

OFFERING MEMORANDUM



**100
PARK PROFESSIONAL**

PRECISION ARTS DENTAL

NORTHWELL HEALTH

WELLNESS AT ONE WILLOW, LLC

WEISSNER & BLICK CPA'S PC

**100 S Highland Ave
Ossining, NY**





A dynamic workspace in a truly unbeatable location.

DESCRIPTION

- Located at 100 S Highland Avenue in Ossining, NY, this 1,400 square foot ground-level professional office space presents an excellent opportunity for medical and professional users seeking a well-located, move-in ready workspace.
- The suite features six rooms, a bright reception area, kitchenette with full refrigerator, and two half bathrooms including one ADA-compliant restroom.
- The space is situated on the ground level with direct access from the parking area, providing excellent accessibility for clients and staff. The building also features on-site management and ample parking with more than 10 spaces available.
- The offering includes approximately 1,400 rentable square feet with a total monthly rent of \$3,000.
- This property represents a rare opportunity for medical or professional tenants to secure a flexible, well-configured office space in a convenient Ossining location.

PROPERTY SUMMARY

Lease Rate	\$3000/month (Main Floor)
Building SqFt	18,000 SqFt
Zoning Type	Commercial
County	Westchester



PROPERTY HIGHLIGHTS

- 📍 Prime Ossining Location – 100 S Highland Ave professional office building.
- 📐 ±1,400 SF Layout – Six rooms, reception area, kitchenette, and Private restroom.
- 🏠 Private Exterior Office – One office with direct outside access.
- 👨‍⚕️ Medical / Professional Use – Ideal for healthcare and licensed professionals.
- 🔧 Turnkey Office Space – Recently vacated and fully finished.
- 🚗 Ample Parking – 10+ spaces available.
- ⚙️ Utilities – Common charges include utilities and exterior maintenance.
- 🏢 Flexible Configuration – Offices can be combined or used separately.

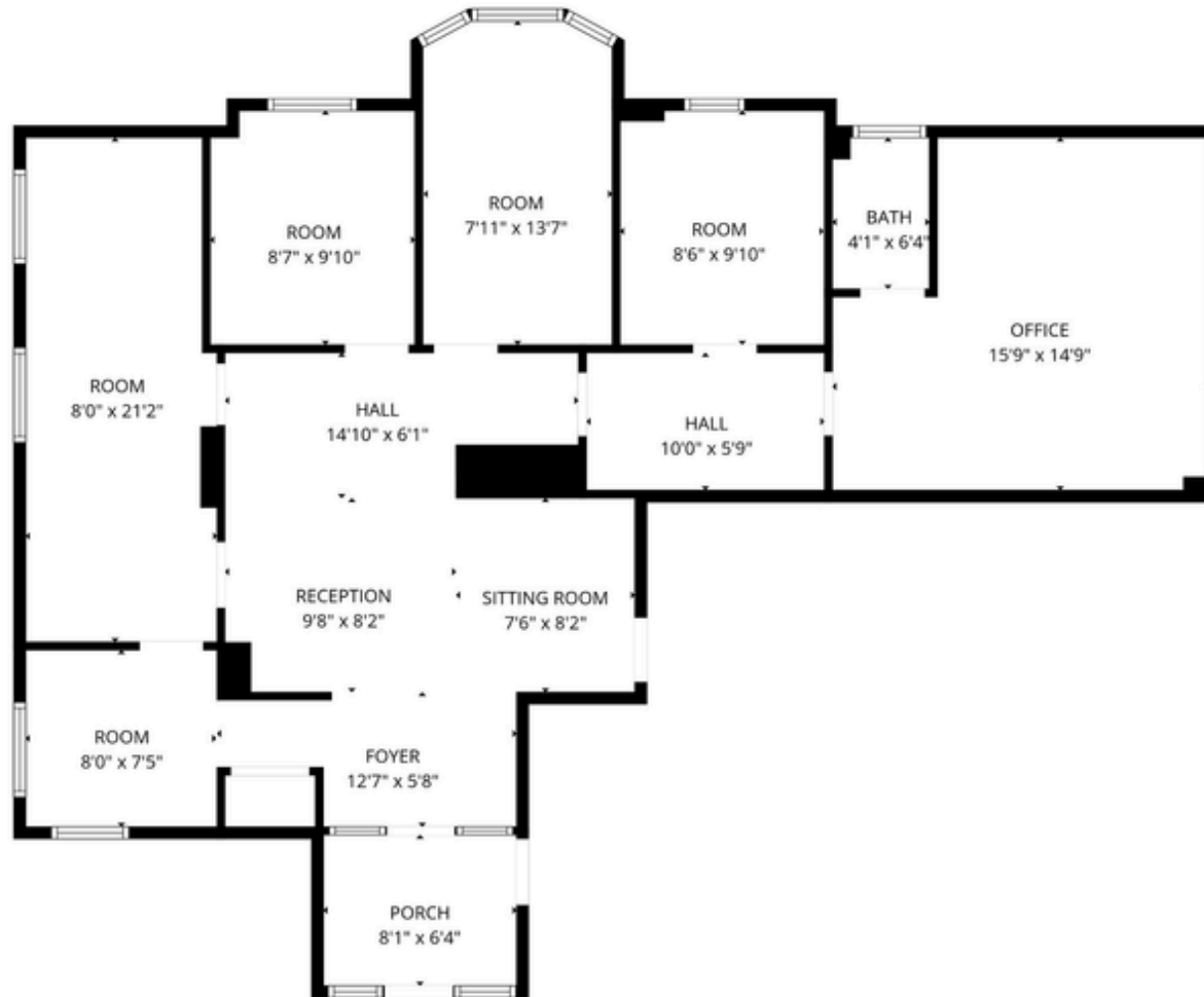






**Where Location Meets
Opportunity**

FLOOR PLAN



Total GLA: 1201 sq. ft | Total: 1252 sq. ft
1st floor: 1201 sq. ft (Excluded areas 51 sq. ft)

FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

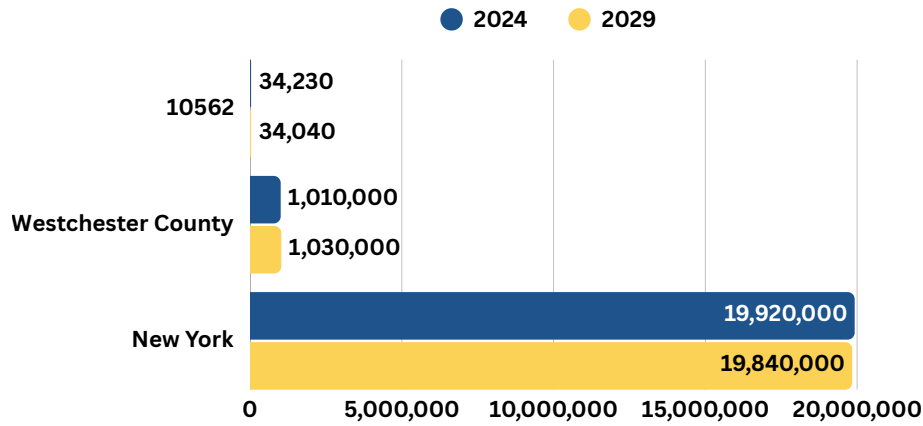
Demographic Facts and Stats for Ossining

100 S Highland Ave, Ossining, NY 10562

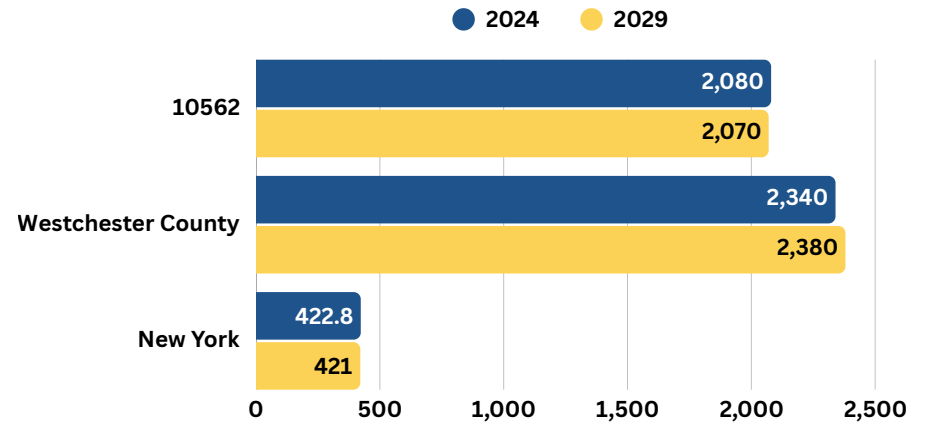


POPULATION

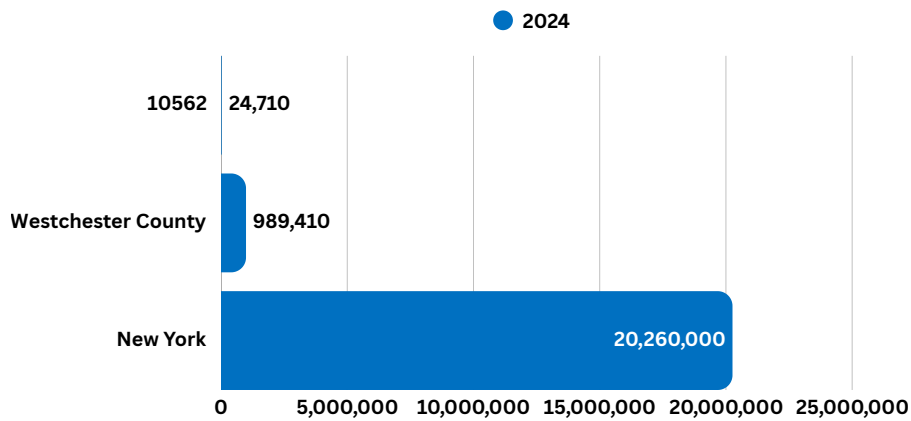
Total Population



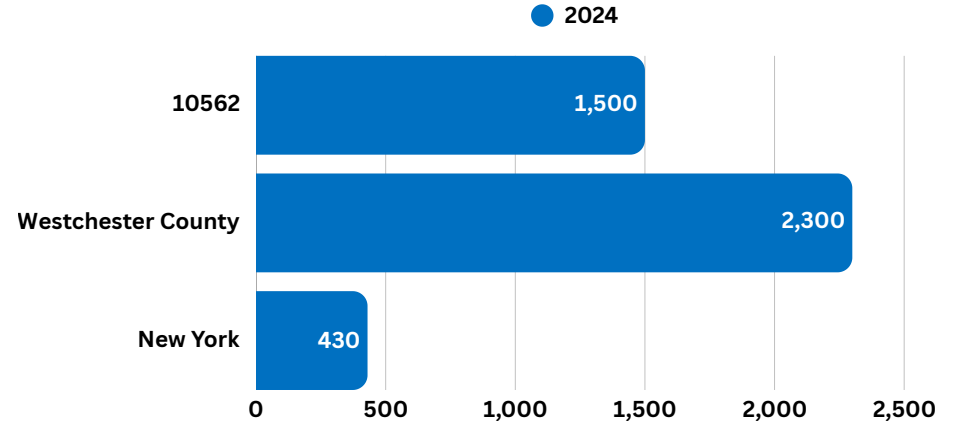
Population Density



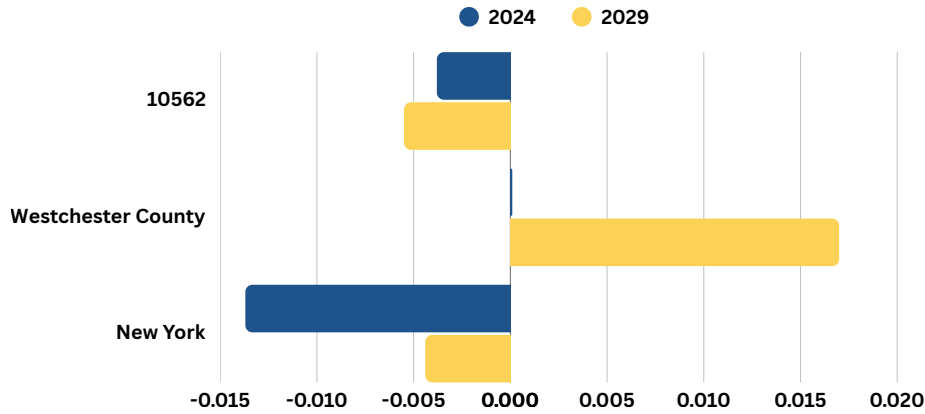
Total Daytime Population



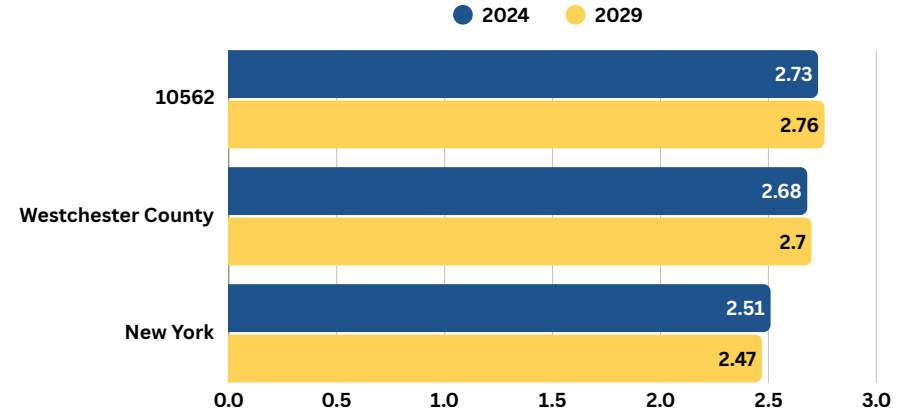
Daytime Population Density



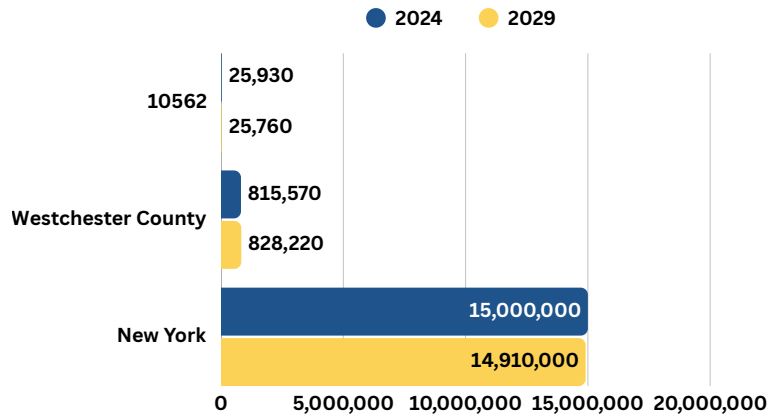
Population Change Since 2020



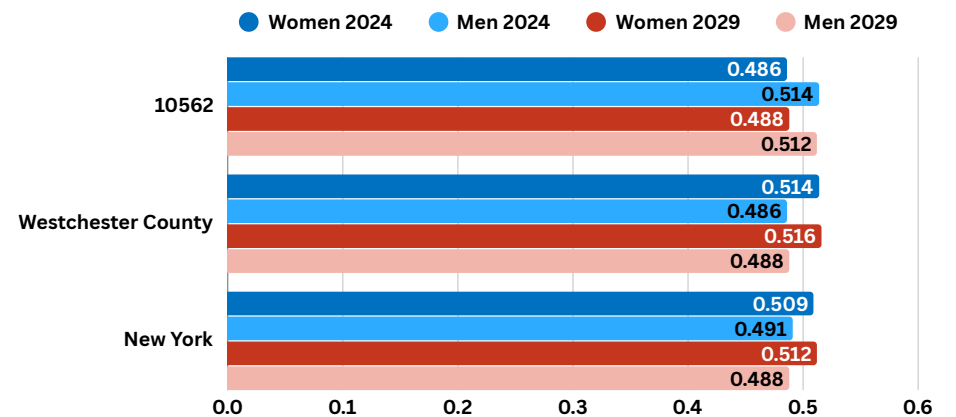
Average Household Size



Population Living in Family Households

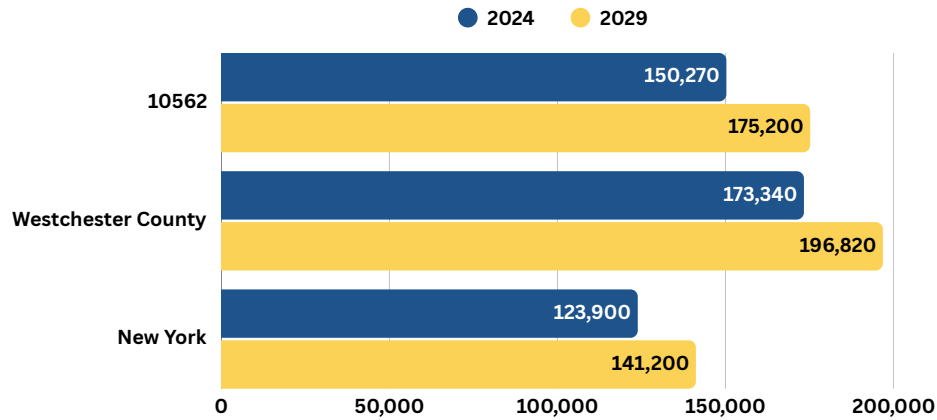


Family / Male Ratio

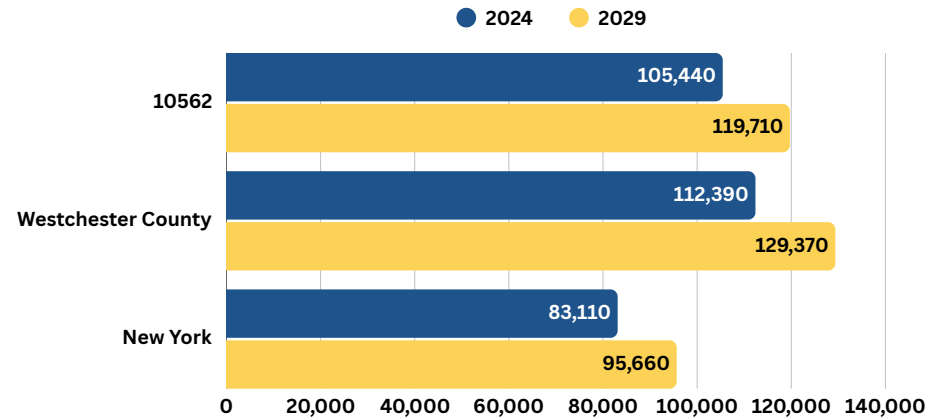


INCOME

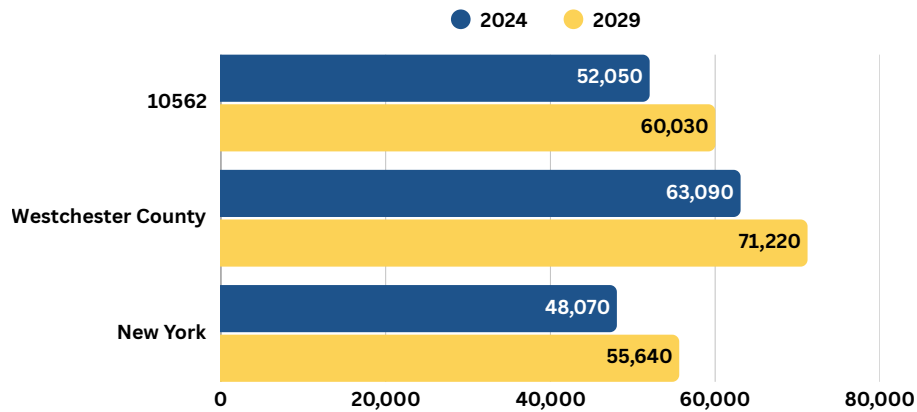
Average Household Income



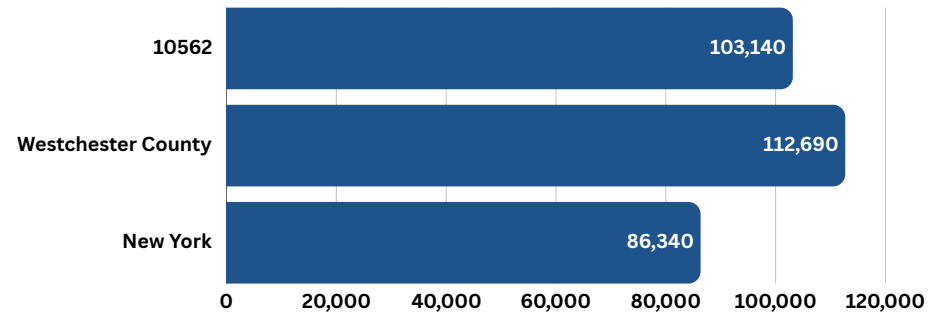
Median Household Income



Per Capita Income

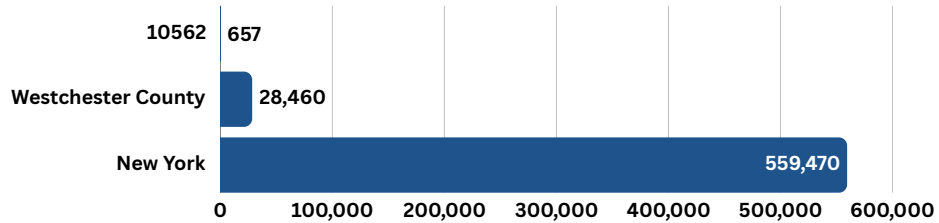


Average Disposable Income

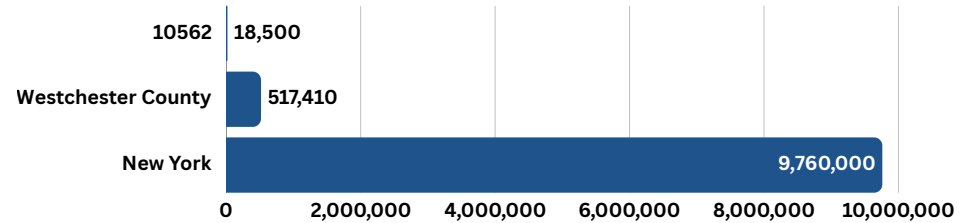


ECONOMY

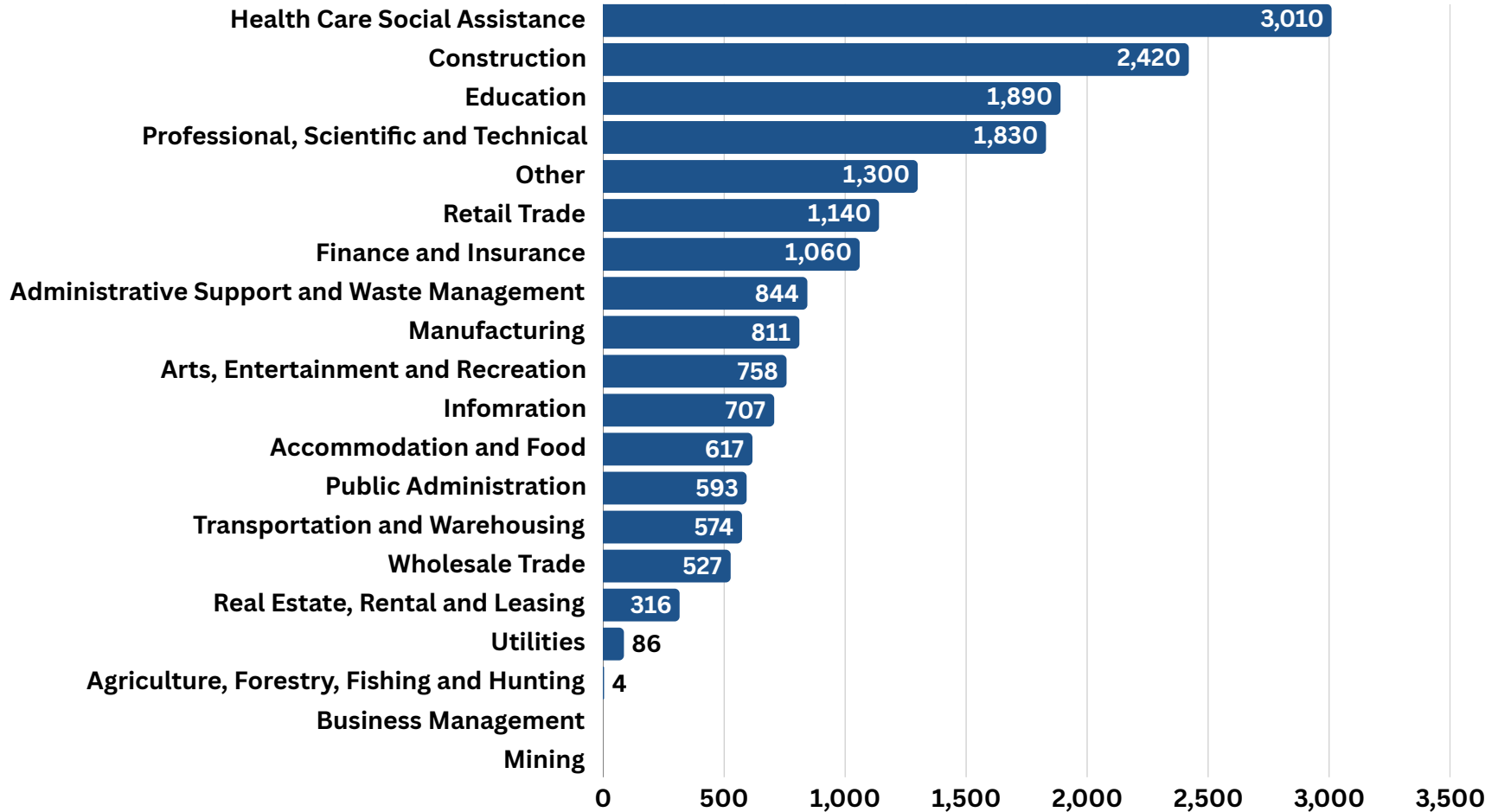
Unemployment Number



Employment Number



● 2024

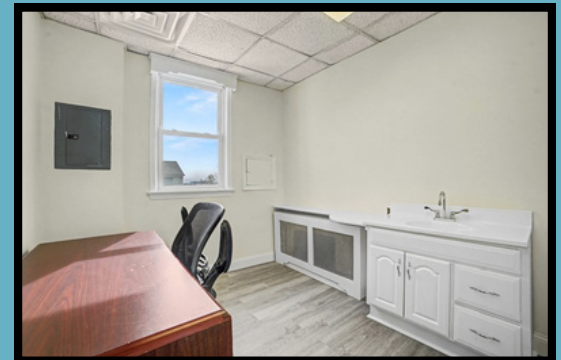
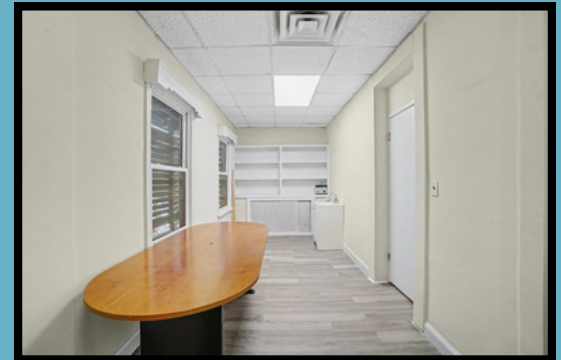


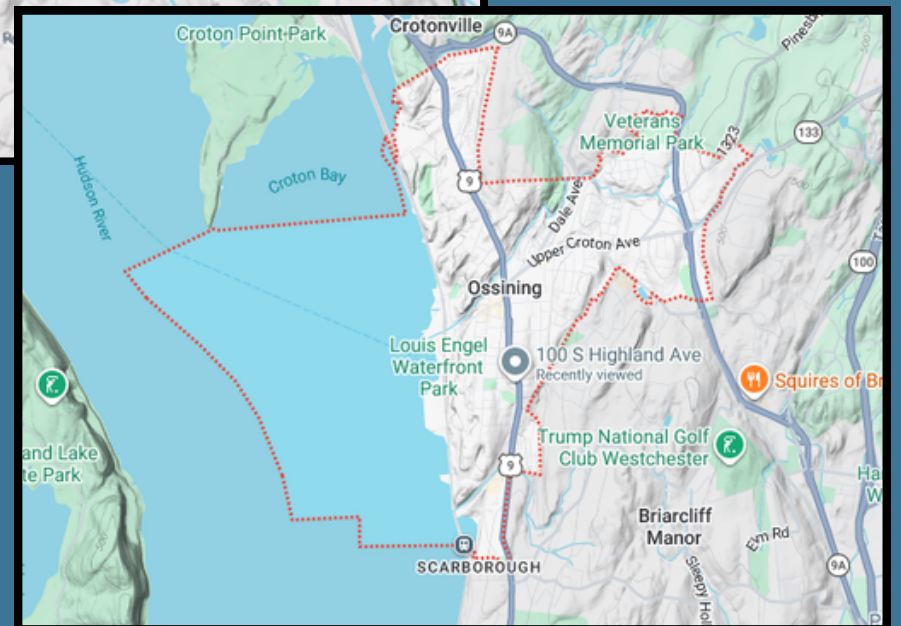
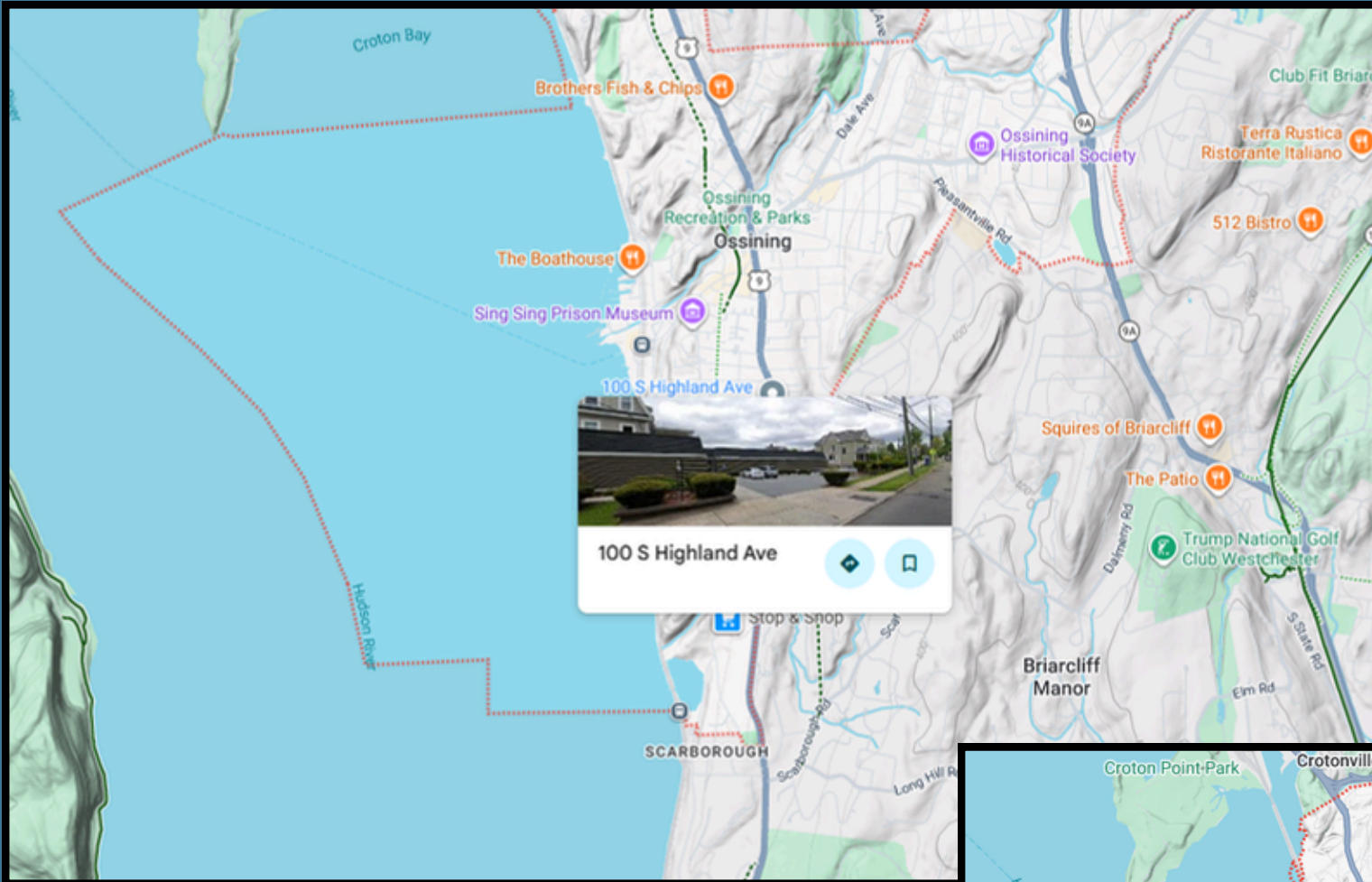
CONSUMER SEGMENTATION

Categories	Segment 1	Segment 2	Segment 3	Segment 4	Segment 5
Top Tapestry Segments	Diverse Convergence	City Lights	Urban Chic	Top Tier	Pleasantville
% of Households	3,848 (32.8%)	2,320 (19.8%)	2,025 (17.3%)	1,081 (9.2%)	952 (8.1%)
Lifestyle Group	Next Wave	Middle Ground	Upscale Avenues	Affluent Estates	Upscale Avenues
Urbanization Group	Urban Periphery	Urban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	High-Density Apartments; Single Family	Multi-Units; Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples w/ Kids	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.85	2.56	2.42	2.83	2.84
Median Age	35.7	40.2	43	46	42.6

TRADE AREAS NEARBY OSSINING

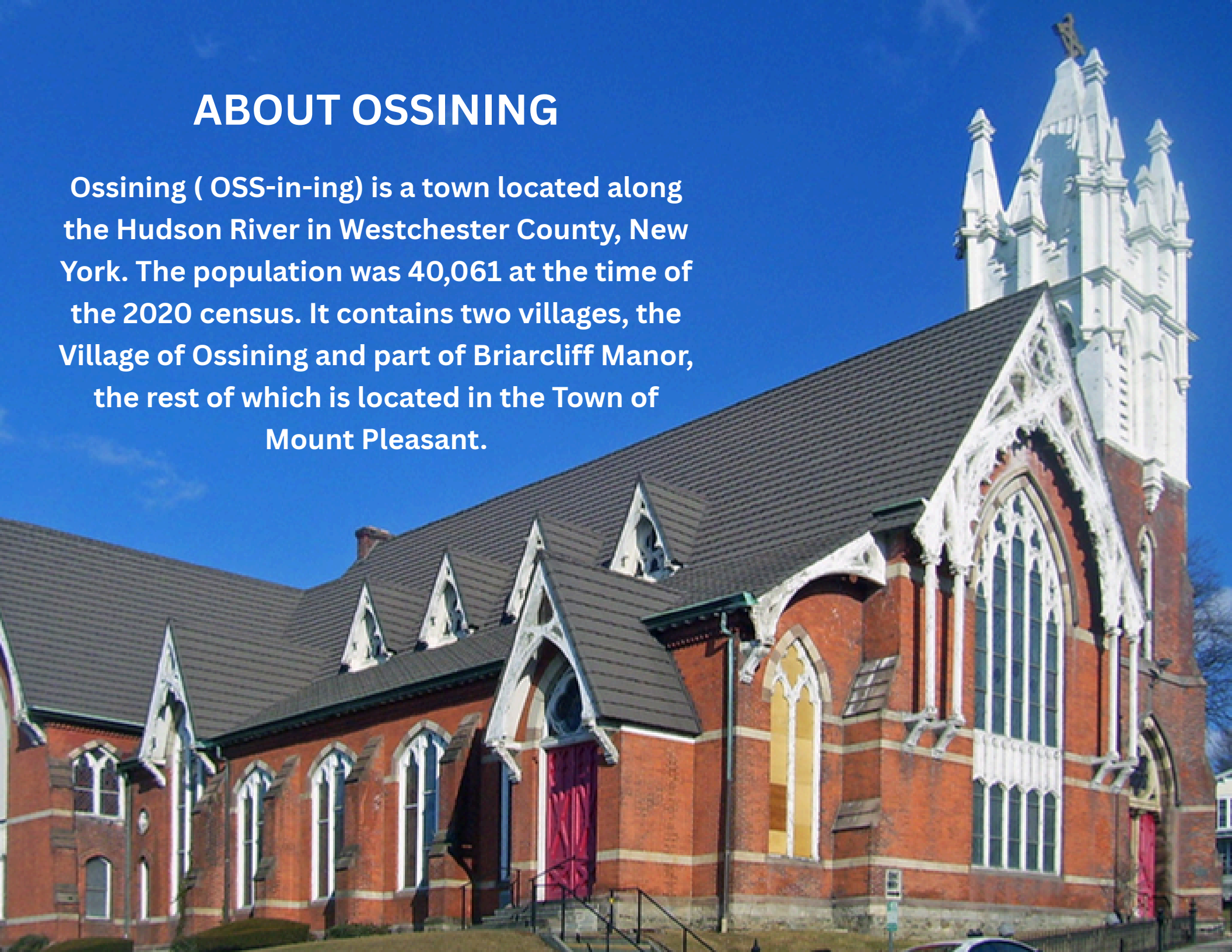
Community	Zip Code	Median Household Income	Median Age	Population	Dominant Lifestyle Segment
Millwood	10546	> \$200,000	45.5	1,371	Top Tier
Briarcliff Manor	10510	\$195,674	49	10,365	Top Tier
Chappaqua	10514	> \$200,000	42.8	12,332	Top Tier
Croton-on-Hudson	10520	\$131,206	47.6	13,270	Golden Years
Pleasantville	10570	\$177,103	38.9	14,119	Top Tier
Mount Kisco	10549	\$115,613	42.3	16,865	City Lights
Congers	10920	\$142,092	44.9	8,533	Pleasantville
Thornwood	10594	\$179,523	43	4,896	Pleasantville
Hawthorne	10532	\$129,323	44.3	5,059	Pleasantville





ABOUT OSSINING

Ossining (OSS-in-ing) is a town located along the Hudson River in Westchester County, New York. The population was 40,061 at the time of the 2020 census. It contains two villages, the Village of Ossining and part of Briarcliff Manor, the rest of which is located in the Town of Mount Pleasant.



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Call Clayton Livingston today at 914-625-4617 for property details and private showings.

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MCGRATH PREMIER REAL ESTATE

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