



HOULIHAN LAWRENCE
COMMERCIAL

Post Road Plaza

24 Old Albany Post Road, Croton-on-Hudson, NY 10520

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RETAIL LEASE OPPORTUNITY

**KLEIN
LEFKOWITZ**
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Houlihan Lawrence Commercial, as exclusive leasing advisor, for use by a limited number of qualified parties whose sole purpose is the evaluation of a possible lease of space at Post Road Plaza, 24 Old Albany Post Road, Croton-on-Hudson, New York (the “Property”). By accepting this Offering Memorandum, the recipient agrees to hold its contents in the strictest confidence and not to reproduce, distribute or disclose any portion of it to any other person or entity without the prior written authorization of Houlihan Lawrence Commercial and the owner of the Property (the “Owner”).

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information that a prospective tenant may require. All references to square footage, dimensions, rental rates, operating expenses, building systems and other measurements are approximations and must be independently verified by the prospective tenant. The rate quoted herein may not include certain utilities, building services and property expenses; the allocation of those costs is subject to the terms of a fully executed lease.

Neither the Owner nor Houlihan Lawrence Commercial, nor any of their respective officers, agents or employees, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents. The Owner expressly reserves the right, in its sole discretion, to reject any proposal to lease the Property, to withdraw the space from the market at any time without notice, and to negotiate with any party at any time. The space is offered subject to prior lease, change in rate or withdrawal without notice.

The recipient acknowledges that it is a principal or an authorized representative of a principal in connection with a possible lease of space at the Property and agrees that it will conduct its own independent investigation and rely solely upon its own due diligence, inspections and analyses in evaluating the premises and their suitability for the recipient’s intended use.

All inquiries regarding the Property or this Offering Memorandum should be directed to Kenneth Lefkowitz, Partner, Klein Lefkowitz Commercial Team at Houlihan Lawrence Commercial, broker of record, at 914.420.5550 or klefkwitz@houlihanlawrence.com. Under no circumstances should the Owner, its tenants or its property management be contacted directly.



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800 Westchester Avenue, Suite N-517, Rye Brook, NY 10573



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Leasing Summary

Availability Summary

Available Space	1,400 SF
Floor / Suite	First Floor, In-Line Retail Store
Asking Rent	\$29.00 per SF, per year
Monthly Base Rent	\$3383.33
Annual Base Rent	\$40,600
Lease Structure	Modified Gross
Lease Term	Negotiable
Occupancy	Immediate

Leasing Process

The space is offered for lease at \$29.00 per square foot on a modified gross basis, with lease term negotiable. Proposals should identify the proposed use, term, commencement date and tenant improvement requirements, together with financial statements or other evidence of the tenant's ability to perform. The listed rate may not include certain utilities, building services and property expenses. Tours may be arranged through the exclusive leasing advisor.

Property Overview

Post Road Plaza is a two-story, 20,000 square foot neighborhood retail and office center situated on approximately 1.07 acres along Albany Post Road in Croton-on-Hudson, Westchester County. Built in 1985 and known locally as the Carbone Building, the center is occupied by an established mix of daily-needs retailers and service tenants and is served by a 50-space surface parking field.

Available for immediate occupancy is a 1,400 square foot ground-floor store positioned in-line with the center's other storefronts. The premises are fully built out as standard retail space and are in excellent condition, with central air conditioning and heating, private restrooms and a display window, allowing a tenant to open with minimal capital investment.



Leasing Highlights



Highlights

- 1,400 square feet of fully built-out, in-line retail space available for immediate occupancy at \$29.00 per square foot on a modified gross basis, with a negotiable lease term.
- Plug-and-play condition. The premises are fitted as standard retail space and are in excellent condition, with central air conditioning and heating, private restrooms and a display window.
- Established daily-needs co-tenancy at Post Road Plaza, including Carvel, Villa D'Oro Bakery, a delicatessen, a pizzeria, a nail spa and a performing arts school, generating consistent customer traffic through the day.
- Visibility and frontage on Albany Post Road, with tenant panel signage on the center's pylon sign at the street.
- Fifty on-site surface parking spaces serving the center, with public transit stops located directly outside the property.
- Two-story, 20,000 square foot Class B center on approximately 1.07 acres, built in 1985, with an elevator, marble entry and a recently renovated common lobby.
- Positioned to serve Croton-on-Hudson, Cortlandt and the surrounding Hudson River communities, minutes from Croton-Harmon station on the Metro-North Hudson Line and from the Route 9 (Croton Expressway) interchange.

Property Overview

Site & Building Details

Property Address	24 Old Albany Post Road, Croton-on-Hudson, NY 10520
Municipality	Town of Cortlandt, Westchester County
Property Type	Neighborhood Retail / Mixed-Use Center
Year Built	1985
Building Size	20,000 SF
Lot Size	1.07 Acres
Stories	Two
Building Class	B
Parking	50 Surface Spaces
Available Space	1,400 SF, First Floor (In-Line Retail)
Space Condition	Fully Built-Out; Excellent Condition
Tax Parcel ID	55.13-3-18

Property Description

Post Road Plaza is a two-story commercial building of approximately 20,000 square feet, finished in cedar shingle over a masonry base and set on approximately 1.07 acres. Ground-floor storefronts face the parking field in two in-line wings flanking a central covered entry to the Carbone Building lobby, which is finished in marble and has been recently renovated. Second-floor suites are served by an elevator and stair. Parking is provided in a 50-space surface lot at the front and side of the building.

The available premises comprise approximately 1,400 square feet on the first floor, currently improved as the center's dry cleaning store. The space is fully built out as standard retail, is in excellent condition, and includes central air conditioning and heating, private restrooms and a display window fronting the parking field. It is delivered ready for occupancy and suits a broad range of retail and personal-service uses.



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Property Photos



Location & Market

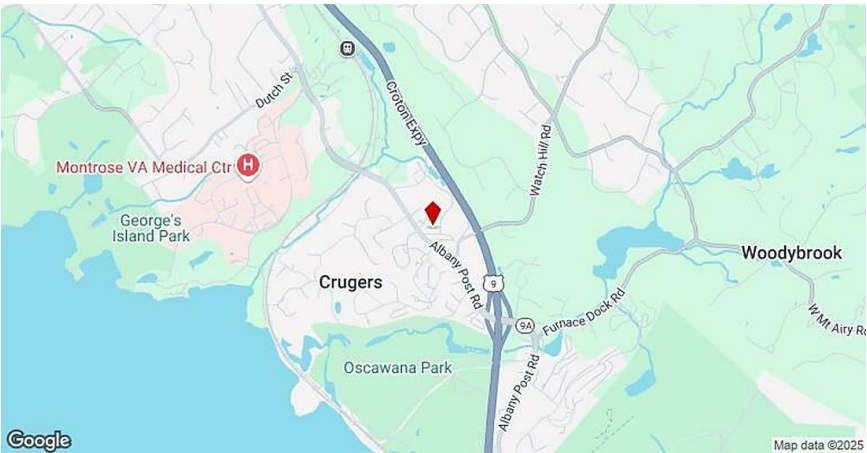
Location Overview

The Property is located on Albany Post Road in Croton-on-Hudson, within the Town of Cortlandt in northern Westchester County. Albany Post Road is the principal local retail corridor serving Croton-on-Hudson, Crugers and Montrose, carrying commuter and local traffic between the Route 9 (Croton Expressway) interchange to the north and the Village of Croton-on-Hudson to the south. The surrounding area is characterized by established single-family neighborhoods, neighborhood retail and service uses, and institutional employment including the Montrose VA Medical Center.

Post Road Plaza holds a visible position along the corridor with direct frontage, a large surface parking field and pylon signage at the street. Croton-Harmon station on Metro-North’s Hudson Line provides express service to Grand Central Terminal, and public bus stops are located directly outside the property. The center’s tenancy is weighted toward daily-needs retail and personal services, a profile the available store is well configured to extend.

Location Snapshot

Trade Area	Croton-on-Hudson / Cortlandt
County	Westchester County, New York
Primary Corridor	Albany Post Road
Highway Access	Route 9 (Croton Expressway)
Commuter Rail	Croton-Harmon — Metro-North Hudson Line
On-Site Parking	50 Surface Spaces



Broker Contact

For additional information, property tours or lease proposals, please contact the exclusive leasing advisor below.

Kenneth Lefkowitz

Partner, Klein Lefkowitz Commercial Team

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