



HOULIHAN LAWRENCE  
COMMERCIAL

# 542 Warburton Avenue

Hastings-On-Hudson, NY 10706

Exclusively Represented By:

**Mike Rackenberg**

Associate Broker

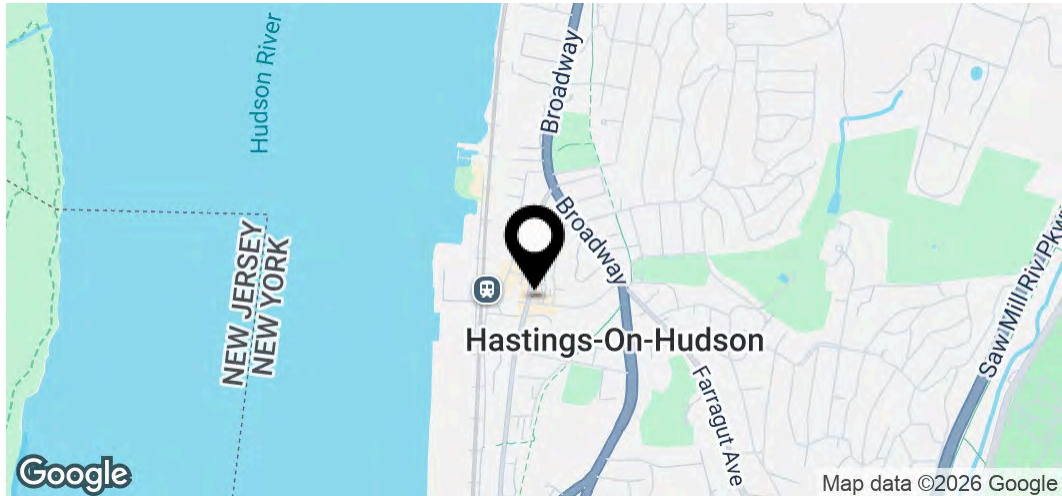
973 609 2105

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OFFERING MEMORANDUM

# Executive Summary

FOR SALE



## Offering Summary

<b>Price</b>	<b>\$1,100,000</b>
Floors	3
Square Feet	4,995
Taxes	\$18,959

## Property Overview

542 Warburton Avenue presents a rare opportunity to acquire a three-story retail property located in the core commercial district of downtown Hastings-on-Hudson, one of Westchester County's most desirable riverfront communities. Positioned along the village's primary retail corridor, the property benefits from strong pedestrian activity, excellent visibility, and direct access to surrounding neighborhood amenities.

The building contains approximately 4,995 square feet across three levels and is situated on a 1,742 square foot parcel within the Central Commercial zoning district. Its unique configuration provides retail exposure on both the front and rear of the building, allowing tenants to capture foot traffic from Warburton Avenue as well as the adjacent municipal parking area.

**Houlihan Lawrence Commercial**  
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Rye Brook, NY 10573  
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# Complete Highlights

FOR SALE



## Property Highlights

- Prime downtown retail location
- Dual storefront exposure (street and plaza side)
- Walkable village commercial district
- Affluent residential demographics
- Strong local retail demand
- Close proximity to Manhattan (~20 miles)

## Zoning Overview

The property is located within the Central Commercial (CC) zoning district which permits a wide range of commercial uses including retail, restaurants, offices, personal services, and mixed-use buildings with residential units above ground-floor commercial space.

Maximum building height is generally limited to three stories or approximately 40 feet, subject to applicable planning approvals.

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# Exterior Photos

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Front



Rear

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# Exterior - Front

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# Exterior - Rear

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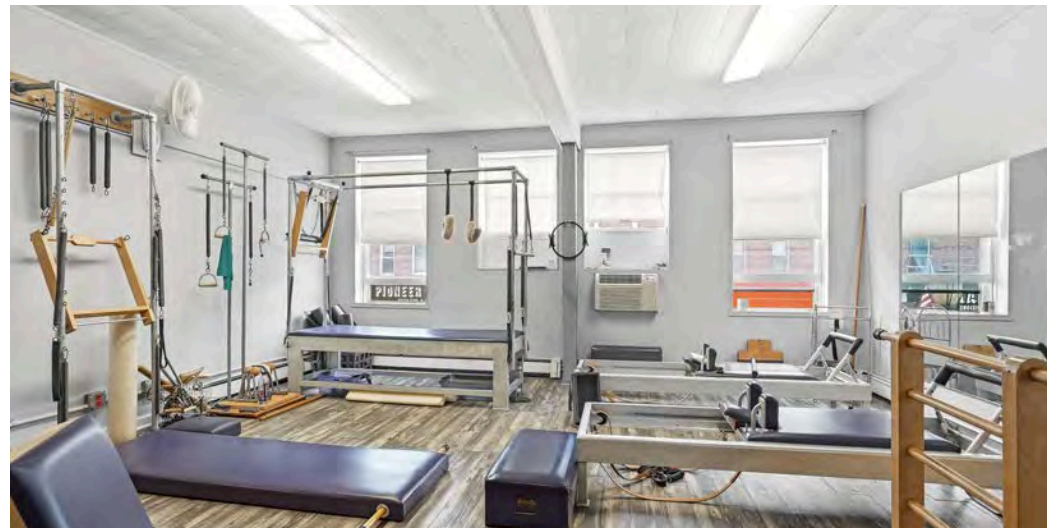
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# Interior

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# Location Description

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## Location Description

Hastings-on-Hudson is a highly desirable riverfront village located in southern Westchester County along the Hudson River. The village features a vibrant downtown retail district, walkable streets, and convenient access to Metro-North rail service connecting directly to Manhattan.

The combination of strong demographics, local consumer loyalty, and proximity to New York City continues to support demand for retail and mixed-use commercial properties within the downtown district.

Hastings-on-Hudson is known for its affluent and highly educated population, creating an ideal environment for boutique retail, professional services, and destination business.



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# Aerial

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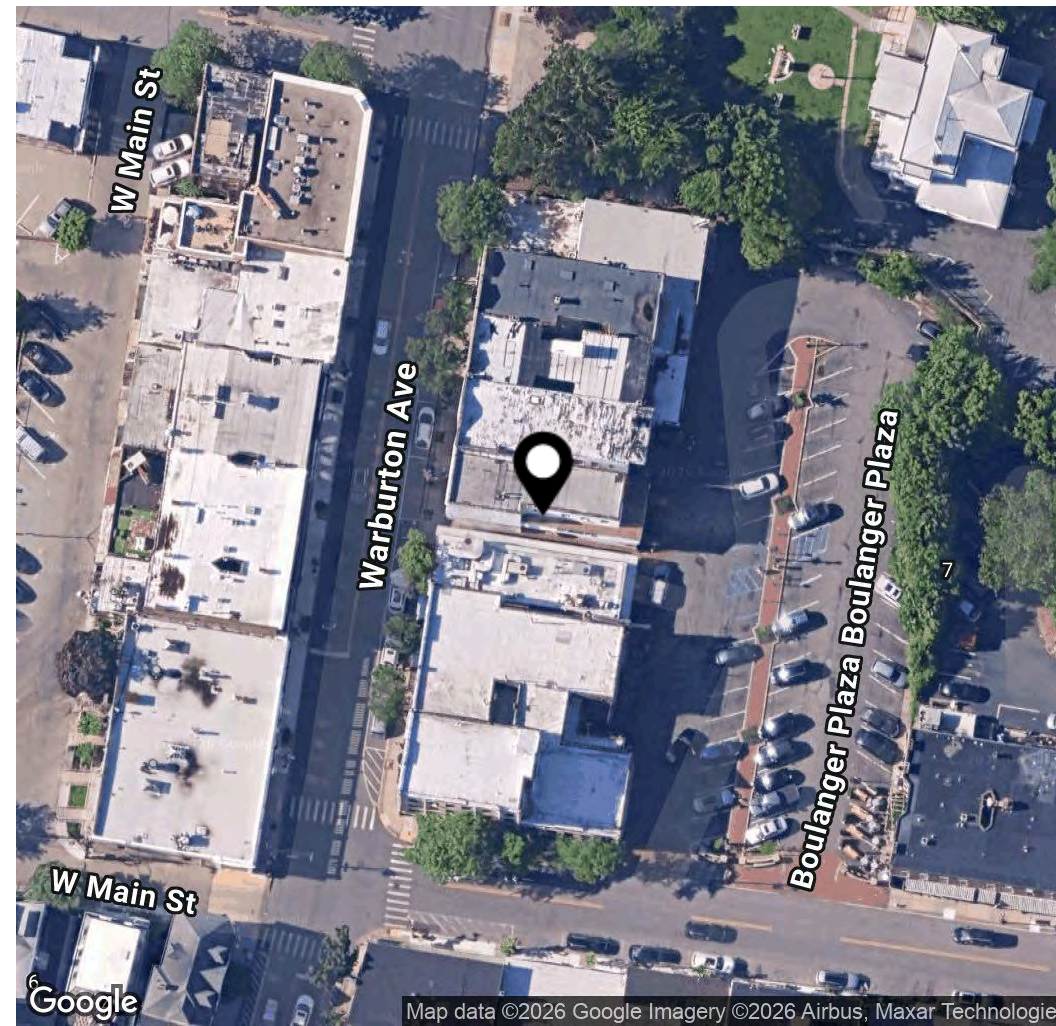
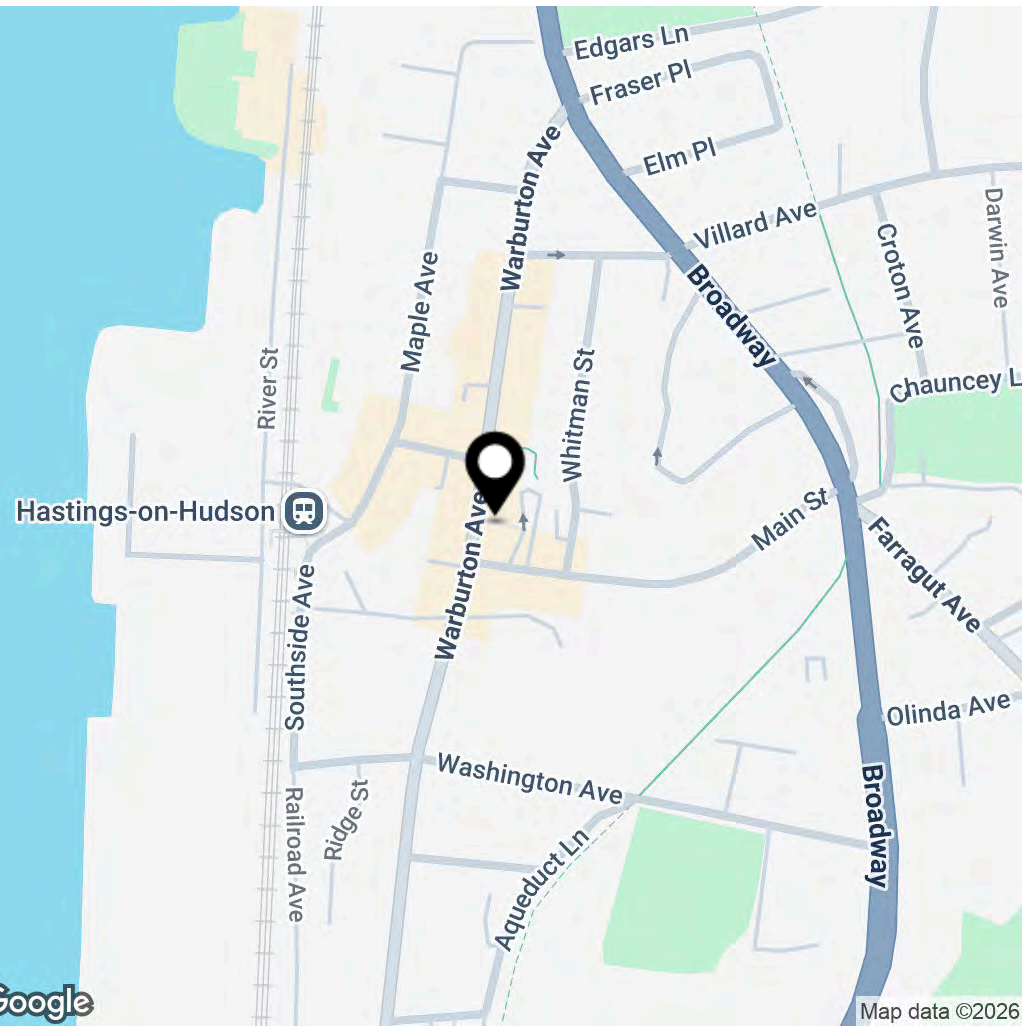
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# Maps

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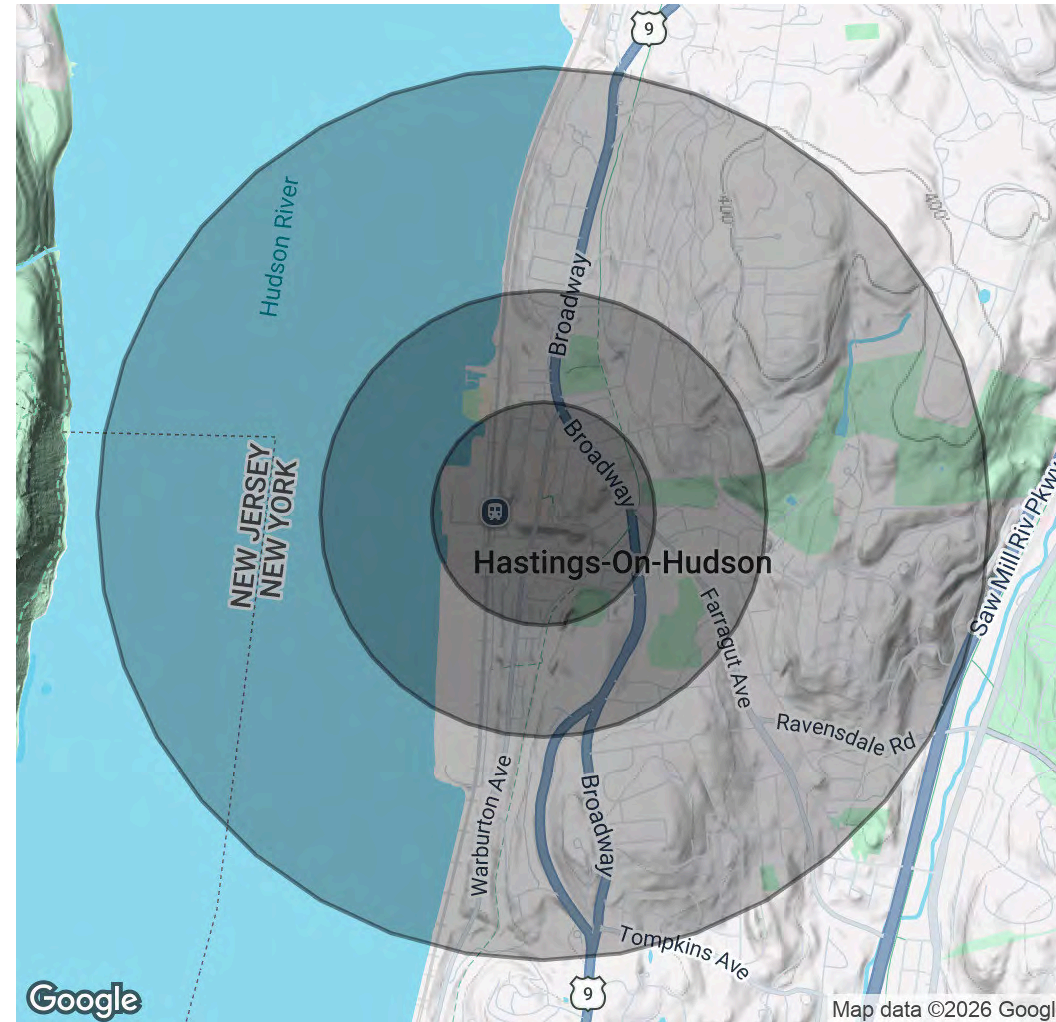
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# Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	402	2,216	8,094
Average Age	44.1	48	46.4
Average Age (Male)	38.9	43.1	43.3
Average Age (Female)	49.7	53.5	49.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	163	899	2,962
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$218,096	\$247,734	\$263,648
Average House Value	\$807,671	\$783,550	\$999,747

2023 American Community Survey ACS



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