

# Tarrytown, New York

## 21 North Broadway (Route 9)

Commercial/Office  
Loft For Lease



### Available Space:

1,500 SF (2<sup>nd</sup> Floor)  
2,600 SF (Lower Level)

### Rent:

\$20.00/SF  
\$16.00/SF

### Neighbors:

Chase Bank, Tarrytown Post Office, Key Bank, 7-Eleven, CVS, Pay/Half, C-Town and more.

### Traffic Count:

24,278 Cars per day on Route 9 in Tarrytown

### Additional Information:

Fully sprinkled building  
Prime location on Route 9 in Tarrytown  
2<sup>nd</sup> Floor – Beautiful open Loft Space ideal for Dance Studio, Pilates, etc.  
Lower Level – Built Office Space with dedicated parking/driveway for up to 3 cars

### CAM/Taxes:

Increases above base year

### Area Demographics

	1 Mile	3 Miles	5 Miles
Population	15,198	36,176	126,714
Avg. HH Income	\$100,164	\$117,504	\$125,568

### For more information, please contact:

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