



TriStateCR.com

For Lease



Built-Out 2nd Floor Medical Offices for Lease

800 - 1,000 SF

70 E Main St • Elmsford • NY

For Pricing **Call: 212.433.3355**

SHLOMI BAGDADI
212.433.3355 x 101
sb@tristatecr.com

MICHAEL ELKHARRAT
212.433.3355 x 216
michael.e@tristatecr.com



Location Overview

Located in the Elmsford neighborhood of New York between S Goodwin Ave & S Hillside Ave.

Nearest Transit: The 0040, 0001, 0013, 0005, 0014, 0011, & 0027 bus lines.

Nearby tenants include Dunkin', Rack & Go, Revolve Electric Bikes, Dina's Dressmaking & Alterations, Carl L. Dixon Primary School, Healthy Massage, Alex's Lounge II, Elmsford Wine & Liquors, Flames Steakhouse, Flames Woodfired Pizza, Indian Motorcycle of White Plains, Triumph of Westchester, and more!

Main Highlights

- ◆ Built-out offices
- ◆ Convenient 2nd-floor location
- ◆ Ideal for medical use
- ◆ Abundant natural sunlight
- ◆ Space A: 800 SF
- ◆ Space B: 1,000 SF

4,300 SF
Total Building Size

3,319 SF
Lot Size

B
Zoning

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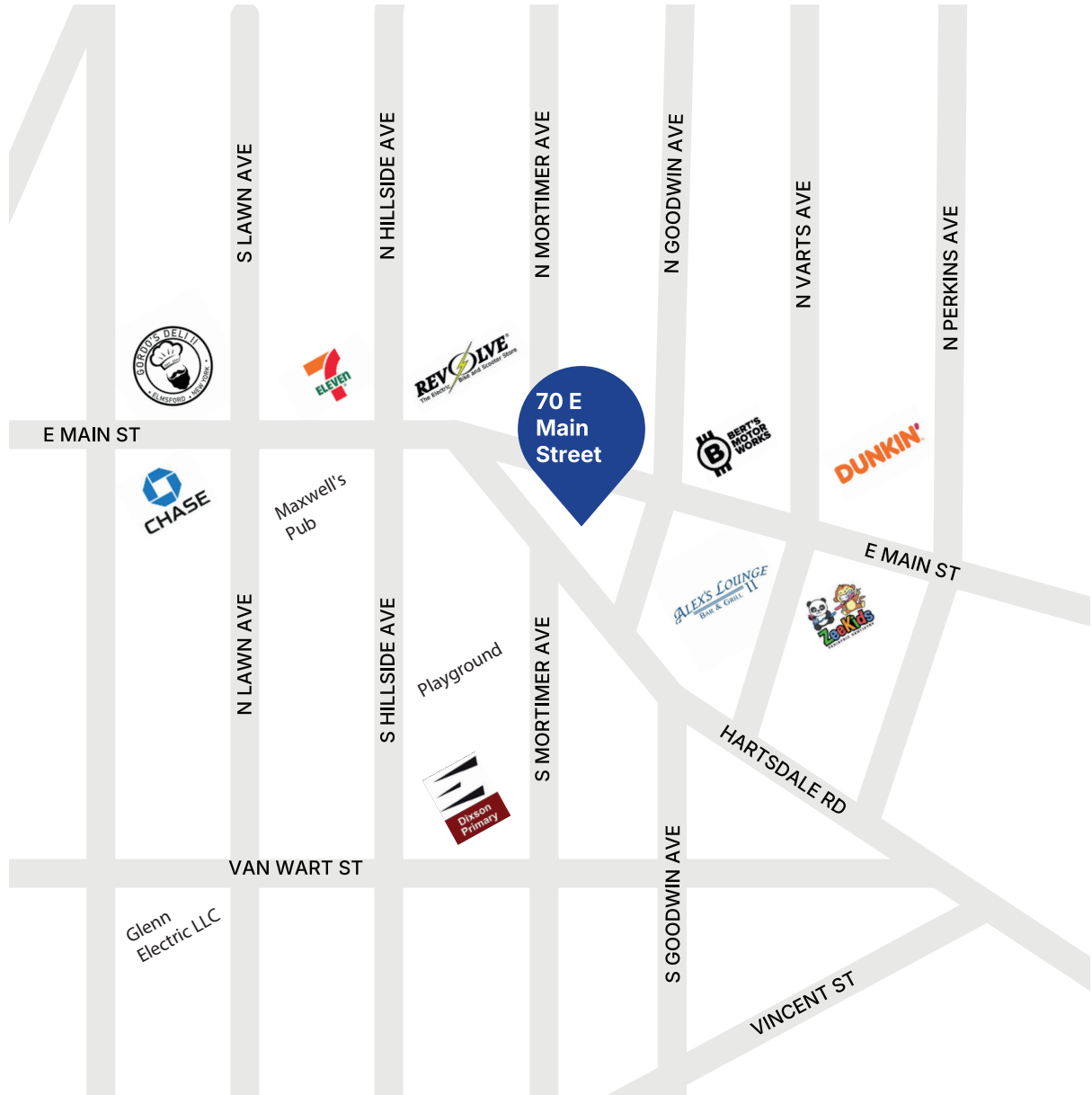
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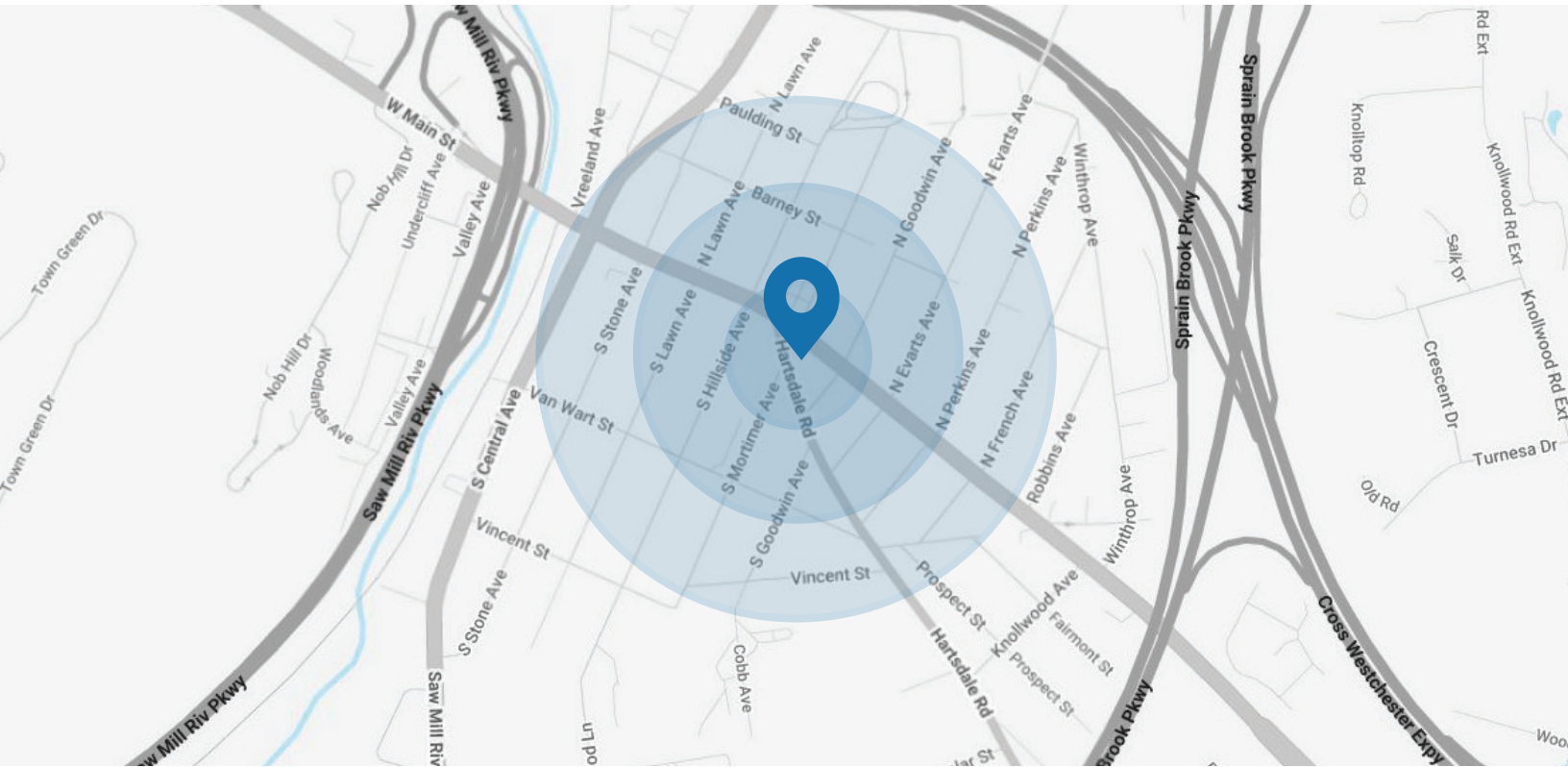
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Average age	39	40	41
Average age male	38	39	40
Average age female	41	41	43
Total population	2,604	4,451	10,841



10,841

People within 1 Mile

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Persons per household	3.2	3	2.9
Average household income	\$172,847	\$178,215	\$191,992
Average house value	\$608,873	\$638,361	\$678,252
Total households	810	1,497	3,705



\$191,992

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK