



FOR LEASE
1 Harlem Avenue
WHITE PLAINS, NY 10603



HOULIHAN LAWRENCE
COMMERCIAL

**90
SQFT**

**Please Call
OFFERED AT**

**OVERPASS CONCESSION AVAILABLE
FOR LEASE IN BUSY NORTH WHITE
PLAINS METRO-NORTH STATION**



DARREN GORDON

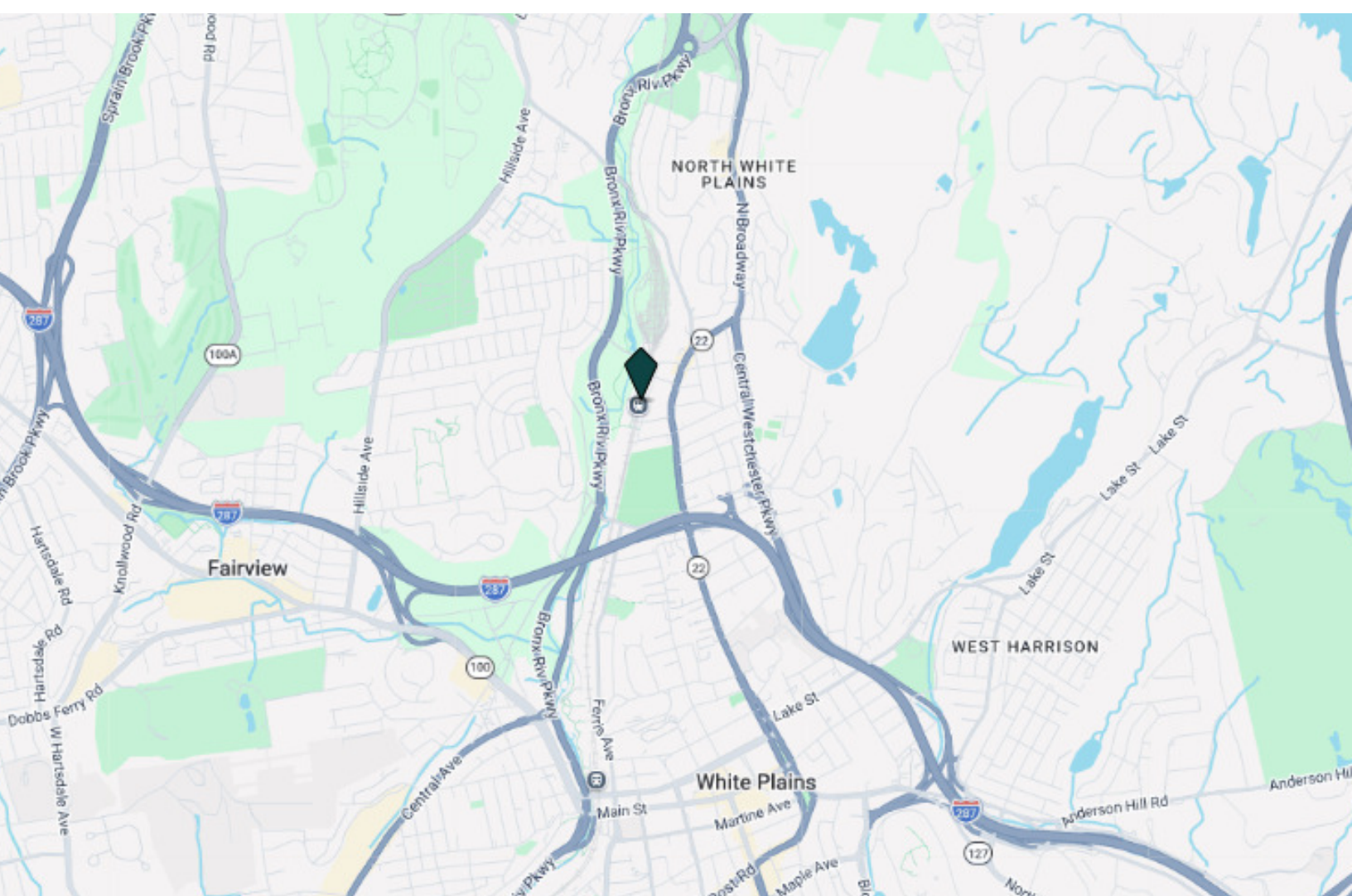
Real Estate Salesperson

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A rare opportunity to operate a retail business inside one of Westchester's busiest commuter stations. This compact 90 SF space is situated within the elevated pedestrian structure at North White Plains Train Station, offering built-in daily foot traffic from thousands of Metro-North riders. Currently operating as a newsstand, the space is well-suited for a variety of convenience-oriented retail uses. Interested operators are invited to propose their own rent as part of the application process. A 10-year lease term is available.



Map



Costar

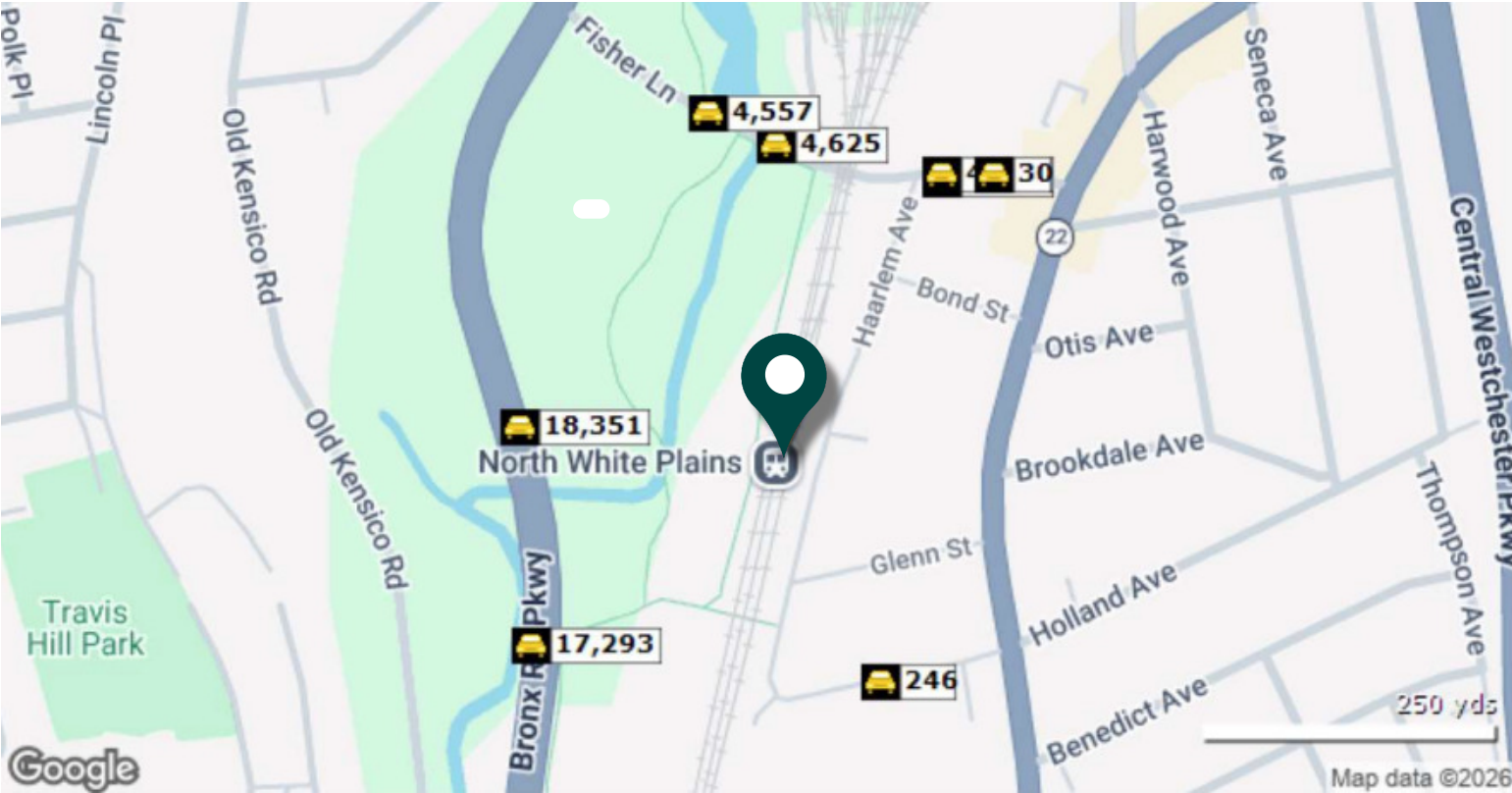
HIGHLIGHTS

- Retail space located inside the elevated pedestrian structure
- 90 Square feet
- 10 year lease available only
- Tenant proposes the rent
- Currently a newsstand
- 1) Site Visit open to the public Tuesday July 14th 10:00AM-12:00PM
- 2) Application Due date Tuesday August 11th by 3:00PM



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Traffic Count



STREET NAME		CROSS STREET	CROSS STR DIST	COUNT YEAR	TRAFFIC VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
1	Holland Avenue	Haarlem Ave	0.06 W	2025	246	MPSI	
2	Bronx River Parkway	Virginia Rd	0.17 S	2025	18,080	MPSI	
3	Bronx River Pkwy	Virginia Rd	0.17 S	2023	18,351	MPSI	
4	Fisher Ln	Haarlem Ave	0.02 W	2023	4,625	MPSI	
5	Bronx River Pkwy	Old Tarrytown Rd	0.25 S	2018	15,172	MPSI	
6	Bronx River Pkwy	Old Tarrytown Rd	0.25 S	2023	17,293	MPSI	
7	Fisher Ln	Haarlem Ave	0.02 W	2024	4,588	MPSI	
8	Fisher Ln	Haarlem Ave	0.02 W	2022	4,472	MPSI	
9	Fisher Lane	Haarlem Ave	0.02 W	2025	4,557	MPSI	
10	Fisher Lane	Haarlem Ave	0.02 W	2025	30	MPSI	

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