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LARCHMONT AVENUE

LARCHMONT | NEW YORK



6,250 RSF 2nd Gen Restaurant For Lease In Downtown Larchmont



Contact Exclusive Listing Agents:

STEPHEN KAUFMAN

914.968.8500 x315

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DAVID SCOTTO

914.968.8500 x306

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Property Highlights

A rare second-generation restaurant opportunity in the heart of downtown Larchmont with excellent frontage on Larchmont Avenue.

- *6,250 RSF + Basement Storage*
- *≈70' Frontage on Larchmont Avenue*
- *Front Outdoor Dining Area Possible*
- *Fully Sprinklered*
- *Steps to Bee-Line #60 & #71 Buses*
- *5 Private Parking Spaces*
- *Adjacent to Municipal Parking Lot with Direct Access via Walkway*



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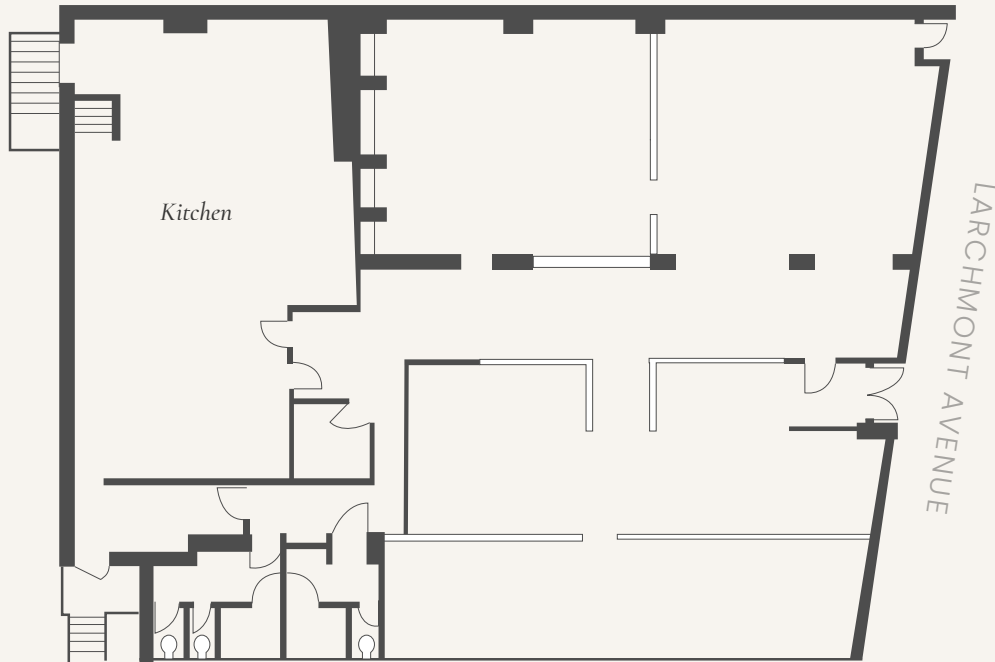
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Second Generation Restaurant

IN THE HEART OF DOWNTOWN LARCHMONT



Floor plan may not be to exact scale.

Consult Architectural Drawings for specific measurements

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Demographics

LARCHMONT, NY

POPULATION	1 MILE	15,393	3 MILES	127,031	5 MILES	306,058
NUMBER OF HOUSEHOLDS		6,155		47,151		116,947
AVERAGE HH INCOME		\$338,680		\$237,140		\$236,659
TOTAL HH EXPENDITURE		\$810.71 M		\$5.95 B		\$14.63 B
TOTAL RETAIL EXPENDITURE		\$367.18 M		\$2.69 B		\$6.66 B
FOOD AWAY FROM HOME* EXPENDITURE		\$37.2 M		\$276.38 M		\$679.56 M
* = DINE OUT + DELIVERY						



Live/Work/Play in Larchmont, NY

Larchmont, NY offers a rare blend of village charm and metropolitan access that makes it equally attractive to residents and businesses.

A predominantly owner-occupied population, Larchmont possesses one of Westchester's most affluent and loyal customer bases that shops, dines, and does business locally. Merchants benefit from steady foot traffic anchored by the train station, strong daytime and weekend activity, and an engaged community that actively invests in its commercial districts through streetscape improvement initiatives and thoughtful village planning.

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Local Map

WELL-LOCATED AT A PROSPEROUS, WALKABLE, DOWNTOWN LOCATION



Vehicle Counts

2.2K CPD

On Larchmont Ave

9.6K CPD

On Boston Post Road

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