

**6 LINCOLN  
AVENUE**  
PLEASANTVILLE, NY

# 3,660 SF USER/BUYER OPPORTUNITY FOR SALE

A Strategic Hub to Work, Store, and Thrive Under One Roof

**Price Reduced To \$1,195,000**



**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

# EXECUTIVE SUMMARY

## THE OPPORTUNITY

We are pleased to present the opportunity to acquire a 3,660 ± square foot office/warehouse building strategically located at 6 Lincoln Avenue in Pleasantville, New York. This well-maintained property offers an ideal combination of office functionality and warehouse utility, making it a perfect fit for contractors, service businesses, distributors, or professional firms with storage requirements.

## PROPERTY HIGHLIGHTS

**SIZE:** 3,660 ± SF

**LAYOUT:** Combination of professional office space and open warehouse/storage area

**LOCATION:** Convenient to Saw Mill Parkway, Route 9A, Taconic State Parkway, and Metro-North Pleasantville Station

**PARKING:** Onsite dedicated parking for staff and visitors

**LOADING:** Drive-in door with direct access to warehouse space.

**ZONING:** Suitable/flexible for a variety of light industrial, commercial, and service uses.

6 Lincoln Avenue's prime location in Pleasantville provides excellent regional access while still offering a suburban setting for employees and clients. Ownership provides both operational control and the long-term benefit of real estate investment in a supply-constrained market. With its accessible location and functional layout, 6 Lincoln Avenue is well-positioned to serve as an owner-user facility or as a long-term investment with strong rental potential.



## PROPERTY INFORMATION

SECTION/BLOCK/LOT 106.10/1/39  
LOT DIMENSIONS: 100' x 100'  
LOT SIZE: 0.23 acres  
ZONING: RESIDENCE DISTRICT R3 & R4

## BUILDING INFORMATION

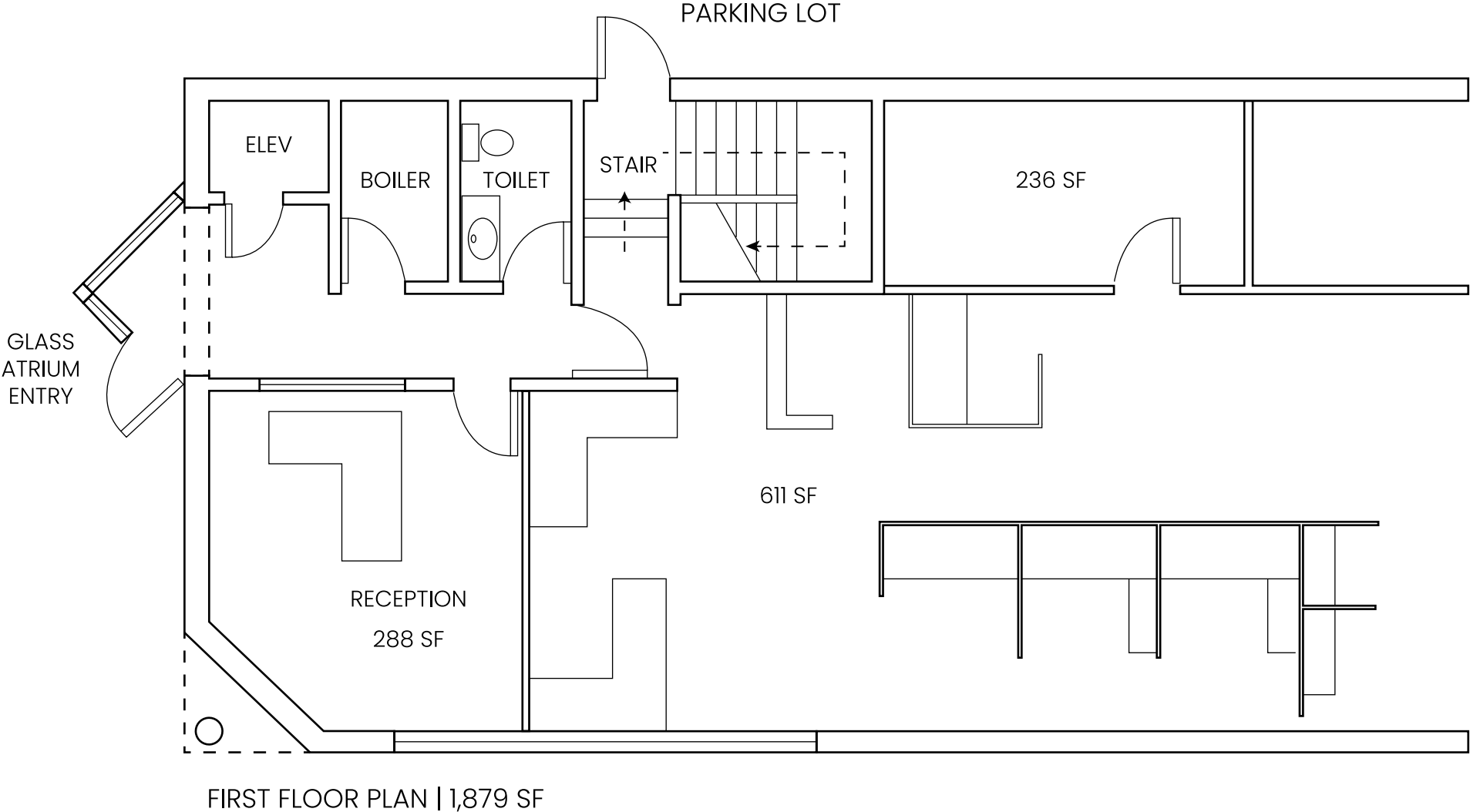
BUILDING DIMENSIONS: 61' x 30'  
BUILDING SIZE SF: 3,660 +/- SF  
STORIES: 2  
RE TAXES: \$30,446.03 (25/26)  
ASSESSMENT: \$885,041 (25/26)



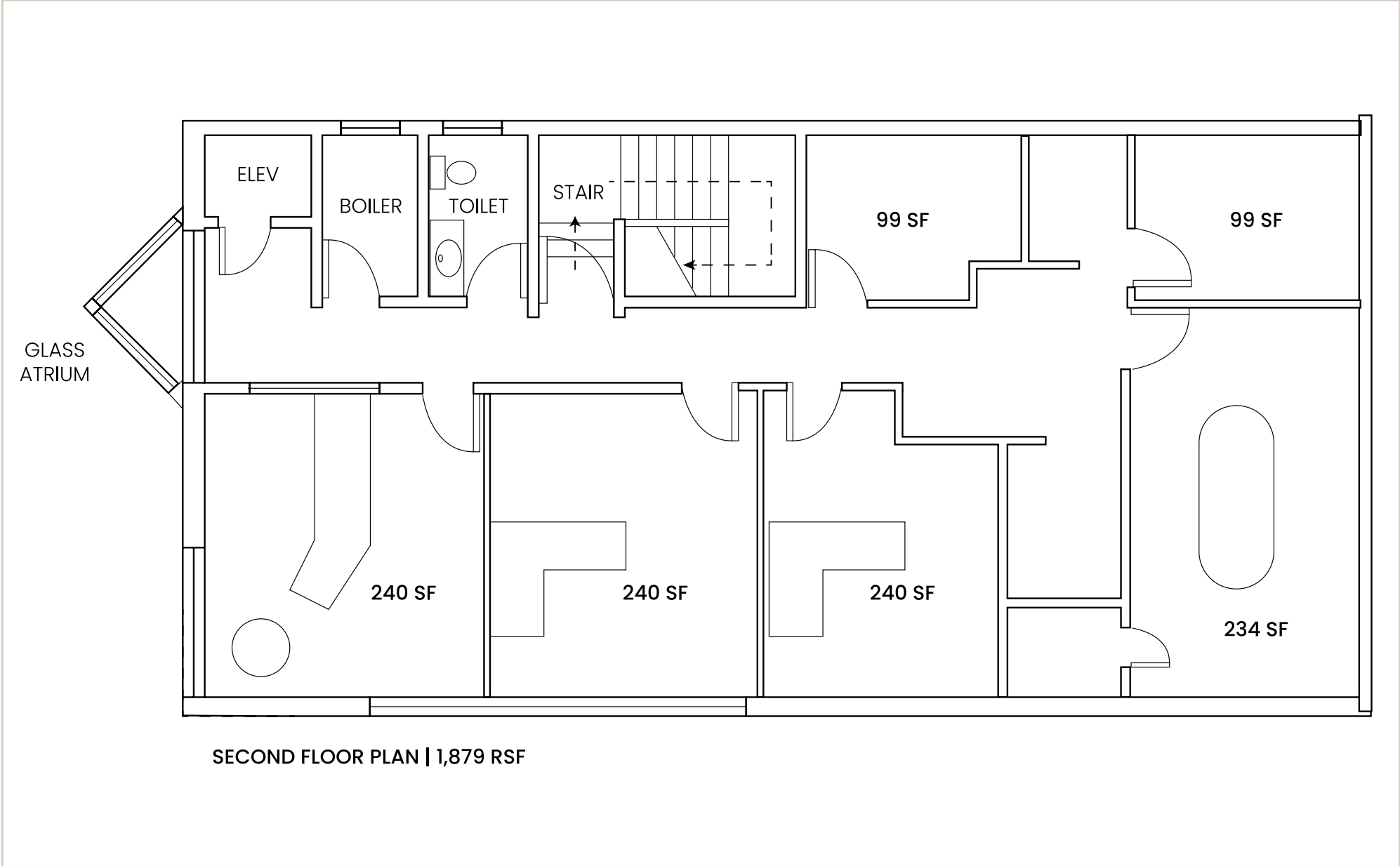
# IMAGES



# FLOOR PLANS

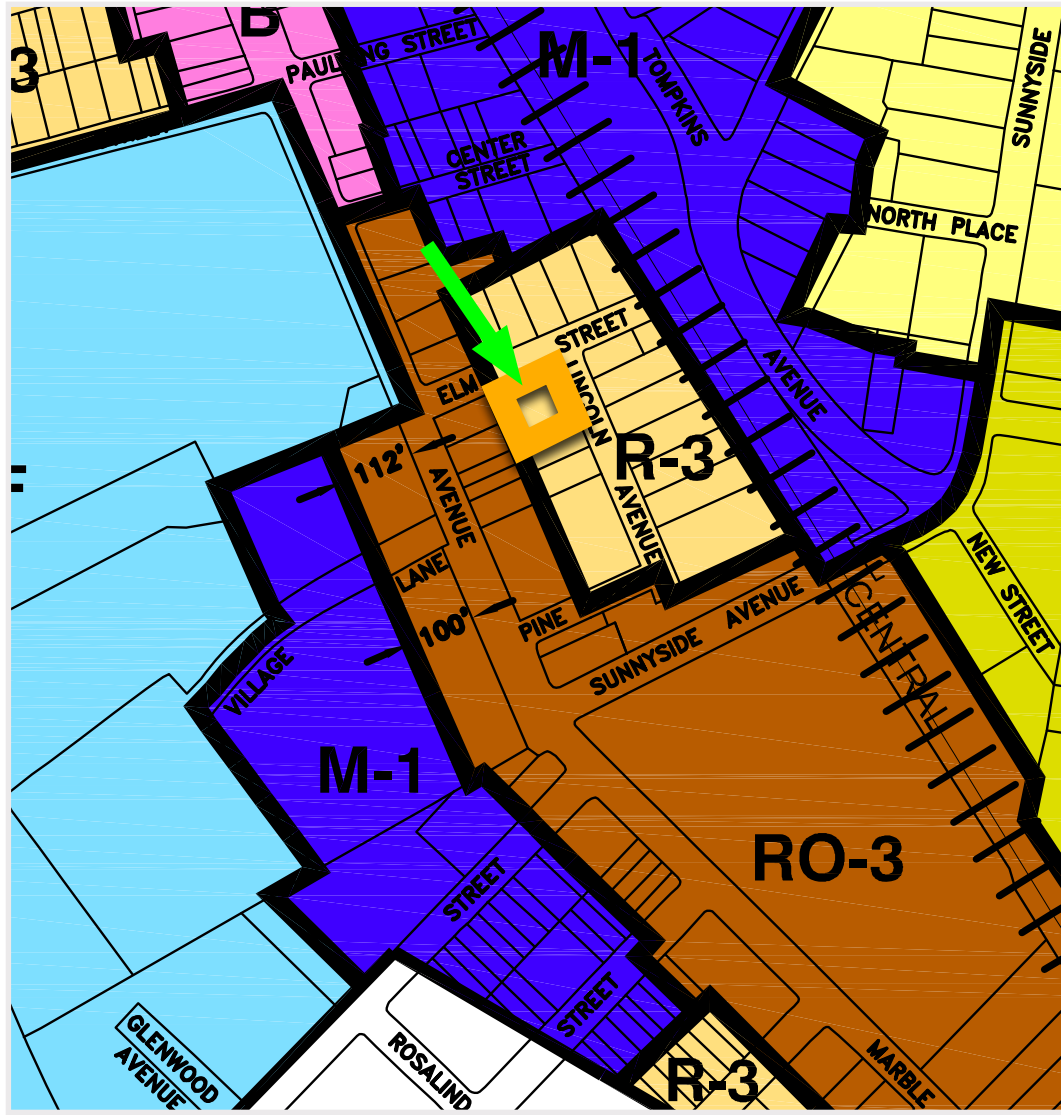


# SECOND FLOOR PLAN

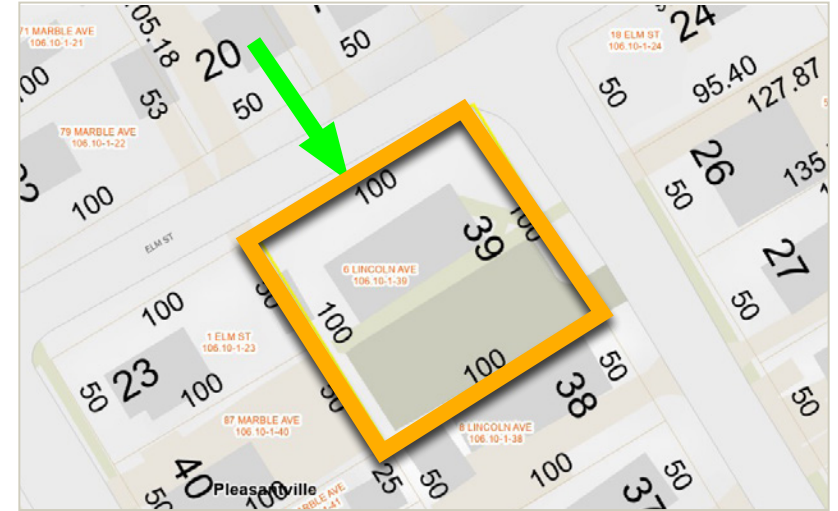


# ZONING & TAX MAP

## ZONING MAP



## TAX MAP



# DEMOGRAPHIC SNAPSHOT

## PLEASANTVILLE

### EXCEPTIONAL LIVING IN THE HEART OF WESTCHESTER

|                                 |                |
|---------------------------------|----------------|
| Estimated Population*           | 14,119         |
| Average Household Size          | 2.86           |
| Female / Male Ratio             | 51.9% / 48.1 % |
| Median Age                      | 38.9           |
| Age 20 Years or Less            | 27.5%          |
| Age 21 to 59 Years              | 49.6%          |
| Age 60 Years or Over            | 22.9%          |
| High School/GED Graduate Only   | 9%             |
| Bachelor's Degree               | 39.6%          |
| Bachelor's+ Professional Degree | 77.2%          |
| Average Household Income        | \$270,839      |
| Per Capita Income               | \$77,640       |
| Median Home Value               | \$1.01 M       |



\* = All statistics 2025 from OneKey

# AREA MAP



## TRANSPORTATION



4 min drive  
(1.4 miles)



5 min drive  
(1.6 miles)



6 min drive  
(2.4 miles)



8 min drive  
(3.8 miles)

# PLEASANTVILLE

## A CULTURAL CENTER FOR FILM, MUSIC, AND THE ARTS

Pleasantville's reputation as a cultural center was enhanced in 2001 with the opening of the non-profit Jacob Burns Film Center in the landmark Rome Theater, a Spanish mission-style building and one of the first movie theaters in Westchester County. Dedicated to presenting independent, documentary, and world cinema, the Jacob Burns Film Center and Media Arts Lab is a world-renowned cultural space. Housing a state-of-the-art theater complex, a 27,000 SF Media Arts Lab and a residence for international filmmakers, it provides opportunities for people of all ages to discover, explore and learn through the power of film, media, and current production technology.



## PLEASANTVILLE'S MUSIC SCENE

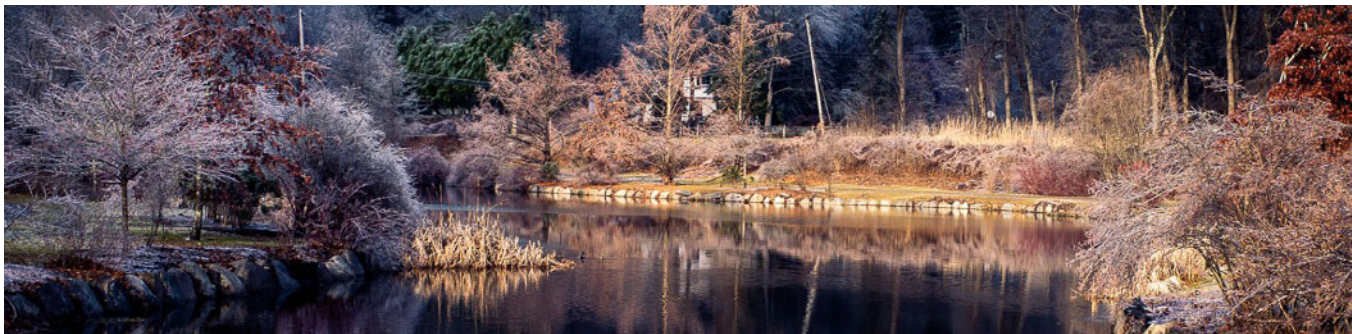
On the second Saturday in July, Pleasantville hosts the Pleasantville Music Festival, an all-day outdoor event located at the Parkway. Performers have included Roger McGuinn, The Bacon Brothers, Dawes, Jakob Dylan, Robert Randolph, Jakob Dylan, Marc Cohn, Dar Williams, Marc Cohn, and Joan Osborne.

## TOP TIER DEMOGRAPHICS

Pleasantville, NY is primarily home to affluent, highly educated professionals — 56.9% of households fall into the Top Tier segment, the wealthiest market group in the U.S. With average net worths exceeding \$3M and incomes over three times the national median, these residents live comfortably in upscale, owner-occupied homes in suburban neighborhoods. Most are married couples, either without children or with older children, and many have transitioned into consulting or entrepreneurial roles after reaching corporate success.

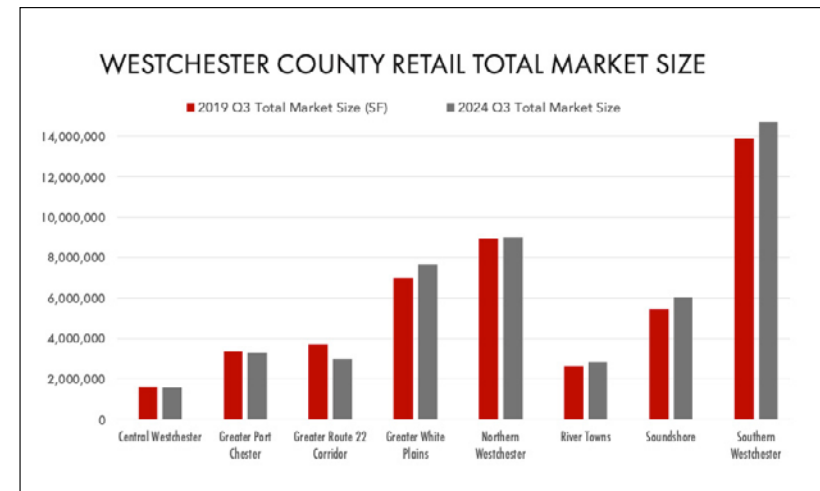
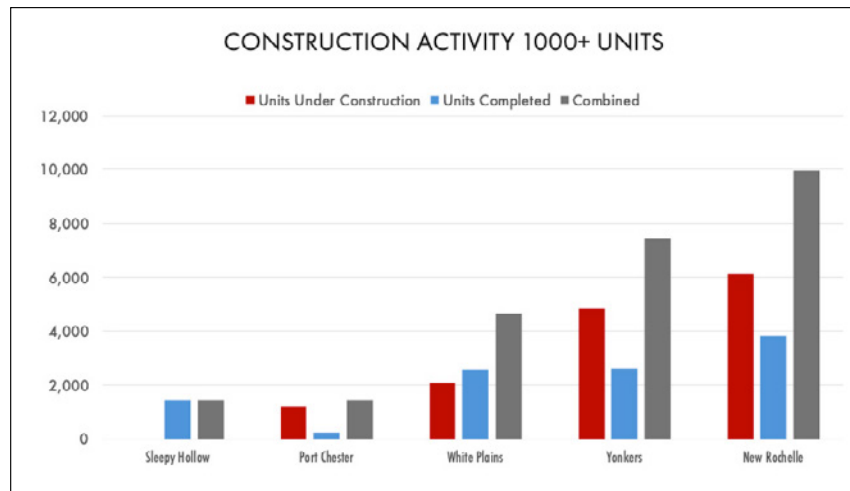
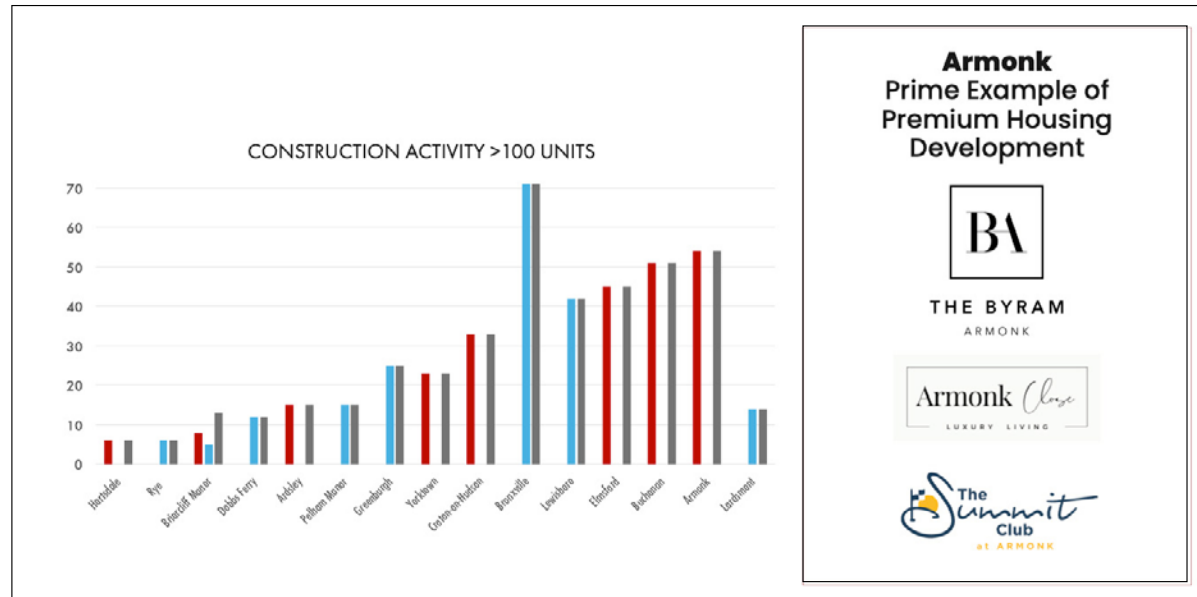
Residents invest in their health and appearance through regular visits to salons, spas, and fitness centers, and they frequently travel, enjoying both domestic and international vacations. They are active consumers — tech-savvy, well-read, socially responsible, and loyal to premium retailers. Their days are filled with cultural pursuits such as opera and charity events, while their evenings are spent cooking, reading, or enjoying time with close friends and family. With strong financial acumen and access to trusted advisers, Pleasantville's residents maintain

investment portfolios and robust insurance coverage, ensuring their continued prosperity and well-being.



# STRONG DEVELOPMENT IN WESTCHESTER

## MAJOR DEVELOPMENTS ENHANCE THE LONG-TERM ECONOMIC OUTLOOK

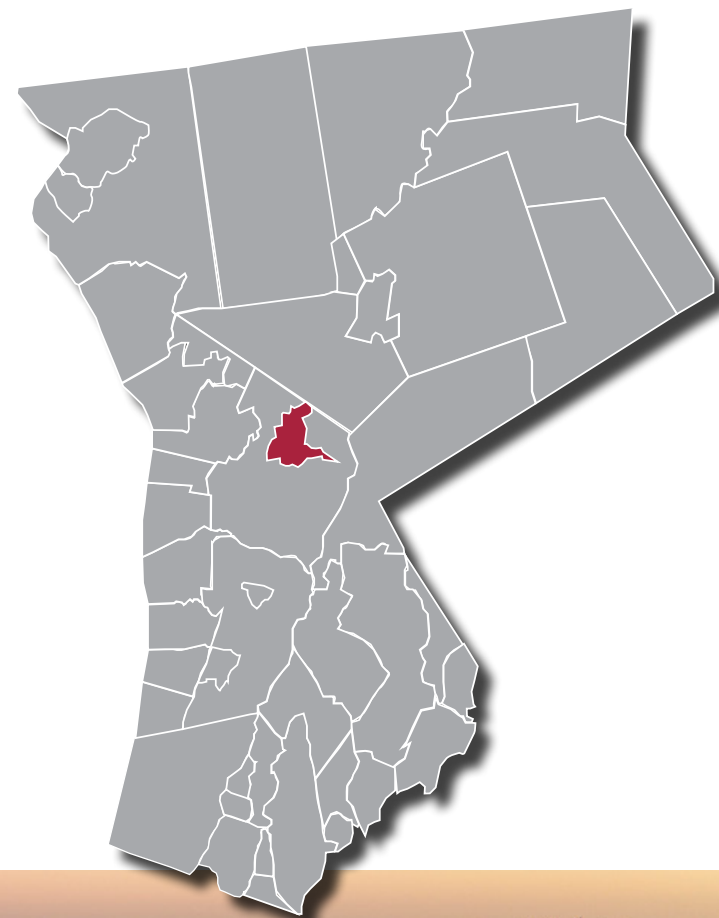


# MAJOR EMPLOYERS IN WESTCHESTER

**REGENERON**



Morgan Stanley



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HIGH INCOME DEMOGRAPHICS  
OVER DOUBLE THE AVG. NY STATE HH INCOME

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## WESTCHESTER COUNTY

| Population | # of Households | Avg. HH Income |
|------------|-----------------|----------------|
| 1.01 M     | 379,556         | \$210,353      |

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