

RETAIL FOR SALE OR LEASE

40 CHURCH STREET

40 CHURCH STREET, WHITE PLAINS, NY 10601



FOR SALE OR LEASE

KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PRESENTED BY:

PAUL MOULINS

Managing Director - Associate Broker

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pmoulins@kw.com

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EXECUTIVE SUMMARY

40 CHURCH STREET



OFFERING SUMMARY

PRICE:	\$1,397,000
RENT	NEGOTIABLE
BUILDING SF:	2,000
OCCUPANCY:	Vacant
AVAILABLE SF:	2,000
LOT SIZE:	0.02 Acres
FRONTAGE:	67 FT
YEAR BUILT:	1950
PARKING:	5
ZONING:	CB-3

PROPERTY OVERVIEW

Downtown White Plains is undergoing a renaissance, and this property is perfectly positioned to ride the wave. Don't miss your chance to own a slice of legacy with limitless upside.

Historic Charm Meets Modern Opportunity. Step into a piece of White Plains history with this quaint 2,000 SF former bank building nestled in the vibrant heart of downtown White Plains. Located on Church Street, part of the bustling retail corridors, transit hubs, and major redevelopment zones, this freestanding gem offers a rare blend of architectural character and strategic positioning.



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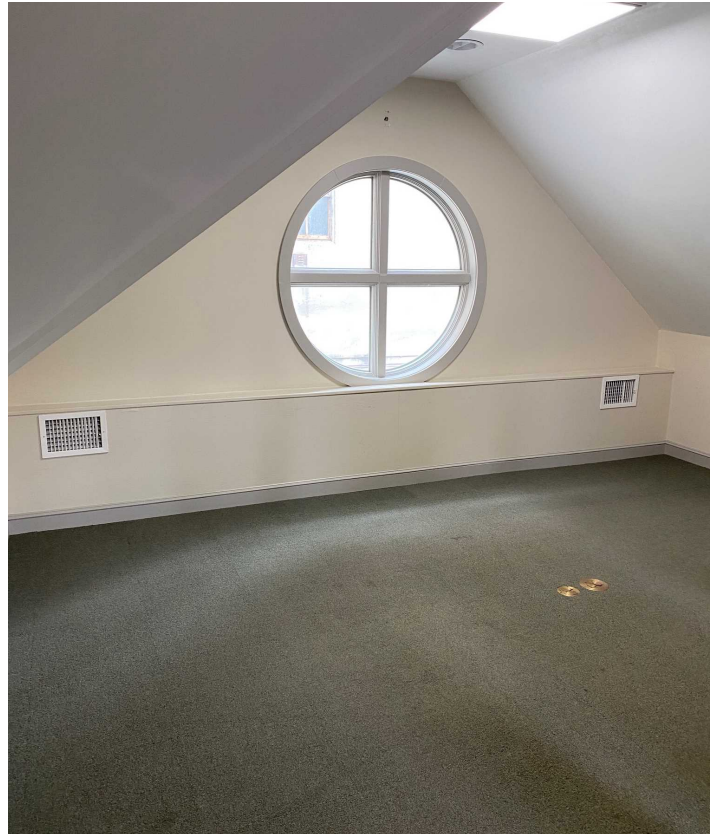


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PROPERTY PHOTOS

40 CHURCH STREET

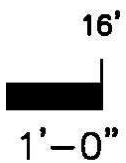
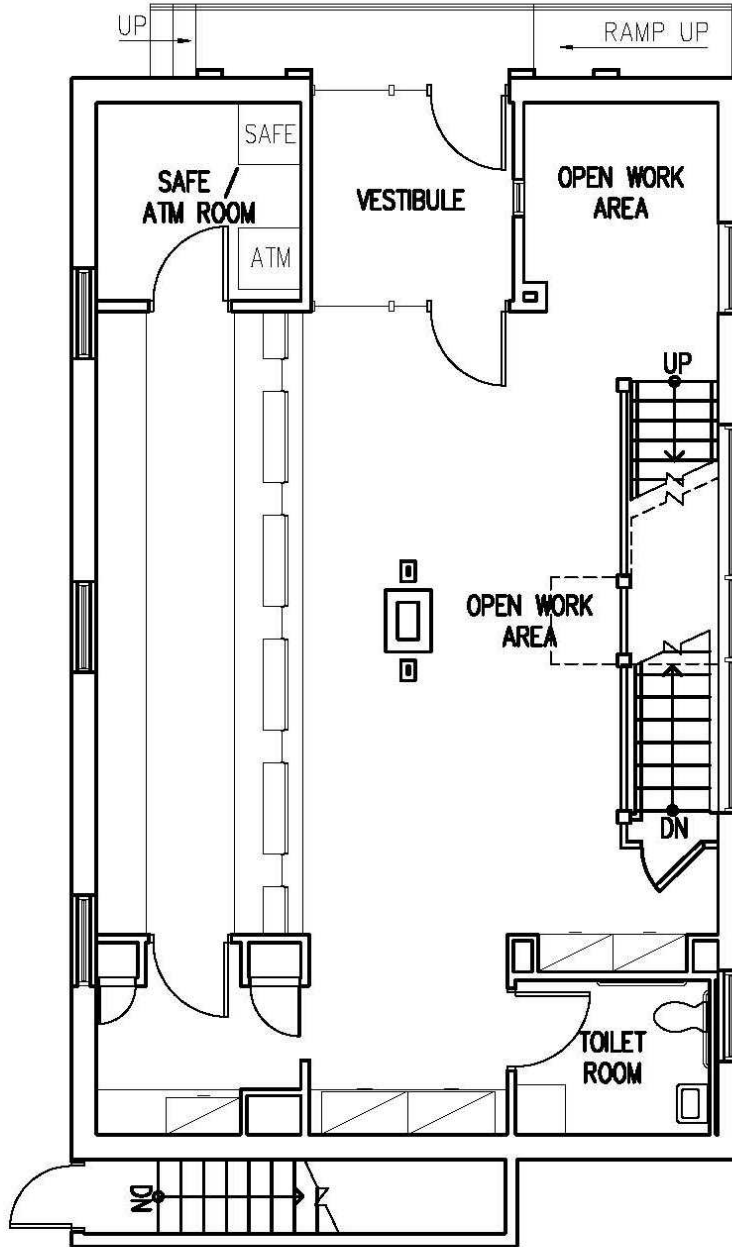


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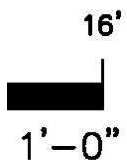
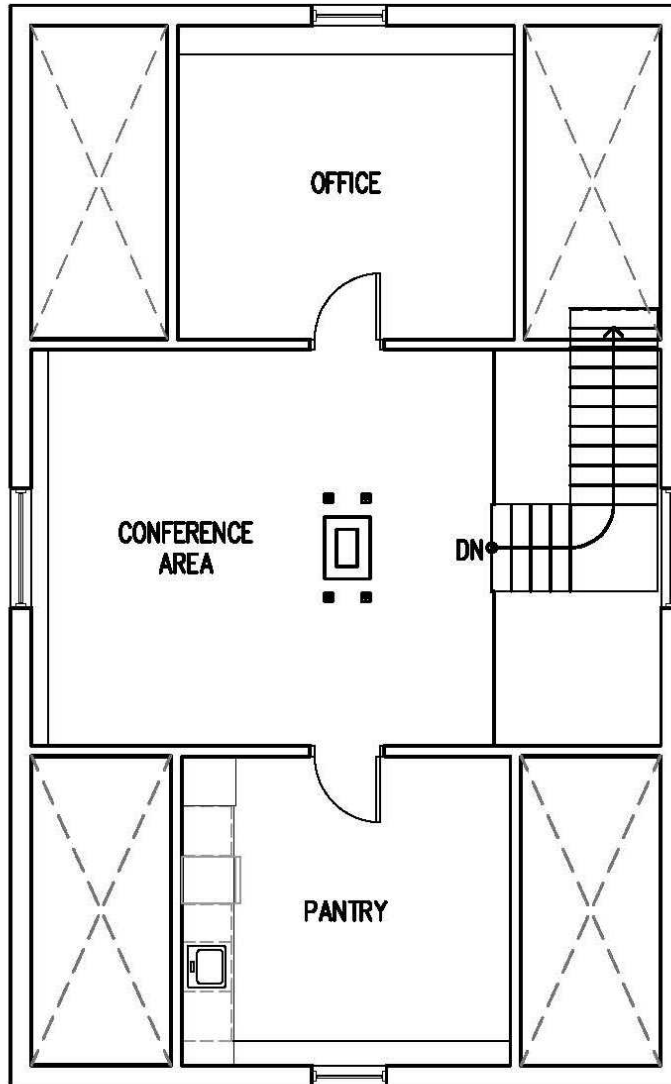
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10601 ts.com	Tenant: Sheet Title: FIRST FLOOR PLAN	Project Description: EXISTING CONDITIONS 40 CHURCH STREET WHITE PLAINS, NY 10601
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2ND FLOOR

40 CHURCH STREET



Tenants	Tenants:	Project Description: EXISTING CONDITIONS
10601 ts.com	Sheet Title: SECOND FLOOR PLAN	40 CHURCH STREET WHITE PLAINS, NY 10601

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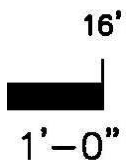
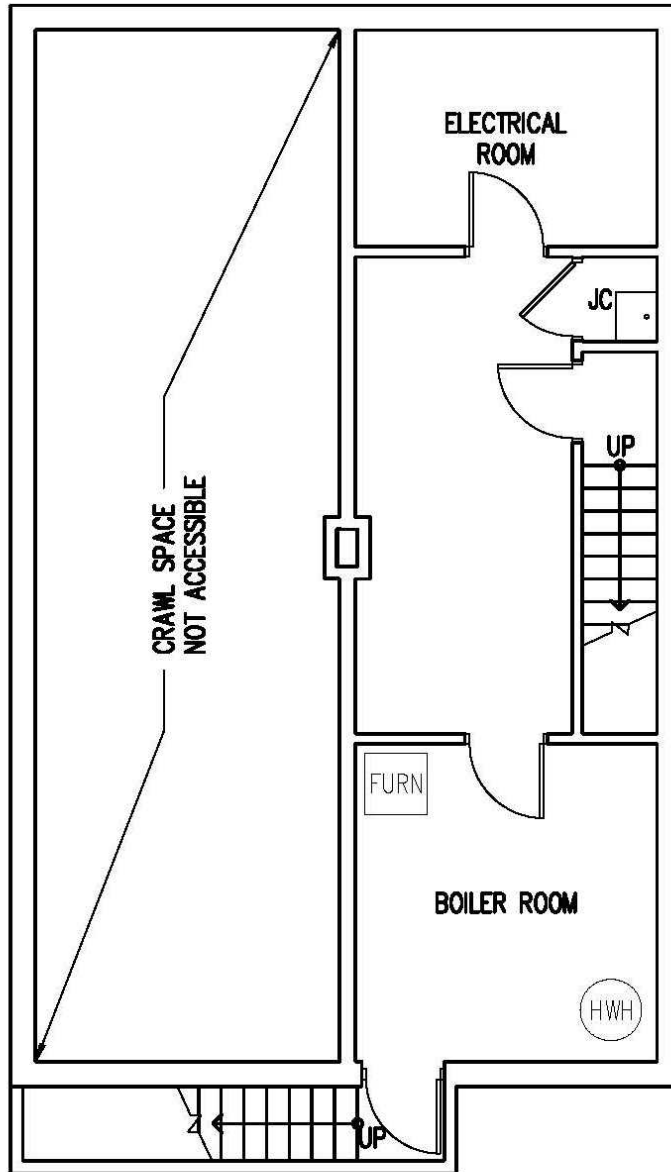


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BASEMENT UTILITY ROOMS

40 CHURCH STREET



Tenants:		Project Description: EXISTING CONDITIONS
10601 ts.com	Sheet Title: BASEMENT FLOOR PLAN	40 CHURCH STREET WHITE PLAINS, NY 10601

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AERIAL MAP

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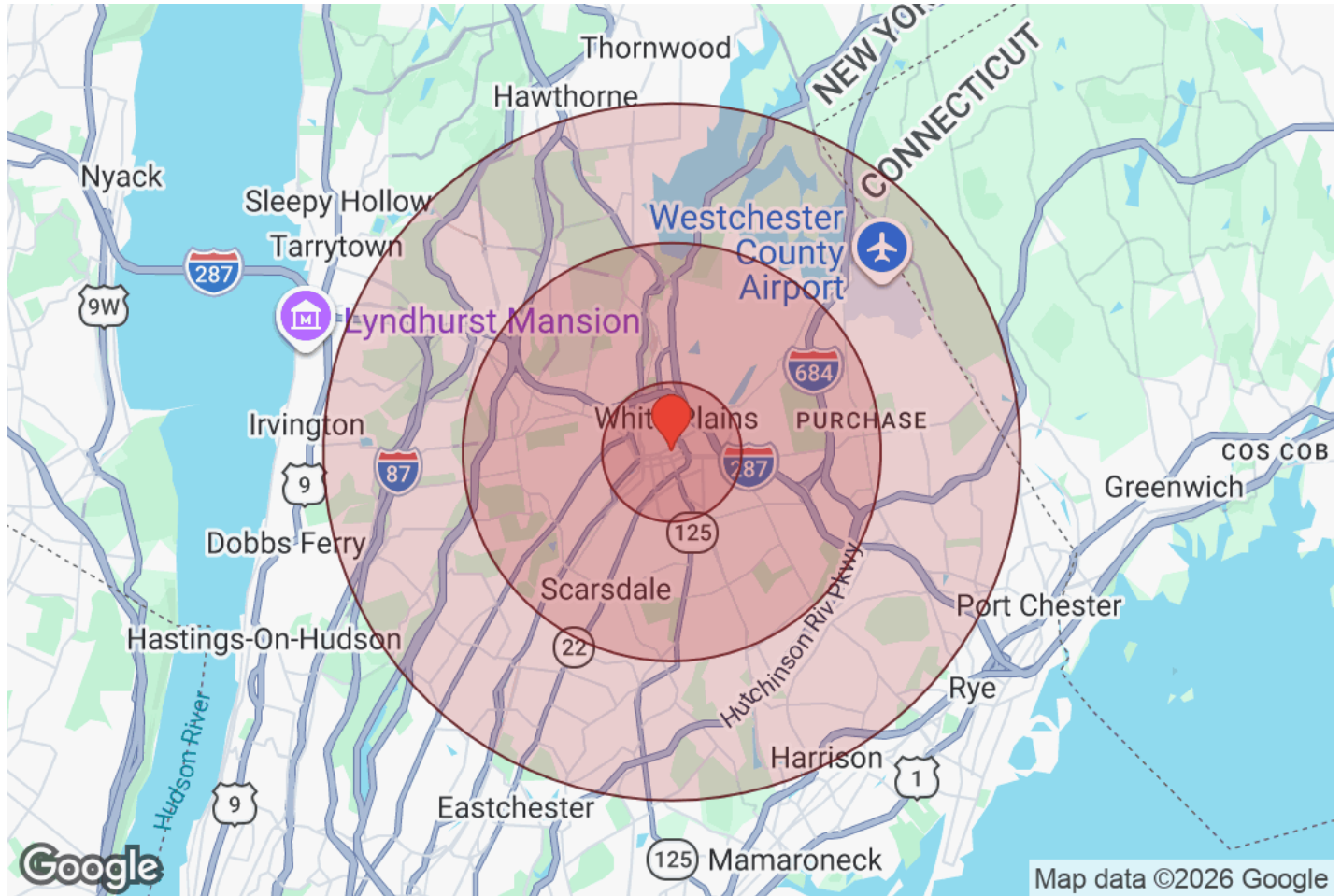


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	21,535	56,461	104,710
Female	22,245	57,978	105,527
Total Population	43,781	114,439	210,237

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	17,569	53,844	114,075
Black	7,158	17,715	24,808
Am In/AK Nat	26	57	84
Hawaiian	4	11	21
Hispanic	14,133	28,781	43,309
Asian	4,133	11,856	23,883
Multiracial	661	1,842	3,448
Other	101	343	589

Housing	1 Mile	3 Miles	5 Miles
Total Units	21,244	48,706	83,440
Occupied	20,188	46,275	79,257
Owner Occupied	7,199	26,723	53,133
Renter Occupied	12,989	19,552	26,124
Vacant	1,057	2,431	4,183

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	6,466	18,094	35,082
Ages 15 - 24	4,513	13,379	26,619
Ages 25 - 54	19,624	45,048	77,866
Ages 55 - 64	5,319	15,013	27,904
Ages 65+	7,859	22,903	42,766

Income	1 Mile	3 Miles	5 Miles
Median	\$105,504	\$130,573	\$153,148
Under \$15k	1,883	3,129	4,576
\$15k - \$25k	1,041	1,941	2,926
\$25k - \$35k	1,272	2,099	2,923
\$35k - \$50k	1,371	3,102	4,383
\$50k - \$75k	2,317	4,247	6,374
\$75k - \$100k	1,859	4,264	6,668
\$100k - \$150k	3,268	7,192	11,242
\$150k - \$200k	2,057	4,891	8,516
Over \$200k	5,120	15,407	31,649

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