



# 2 ACRE RESIDENTIAL DEVELOPMENT LOT

White Plains, NY 10605

# Property Specifications

<b>Address</b>	32 - 48 Rosedale Ave White Plains, NY 10605
<b>Total Land Area</b>	± 2 AC
<b>Configuration</b>	2 Development Lots
<b>Frontage</b>	223.28' on Rosedale Ave
<b>Zoning</b>	Residential Zoning
<b>Asking Price</b>	\$2,295,000



**ARSH SINGH**  
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# SURVEY

**SURVEYED**  
JANUARY 22, 2024

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BLOCK: \_\_\_\_\_  
LOT (X): \_\_\_\_\_  
SECTION: \_\_\_\_\_  
COUNTY: \_\_\_\_\_  
DWG. BY: \_\_\_\_\_  
CHK'D. BY: \_\_\_\_\_

**CERTIFIED ONLY TO:**

- \* 540 WHITE PLAINS ROAD ASSOCIATES LLC
- \* ATLANTIC TITLE AGENCY INC.
- \* OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- \* WEBSTER BANK  
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.
- \* TITLE No. 26035W

SCALE: 1"=25'

TOTAL LOT AREA  
AREA=181537.19 SQ.F.



**HEATHWIDE LAND SURVEYING P.C.**  
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# Demographics

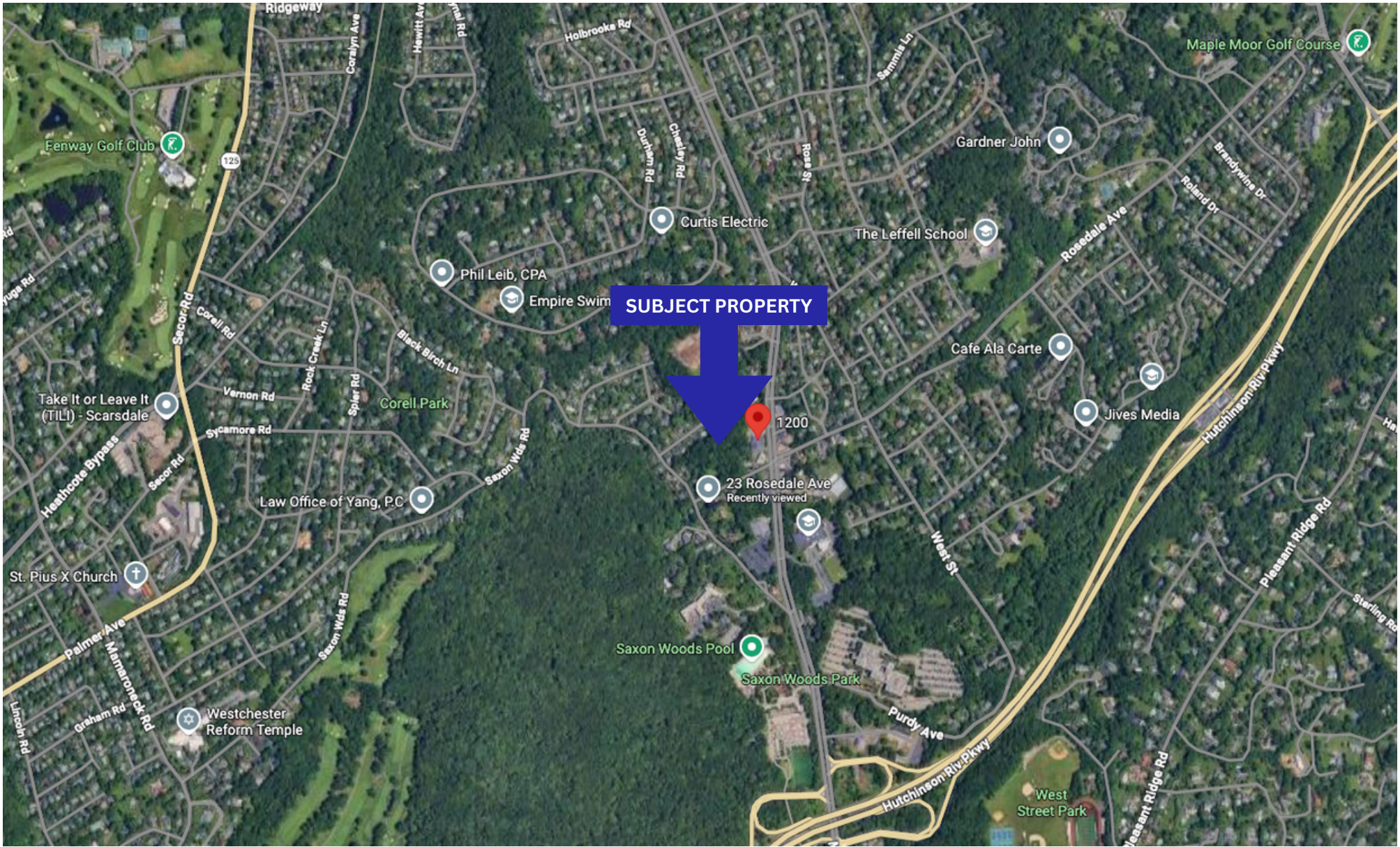
Population		
	5 miles	10 miles
<b>2020 Population</b>	302,071	1,006,132
<b>2025 Population</b>	306,366	978,331
<b>2030 Population Projection</b>	309,217	975,996
<b>Annual Growth 2020-2025</b>	0.30%	-0.60%
<b>Annual Growth 2025-2030</b>	0%	0.00%
<b>Median Age</b>	43.2	42.2
<b>Bachelor's Degree or Higher</b>	58%	45%
<b>U.S. Armed Forces</b>	59	327

Households		
	5 miles	10 miles
<b>2020 Households</b>	109,299	371,114
<b>2025 Households</b>	111,075	360,537
<b>2030 Household Projection</b>	112,251	359,712
<b>Annual Growth 2020-2025</b>	1.00%	0.80%
<b>Annual Growth 2025-2030</b>	0%	0.00%
<b>Owner Occupied Households</b>	74,233	190,498
<b>Renter Occupied Households</b>	38,017	169,214
<b>Avg Household Size</b>	2.6	2.6
<b>Avg Household Vehicles</b>	2	1
<b>Total Specified Consumer Spending</b>	\$4.5B	\$21.5B

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# Aerial Map



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