

FOR LEASE: SECOND FLOOR OFFICES

Located in Chappaqua's Village Yard

CHAPPAQUA, NY

140-144 King Street

144 KING ST

140 KING ST

SECOND FLOOR OFFICES FOR LEASE

- On Main Downtown Street
- Walk to Metro-North
- Excellent Local Demographics
- Near All Downtown Amenities
- 15 Parking Spaces (4 Tandem)
- 2-Hour Street Parking
- Private Restrooms

RECENT BUILDING UPDATES

- Newly Painted Trim on All 3 Buildings
- Newly Sealed & Striped Driveway
- New Electrical Service at 140 King
- New Awning at 144 King Street
- New Exterior Hanging Street Sign
- New 2nd Fl Windows at 140 King Street
- New Roofs on 140 & 142 King



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118

JOAN SIMON: 914-779-8200 x117

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BROKERS
PROTECTED

ADDITIONAL EXTERIOR PHOTOS

CHAPPAQUA, NY

140-144 King Street



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144 KING ST

140 KING ST

144 KING STREET

- 3 Offices, Private Restroom & Waiting Room
- CAM: +/- \$150 Per Month
- Contact for Full Rental Rate

140 KING STREET

- 2 Offices and Private Restroom
- CAM: +/- \$158 Per Month (includes heat)
- Contact for Full Rental Rate



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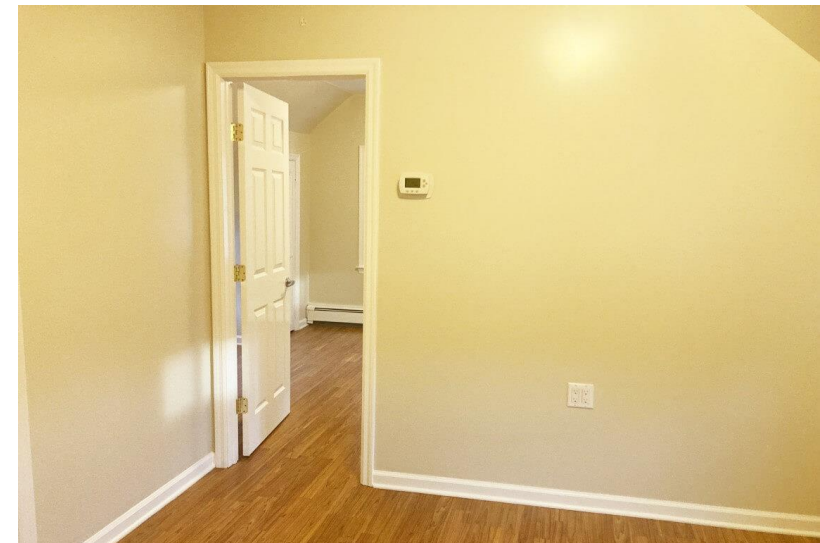
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Robert E. Bell
Middle School

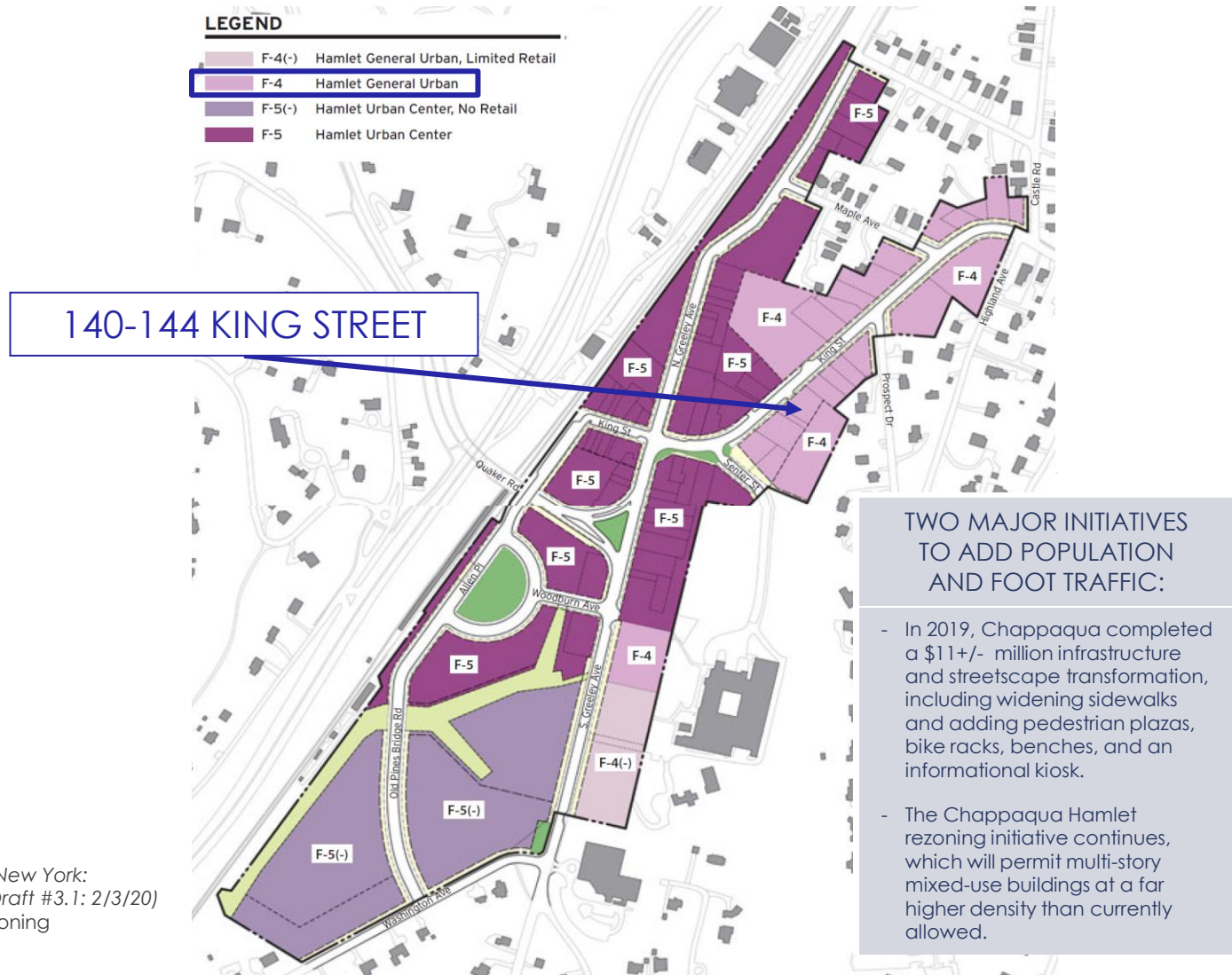


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Source: Town of New Castle, New York:
Chapter 60 Zoning (Draft #3.1: 2/3/20)
plannewcastle.us/rezoning



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SITE DETAILS

Building:	Office/Retail Combination
Local Retail:	Starbucks, Chappaqua Market, Pilates
Parking:	Private Lot & 2-Hour Street Parking
Near:	Pleasantville, Armonk, Mount Kisco, Millwood

KEY FACTS (1-Mile Radius of Site)

POPULATION MEDIAN AGE

6,450 46.3

AVG INCOME DISPOSABLE INCOME

\$315,482 \$187,014

OCTOBER 2024
AVERAGE HOME
SALES PRICE

\$1.4M

DEMOGRAPHICS (0.5 Mile from Site)

By Radius	1-Mile	2-Mile	3-Mile
Average HH Income	\$315,482	\$311,151	\$290,500
Median HH Income	\$200,001	\$200,001	\$200,001
Population	6,450	17,892	37,588
Total Households	2,272	5,931	12,248
Disposable Income	\$187,014	\$185,660	\$175,691
Medical Expenses	\$6,489	\$6,309	\$5,867
Avg Net Worth	\$5.3M	\$5.2M	\$4.7M

NEW YORK'S
WESTCHESTER COUNTY
STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE
HOUSEHOLD INCOME

\$177K

\$174K

\$167K

westchester

manhattan

fairfield



| DOWNTOWN CHAPPAQUA |



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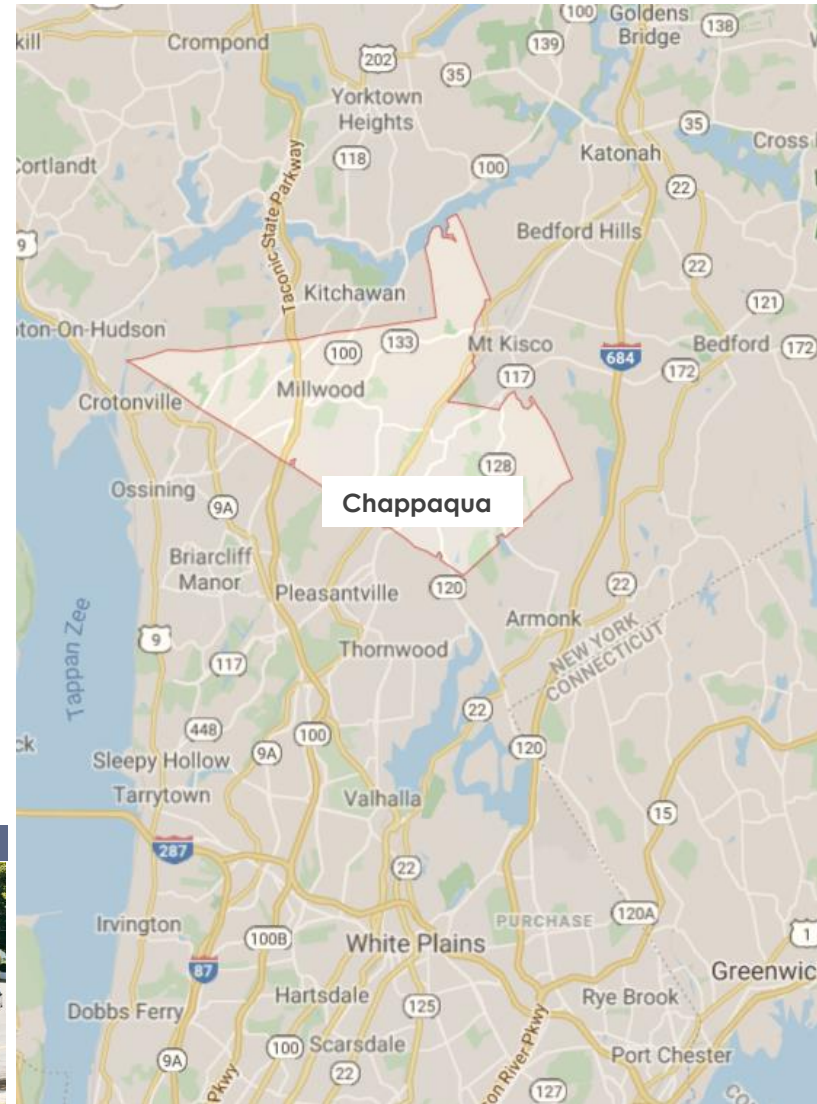
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CHAPPAQUA & THE TOWN OF NEW CASTLE

A picturesque, walkable town with incredible demographics, downtown Chappaqua is home to retailers such as Starbucks, Susan Lawrence Gourmet Foods, Le Jardin Du Roi, Ibiza, Taco Street, Bobo's Café, Chappaqua Village Market, Citibank, Bank of America, Houlihan Lawrence, Great Stuff, Petticoat Lane, Pizza Station, Emmary Day Spa, and many others.

The primary shopping corridors in downtown Chappaqua are North & South Greeley Avenue and King Street, 2 blocks from the Metro-North commuter train station.

In 2019, Chappaqua completed a \$11+/- million infrastructure and streetscape transformation, including new widened sidewalks, pedestrian plazas, benches, lighting, planters & an information kiosk.



CHAPPAQUA, NEW YORK (TOWN OF NEW CASTLE)



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