



OFFERING SUMMARY

Address	1 Lyon Place. White Plains
Space Available	1,625 & 7,545 Sq Ft
Lease Rate	\$65 per Sq Ft
Building Type	Mixed Use
Parking Available	Adjacent Garage
Parcel ID	551700 125.84-4-8.3
County	Westchester
Coordinates	41.029411,-73.762729

PROPERTY OVERVIEW

One Lyon Place is a transformative mixed-use development in the heart of downtown White Plains, NY. This development is home to two ground floor retail spaces, offering 7,545 SF and 1,625 SF respectively. These spaces are nestled within a vibrant community of 212 high-end rental units, providing a ready customer base for any retail business. The retail spaces are part of a larger revitalization project that is bringing a refreshing energy to downtown White Plains.

PROPERTY HIGHLIGHTS

- Ground floor retail spaces in a newly developed mixed-use building.
- Part of a 212-unit high-end rental community, providing a ready customer base.
- The building offers a comprehensive and top-notch amenity package for its residents, increasing foot traffic potential for retail spaces. Building amenities include gym, yoga studio, business center, pet spa, rooftop pool with grilling, game room, party room, billiards lounge and storage units.

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Commercial**

RETAIL SPACES FOR LEASE

Retail Spaces @ 1 Lyon

1 LYON PL
WHITE PLAINS, NY 10601

SPACE	SPACE USE	LEASE RATE	SIZE(SF)	TERM
#1	Retail	\$ 65.00 per sq. ft.	7,545 SF	Negotiable
#2	Retail	\$ 65.00 per sq. ft.	1,625 SF	Negotiable



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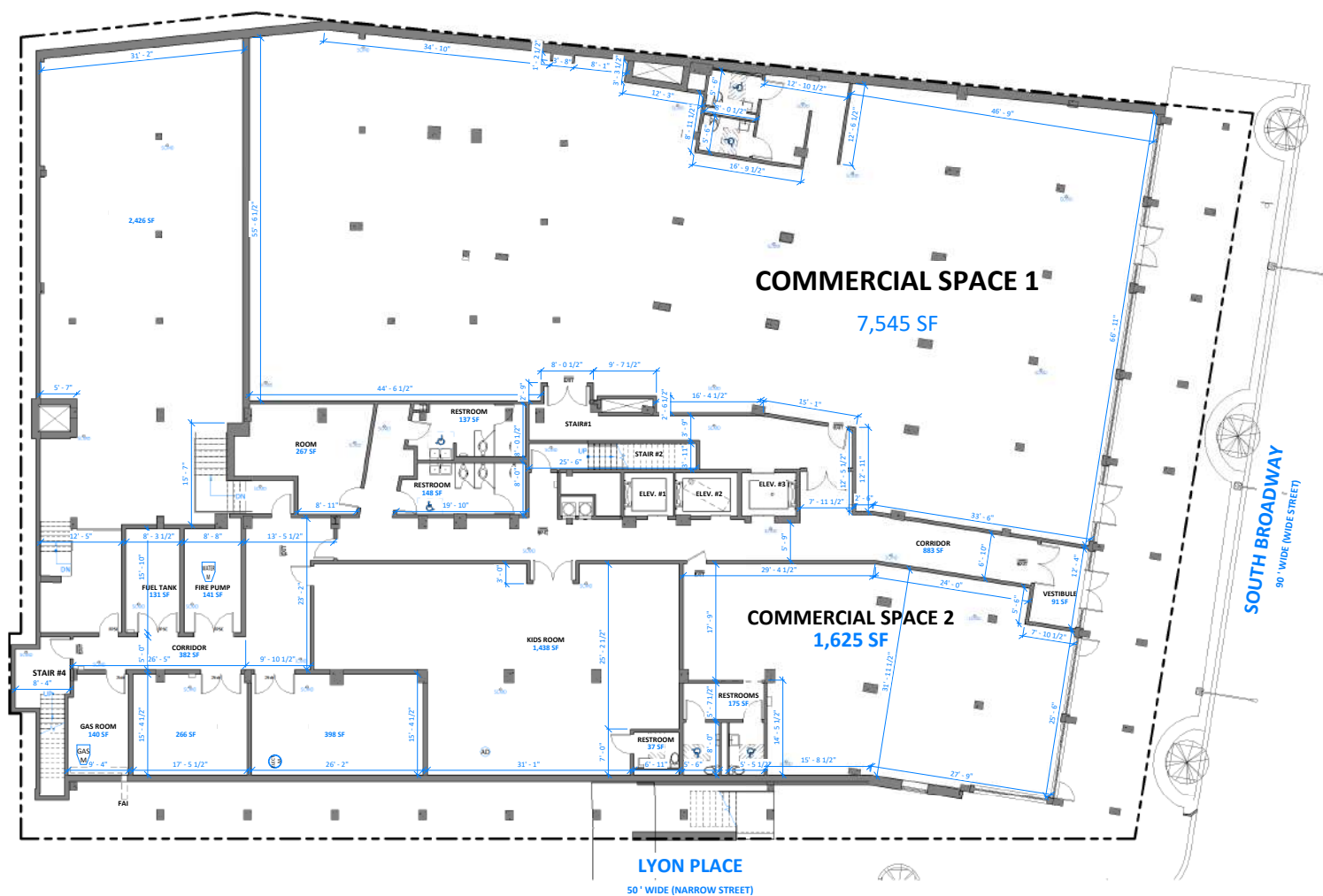
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NOTE:
ALL UNITS & BATHROOMS IN BUILDING TO BE TYPE 'A'



1. LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,708	96,814	195,950
2010 Population	35,223	102,840	205,338
2023 Population	38,525	109,045	217,418
2028 Population	43,973	115,156	221,839
2023-2028 Growth Rate	2.68 %	1.1 %	0.4 %
2023 Daytime Population	60,639	138,275	278,154

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,644	2,984	4,329
\$15000-24999	1,076	2,002	2,928
\$25000-34999	830	1,771	2,570
\$35000-49999	1,002	2,104	3,467
\$50000-74999	1,810	4,588	7,784
\$75000-99999	1,726	4,030	6,660
\$100000-149999	2,950	6,618	12,283
\$150000-199999	2,412	5,810	10,212
\$200000 or greater	3,584	12,486	28,893
Median HH Income	\$ 105,106	\$ 123,641	\$ 147,430
Average HH Income	\$ 151,096	\$ 186,871	\$ 217,545

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	13,325	37,072	71,575
2010 Total Households	15,312	39,651	74,548
2023 Total Households	17,034	42,393	79,129
2028 Total Households	20,182	45,987	82,445
2023 Average Household Size	2.2	2.5	2.66
2023 Owner Occupied Housing	6,996	26,478	54,966
2028 Owner Occupied Housing	7,087	26,595	55,078
2023 Renter Occupied Housing	10,038	15,915	24,163
2028 Renter Occupied Housing	13,096	19,391	27,366
2023 Vacant Housing	1,468	2,636	4,190
2023 Total Housing	18,502	45,029	83,319

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ABOUT WHITE PLAINS

White Plains is a city in Westchester County, New York, United States. It is the eleventh-largest city in the state of New York, an inner suburb of New York City, and the county seat and commercial hub of Westchester County, a densely populated suburban county that is home to about one million people. White Plains is located in south-central Westchester County.



CITY OF WHITE PLAINS

County	Westchester
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AREA

City	9.9 sq mi
Land	9.7 sq mi
Water	0.1 sq mi
Elevation	213 ft

POPULATION

Population	59,559
Density	6,116.77 sq mi

