

White Plains | New York  
560 Tarrytown Road

Retail & Warehouse Unbeatable Location & High Visibility



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INTERNATIONAL REAL ESTATE  
COMMERCIAL

PRICE: **\$35 to \$79 PPSF/YR**



## **Property Overview**

Introducing 560 Tarrytown Road, an exceptional mixed-use commercial asset strategically positioned in the epicenter of Westchester's premier retail and business corridor. Located just 100 yards from Exit 4 of I-287 and minutes from the Bronx River Parkway, Sprain Brook Parkway, and I-87, this property offers unmatched regional connectivity and powerful consumer exposure.

## Existing Building Features

### Street-Level Retail (3,000 SF)

- High-visibility retail/showroom space featuring:
- 12 ft ceilings
- Ability to subdivide into 3 separate 1,000 SF stores

Asking:\$35 NNN

### Warehouse Space A (4,000 SF)

- Located at the lower grade level with direct access.
- 10–16+ ft ceiling height
- On-grade loading

Asking:\$24 NNN

### Warehouse Space B (3,800 SF)

- Rear flex/warehouse space with generous depth and utility.
- 10–16+ ft ceilings
- Ideal for distribution, storage, service, light industrial

Asking:\$35 NNN

### Parking

- 6,000 SF paved parking lot
- Additional 5 dedicated spaces along the building's east side
- Excellent ingress/egress





EXIT

712525

## **Unbeatable Location & High Visibility**

This property sits on the highly trafficked Tarrytown Road (Route 119)—a major commuter and commercial artery linking White Plains, Elmsford, and Tarrytown.

Daily Traffic Count: 27,154+ vehicles per day

100 feet of prime frontage with outstanding signage potential

Adjacent to major employment, retail, and residential hubs

Minutes to downtown White Plains, one of the region's strongest retail, dining, and office centers



## Market Trends & Corridor Insights

**Explosive Growth in Mixed-Use & Flex Development:** Retail corridors along Tarrytown Road and Route 119 continue to densify as office-to-flex conversions and new retail/medical developments reshape the area.

**High Demand for Warehouse/Flex:** Last-mile logistics, service trades, and light industrial users are increasingly competing for limited flex inventory—keeping vacancy under 4% countywide.

**Medical & Wellness Expansion:** Major healthcare systems and boutique medical groups are expanding aggressively along this corridor, seeking high-visibility locations with strong parking ratios.

**Consistent Retail Performance:** Tarrytown Road maintains some of the strongest retail rents in Westchester thanks to its high traffic counts and proximity to downtown White Plains.

**Strong Car Dealership Cluster:** Automotive sales and service traffic continually reinforces demand for nearby complementary uses (retail, food, fitness, storage, and service industries).

### Ideal Uses

Retail / Showroom, Medical / Dental, Fitness / Wellness, Office / Professional Services

Warehouse / Flex / Distribution, Storage / Contractor Yard, Automotive service, Municipal or utility uses

Future redevelopment for larger commercial footprint

Unlock the full potential of 560 Tarrytown Road.

A rare opportunity to control a centrally located, income-producing property with tremendous upside through repositioning, subdivision, re-lease, or full-scale redevelopment.

# LOCATION

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