

2 SOUTH BROADWAY

Corner of Route 9 & Neperan Road | Tarrytown, NY | Westchester County

RETAIL BUILDING
FOR SALE/LEASE

11,730 SF± TWO-STORY BUILDING



BROKER CONTACT

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AVAILABLE:

11,730 SF Two-Story Building

- 4,270 SF First Floor
- 3,210 SF Second Floor
- 4,250 SF Basement

NEIGHBORING RETAILERS:

CVS, 7-Eleven, C-Town, Chase Bank, Verizon, KeyBank, Snap Fitness 24/7, USPS, Tarrytown Music Hall, Lefteris Gyro, The Taco Project, Sweet Grass Grill, Mint Premium Foods, Bistro 12, Main Street Sweets, Pik Nik BBQ, Transom Bookshop, All Together Now, The Purple Ostrich and many more

TRAFFIC COUNTS:

27,752± Cars per Day along South Broadway

ADDITIONAL INFORMATION:

- Prime 0.58 Acre Corner Property at South Broadway & Neperhan Road
- Historic Landmark Designation with Interior Renovations Permitted
- Former Bank Building with Distinctive Architectural Character
- Exceptional Visibility with ±128' of Broadway Frontage
- 12' Ceiling Heights
- 13 Private Parking Spaces and 21 Metered Spaces
- Steps from Tarrytown's Restaurants, Shops, Schools & Tarrytown Music Hall
- Convenient to I-287, NYS Thruway & Gov. Mario M. Cuomo Bridge
- Ideal for Retail, Restaurant, Office or Owner/User

ASKING PRICE/RENT:

Call For Details

2026 TAXES:

\$76,978.95

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,445	41,631	135,215
Avg. HH Income	\$124,409	\$148,687	\$162,189

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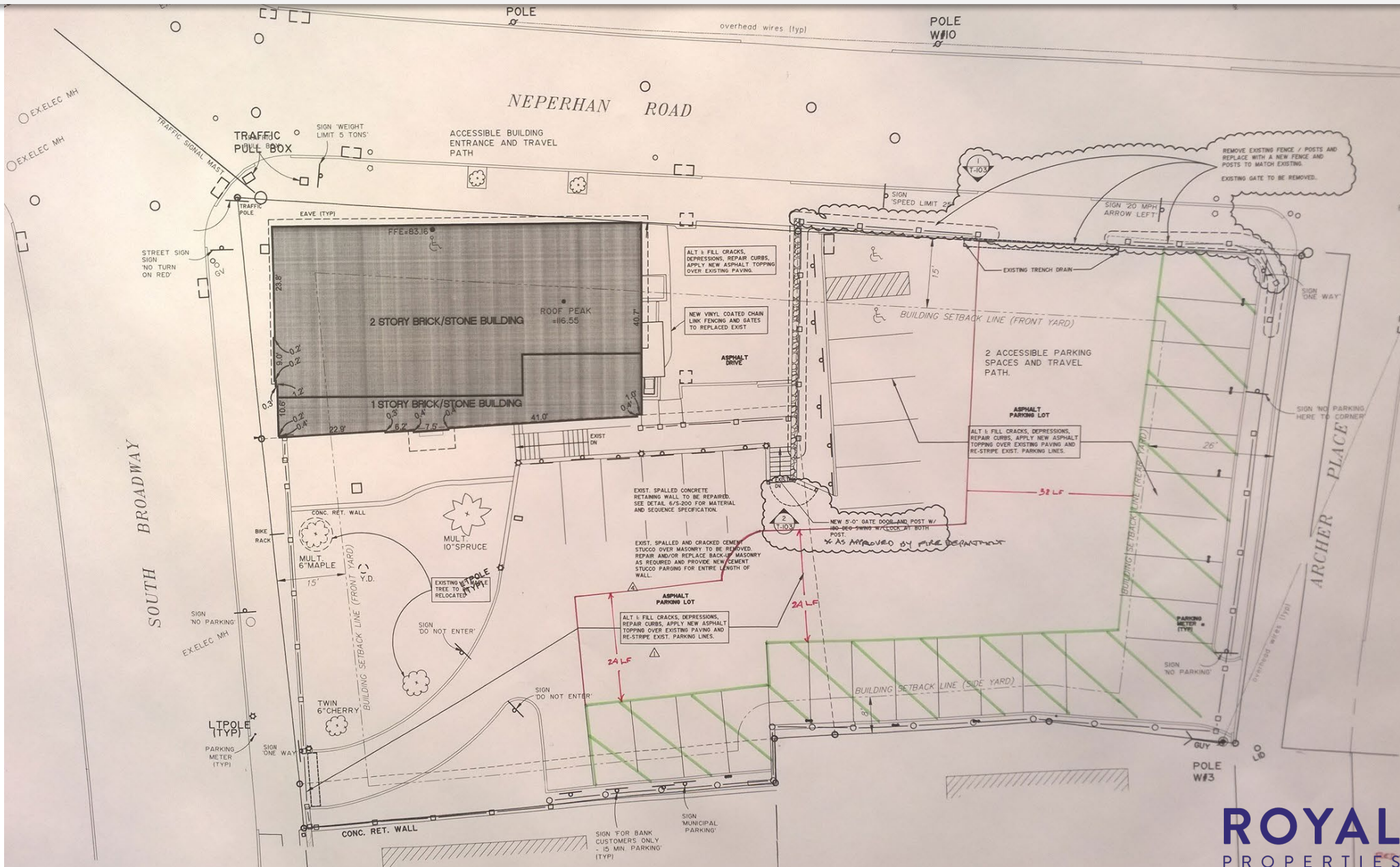
ROYAL
PROPERTIES

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Corner of Route 9 & Neperan Road | Tarrytown, NY | Westchester County

4,270 SF± FIRST FLOOR

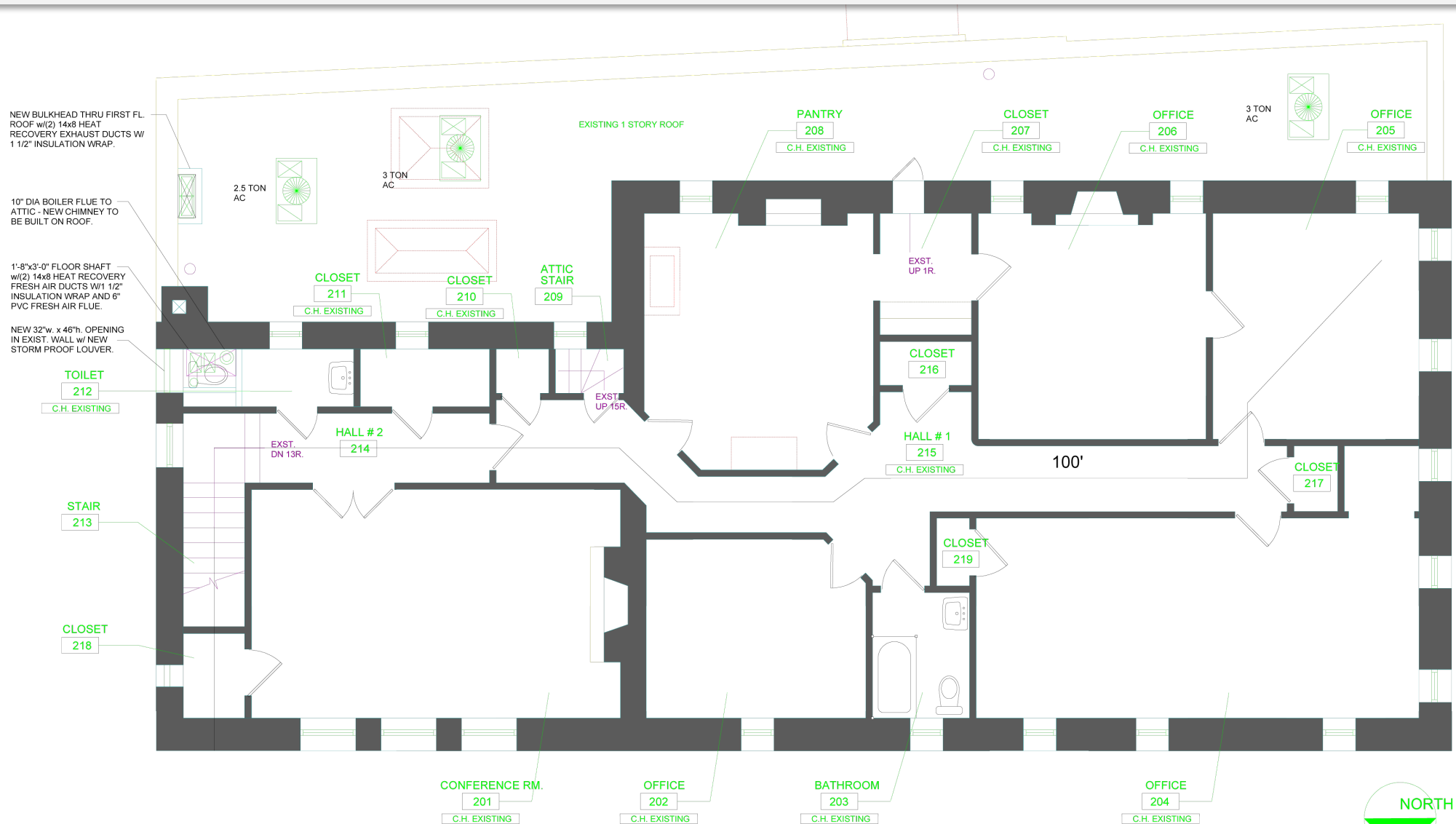


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3,210 SF± SECOND FLOOR



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RETAIL BUILDING
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4,250 SF± BASEMENT



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FIRST FLOOR

INTERIOR PHOTOS

±4,270 SF



SECOND FLOOR

INTERIOR PHOTOS

±3,210 SF



ROYAL
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2 SOUTH BROADWAY

Corner of Route 9 & Neperan Road | Tarrytown, NY | Westchester County

RETAIL BUILDING
FOR SALE/LEASE

11,730 SF± TWO-STORY HISTORIC BUILDING



ROYAL
PROPERTIES