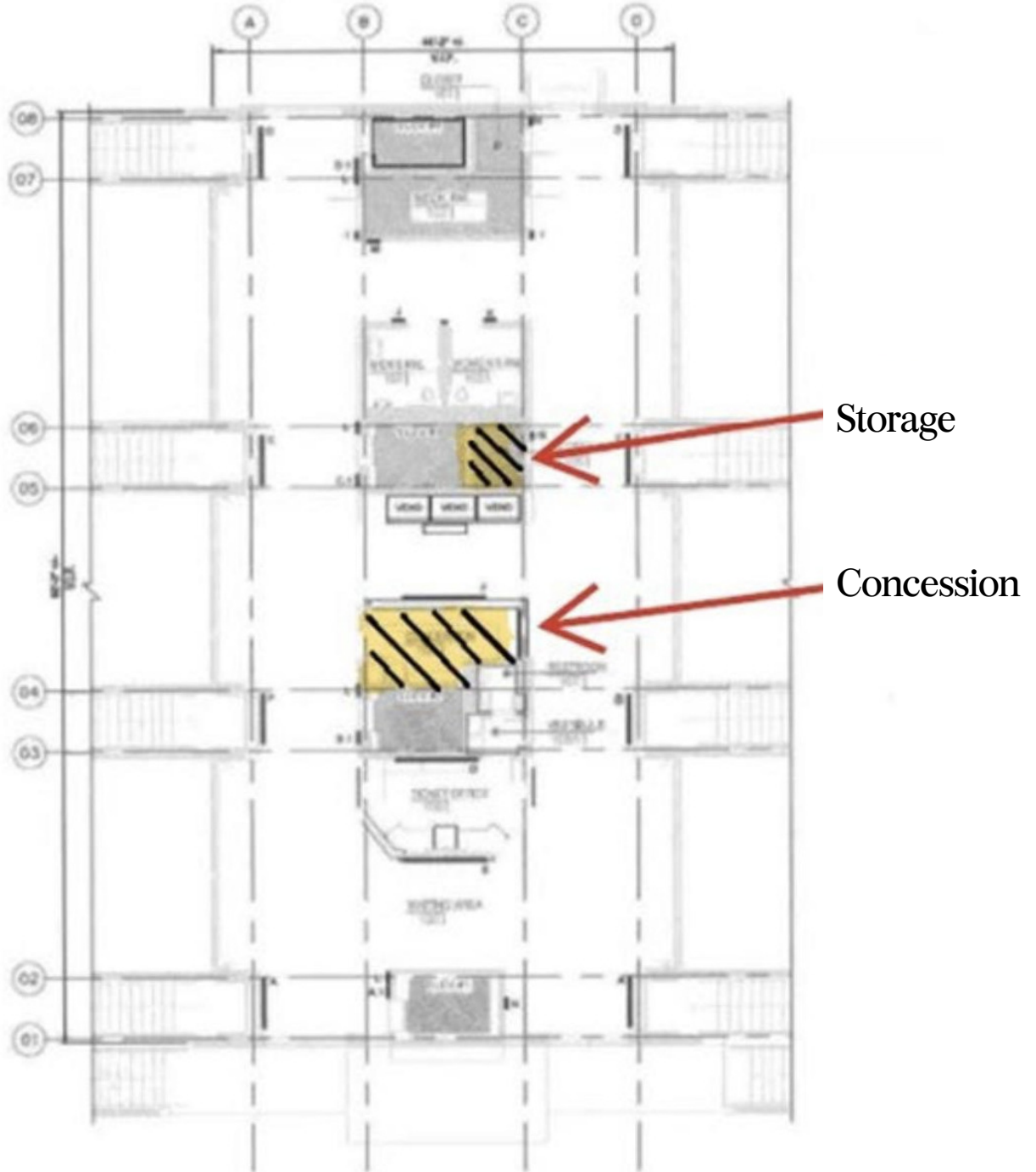
- 180 SF retail available for lease
- 40 SF Storage Closet
- HVAC included
- Separately Metered 100 Amp
- Located in one of the busiest Metro-North Transit stations
- Hudson line with approximately 36K daily riders
- 1,900 parking spaces
- 5-year License Agreements with one (1) five (5) year renewal option



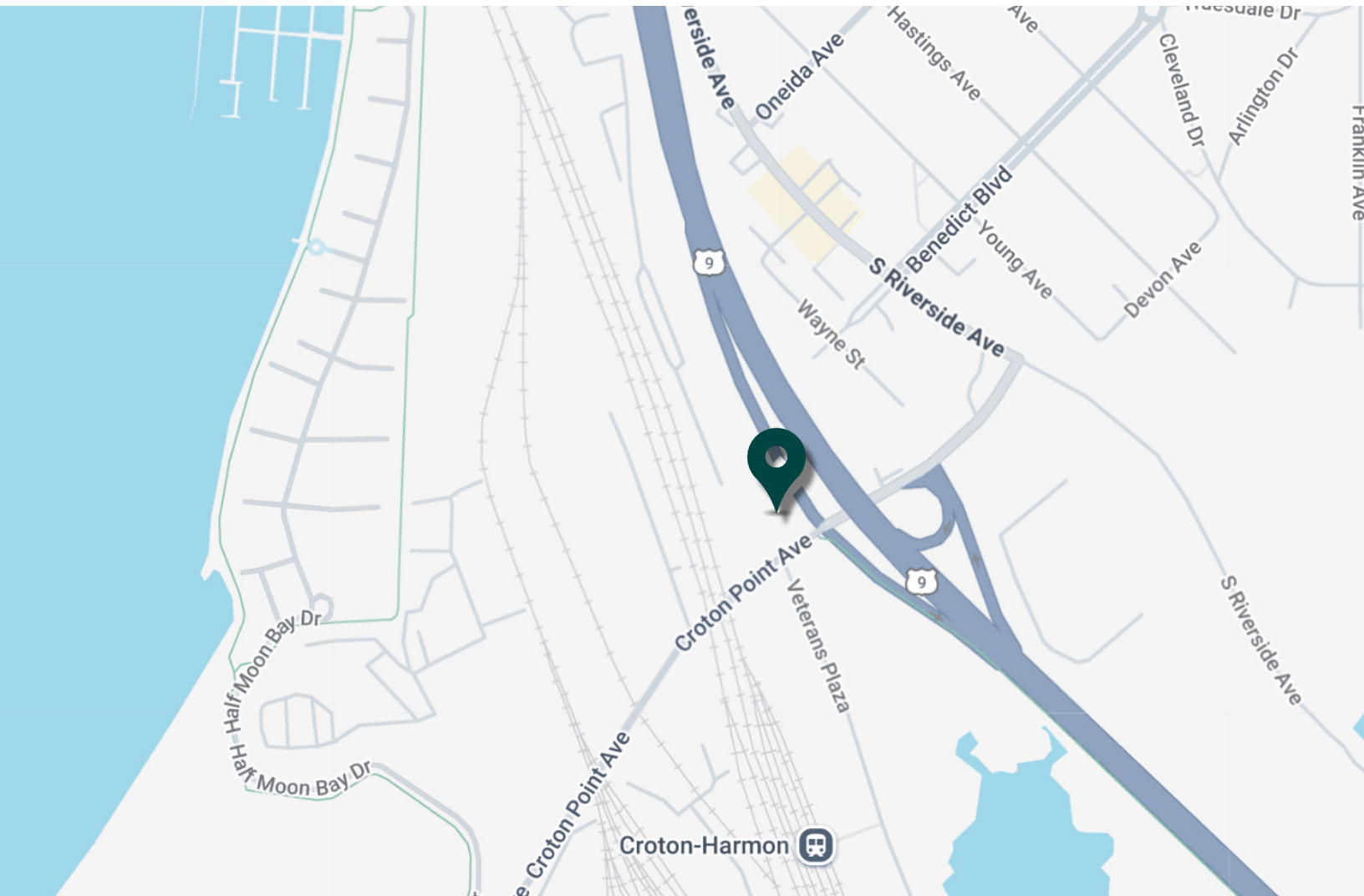
Floor Plan

DESCRIPTION OF THE LICENSED AREA

Croton-Harmon Train Station – 4 Veterans Plaza, Croton-on-Hudson, New York 10520, approximately 180 square feet retail concession space located west of the ticket office within the station overpass and a storage closet.



Map

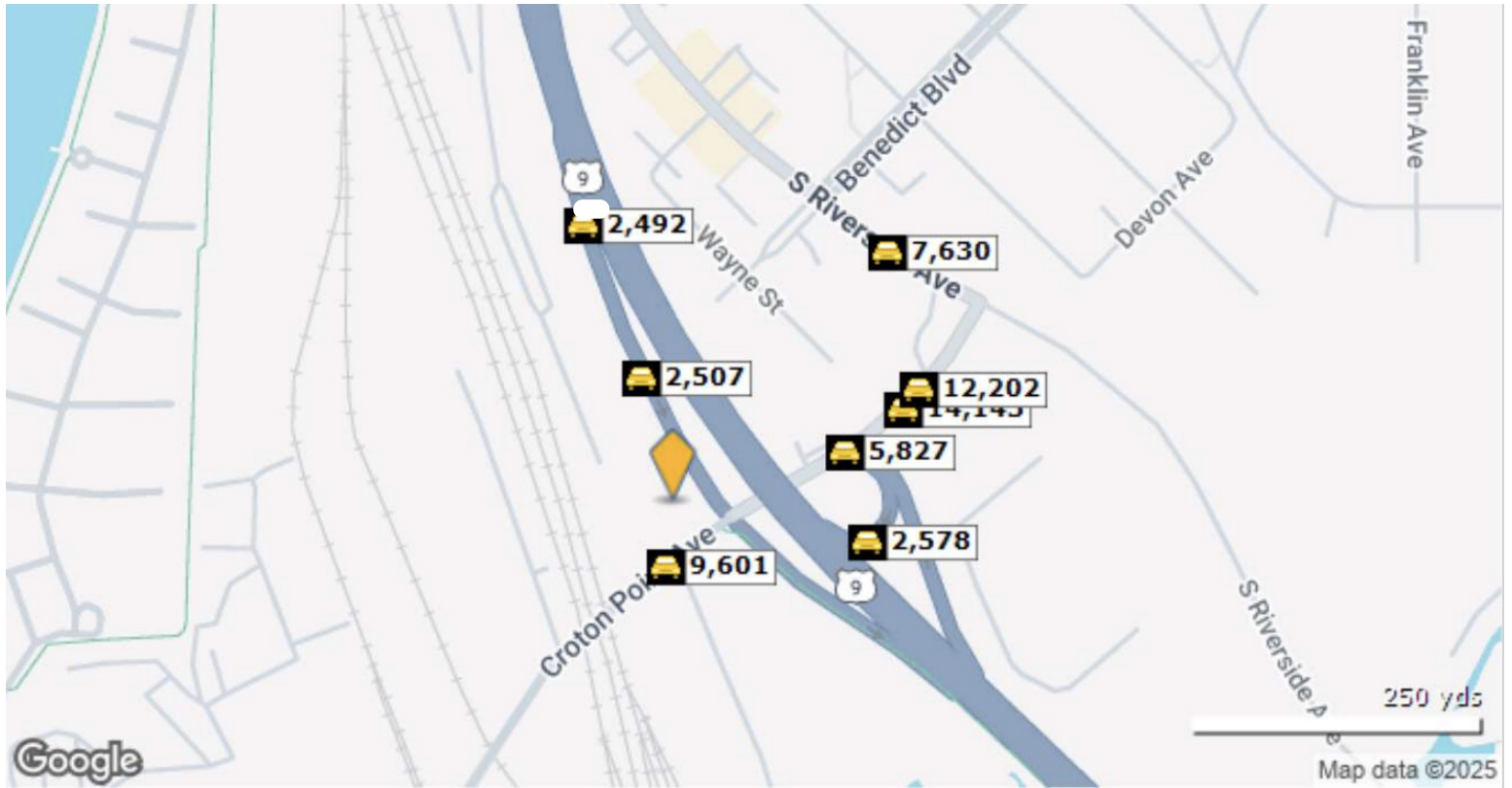


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Traffic Count



STREET NAME	CROSS STREET	CROSS STR DIST	COUNT YEAR	TRAFFIC VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
Croton Point Ave	Gateway Plz	0.01 NE	2022	9,712	MPSI	.03
Croton Point Ave	Gateway Plz	0.01 NE	2020	9,601	MPSI	.03
Briarcliff-Peekskill Pkwy	Croton Point Ave	0.08 SE	2024	2,507	MPSI	.07
Croton Point Avenue	S Riverside Ave	0.05 NE	2025	9,676	MPSI	.09
S Riverside Ave	Croton Point Ave	0.04 NW	2023	5,827	MPSI	.09
Briarcliff-Peekskill Pkwy	Croton Point Ave	0.05 NW	2024	2,578	MPSI	.10
CROTON PT AVE from EAST END BR		0.00	2023	14,143	AADT	.12
Croton Point Ave	S Riverside Ave	0.05 NE	2024	12,202	MPSI	.14
US9 at NY9A&CR7 from US9 to CROTON	Croton Point Ave	0.08 SE	2025	2,492	MPSI	.15
S Riverside Ave	Benedict Blvd	0.04 NW	2024	7,630	MPSI	.17

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Demographics

RADIUS	2 MILES	5 MILES	10 MILES
POPULATION			
2020 Population	14,200	84,045	430,212
2024 Population	14,799	83,320	437,560
2029 Population Projection	15,032	83,972	444,879
Annual Growth 2020-2024	1.1%	-0.2%	0.4%
Annual Growth 2024-2029	0.3%	0.2%	0.3%
HOUSEHOLDS			
2020 Households	5,426	29,754	146,476
2024 Households	5,615	29,339	148,296
2029 Household Projection	5,698	29,539	150,638
Annual Growth 2020-2024	1.5%	0.2%	0.5%
Annual Growth 2024-2029	0.3%	0.1%	0.3%
Avg Household Size	2.5	2.7	2.8
Avg Household Vehicles	2	2	2
HOUSING			
Median Home Value	\$677,287	\$647,211	\$657,034
Median Year Built	1970	1964	1966
Owner Occupied Households	4,347	19,772	104,699
Renter Occupied Households	1,352	9,767	45,939
HOUSEHOLD INCOME			
< \$25,000	213	2,655	14,529
\$25,000 - 50,000	453	2,730	14,515
\$50,000 - 75,000	544	3,144	15,764
\$75,000 - 100,000	521	3,100	15,502
\$100,000 - 125,000	551	2,792	14,727
\$125,000 - 150,000	512	2,556	11,223
\$150,000 - 200,000	837	3,250	17,633
\$200,000+	1,985	9,111	44,404
Avg Household Income	\$176,928	\$158,997	\$156,009
Median Household Income	\$150,836	\$127,426	\$123,491

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