

76 SOUTH LEXINGTON AVE WHITE PLAINS, NY



1,332 RSF GROUND FLOOR RETAIL/OFFICE IN DOWNTOWN CBD FOR LEASE

PROPERTY HIGHLIGHTS:

- Includes 6 dedicated on-site parking spaces
- Additional on-site parking next to building
- Easy access, first floor space
(formerly *Toufexis Family Eye Care*)
- 195 Residential units above
- 11.6K Cars per day on S Lexington Ave
- Co-Tenants:
Law Offices of Omrani & Taub, P.C.
Feldman Physical Therapy

PROXIMITY TO:

- US District & Westchester County Courthouses
- Post Office/Public Library
- Westchester Mall
- White Plains Hospital
- City Center

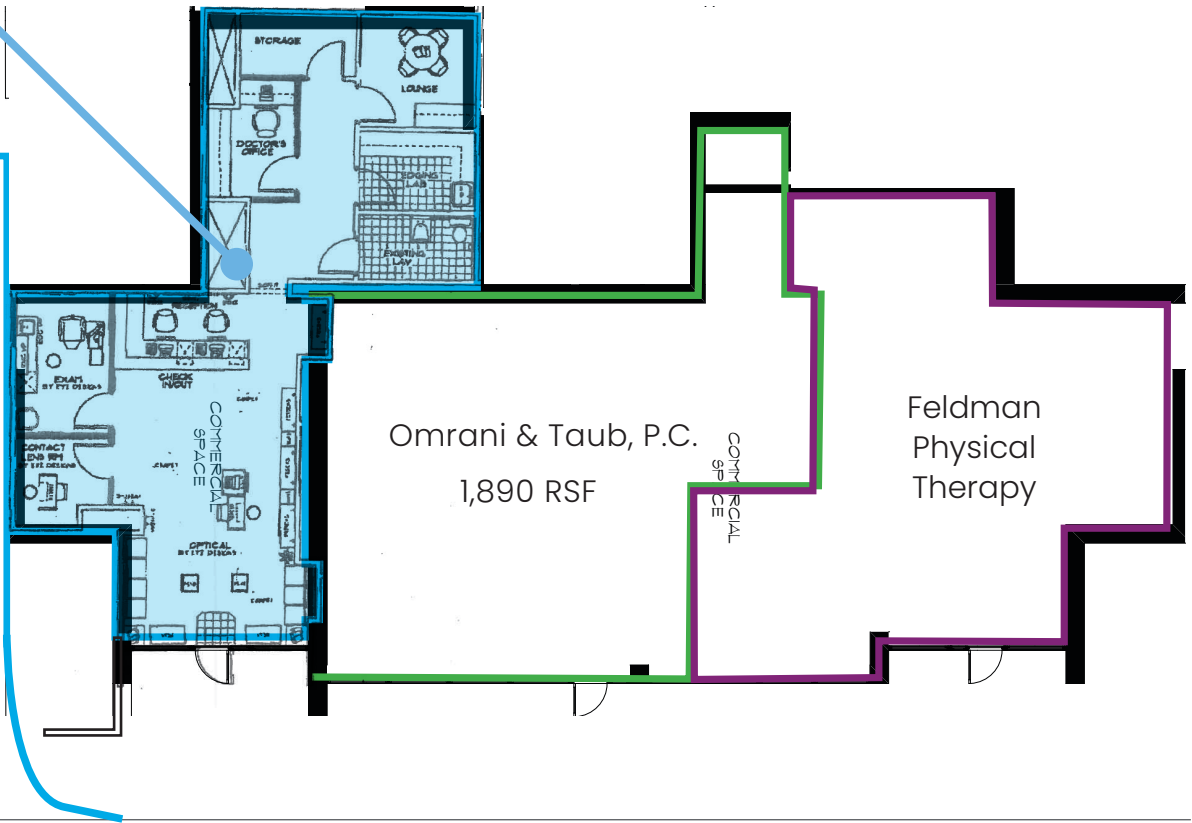
CONVENIENT ACCESS:

- Walk to the Metro-North Train Station & Transportation Center (regional/local bus service)
- Direct access to Bronx River Pkwy
- Walk to 0012, 0060, 0062, 0063 Bee Line Buses

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1,332 RSF

On-Site
Parking



S LEXINGTON AVE

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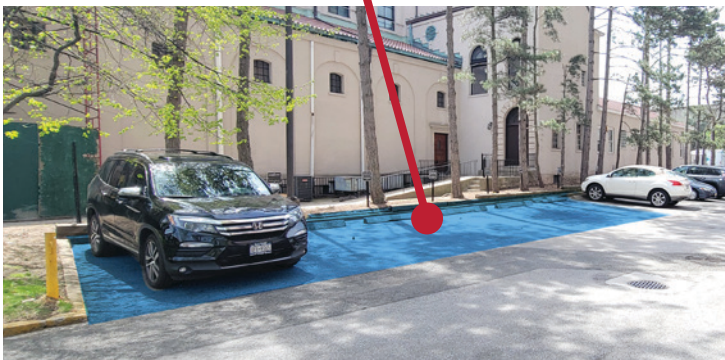
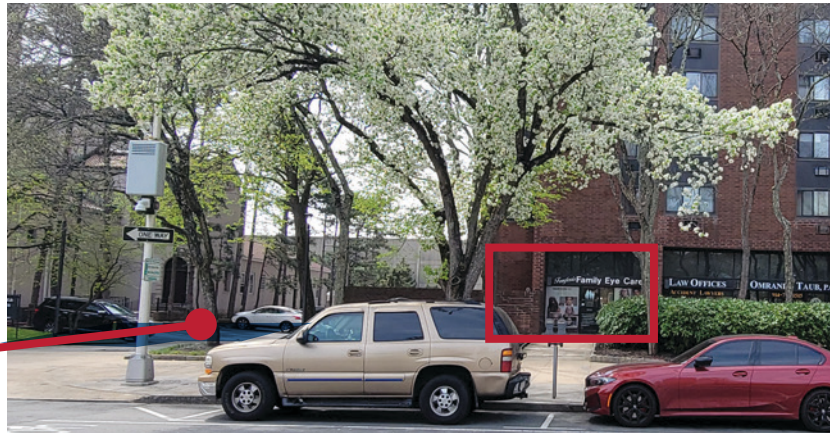


INTERIOR

GROUND FLOOR
RETAIL/OFFICE FOR LEASE

DOWNTOWN WHITE PLAINS
CENTRAL BUSINESS DISTRICT

6 DEDICATED ON-SITE
PARKING SPACES



Demographics	1 Mile	3 Miles	5 Miles
Population	44,458	114,443	213,383
Number of Households	19,793	45,871	80,440
Avg. HH Income	\$164,655	\$225,539	\$269,114
Avg. HH Expenditure	\$2.45 B	\$6.23 B	\$11.72 B
Avg. HH Retail Expenditure	\$1.1B	\$2.82 B	\$5.27 B

76 SOUTH LEXINGTON AVE WHITE PLAINS, NY

WHITE PLAINS TRANSPORTATION MAP



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WHITE PLAINS DEVELOPMENT MAP



WHITE PLAINS AREA MAP



SITE

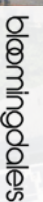


STAR DINER

ROBERTO'S GRILL
INDIA CAFE
JUICE 2 HEAL
LA FONDA PAISA



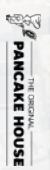
WHITE PLAINS
FIRE STATION



SHOPS AT 50 MAIN ST
GOLFTEC
Nelson's
Spartan
YOGASIX



WHITE PLAINS
METRO NORTH



GALLERIA REDEVELOPMENT

WHITE PLAINS
COURTHOUSES

TEPÉ'S KITCHEN
EURO PIZZA



SUNSET GRILL

QUOQSO INCA PERUVIAN

ALEX LOUNGE

THE WESTCHESTER

URBAN OUTFITTERS
ANN TAYLOR
NORDSTROM
Crate & Barrel
SONESTA
Newman/Narcus
DICK'S
WHOLE FOODS

New York Presbyterian

