

# 8-10 Saw Mill River Road

HAWTHORNE, NY



LEASE BROCHURE

**KW COMMERCIAL**  
760 White Plains Rd  
Scarsdale, NY 10583

*PRESENTED BY:*

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# LAND FOR LEASE



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## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	15,000 - 33,000 SF
<b>LEASE RATE:</b>	Upon Request
<b>LOT SIZE:</b>	1 Acres
<b>ZONING:</b>	C-RB numerous uses

## PROPERTY OVERVIEW

Commercial Development Site for Lease Build to Suit

## LOCATION OVERVIEW

Saw Mill River Road corridor close to Saw Mill River Pkwy, Home Depot, Audi Sales & Service, Skyline Drive Industrial Park

## PROPERTY HIGHLIGHTS

- Sports Complex: Build to suit 33000 sq ft, 2 story with 30 ft ceilings with 66 parking spaces
- Warehouse: Build to suit 15000 sq ft, 2 floors, 30 ft ceilings, 66 parking spaces
- Zoning allows for a variety of uses including automotive dealership

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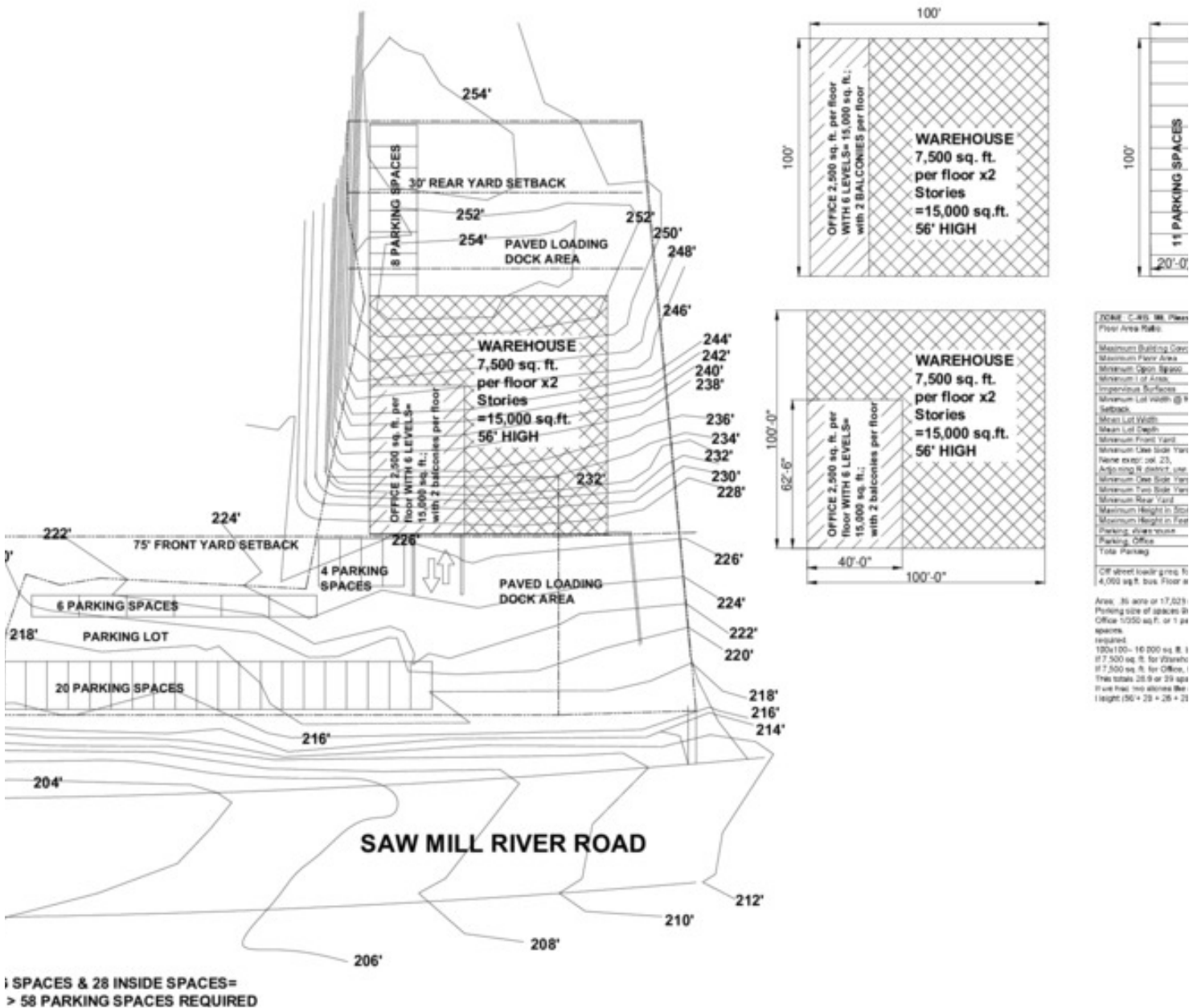


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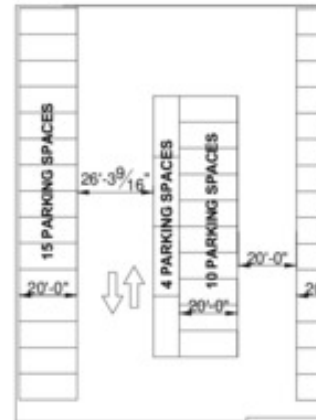
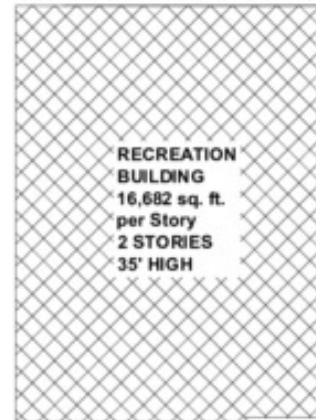
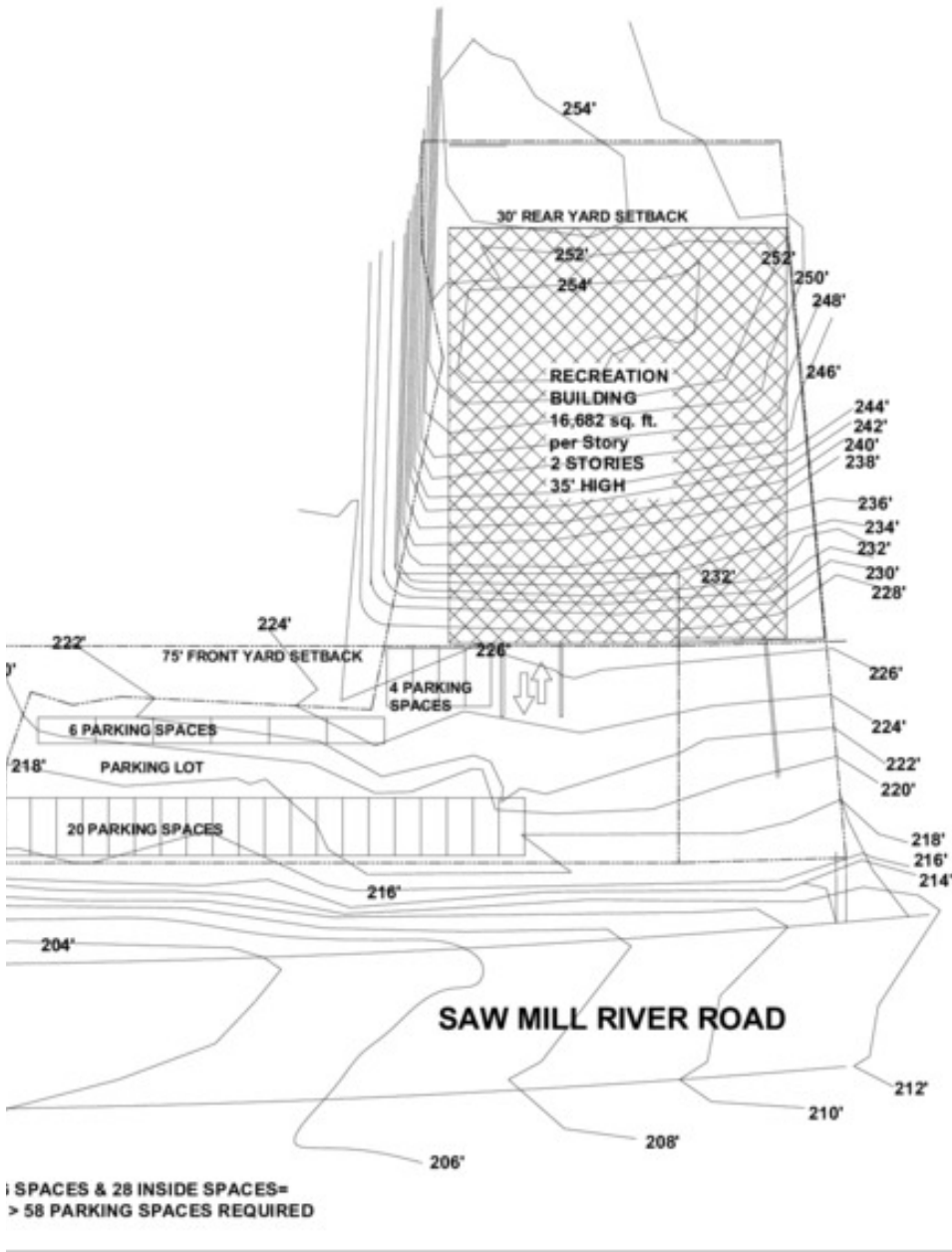


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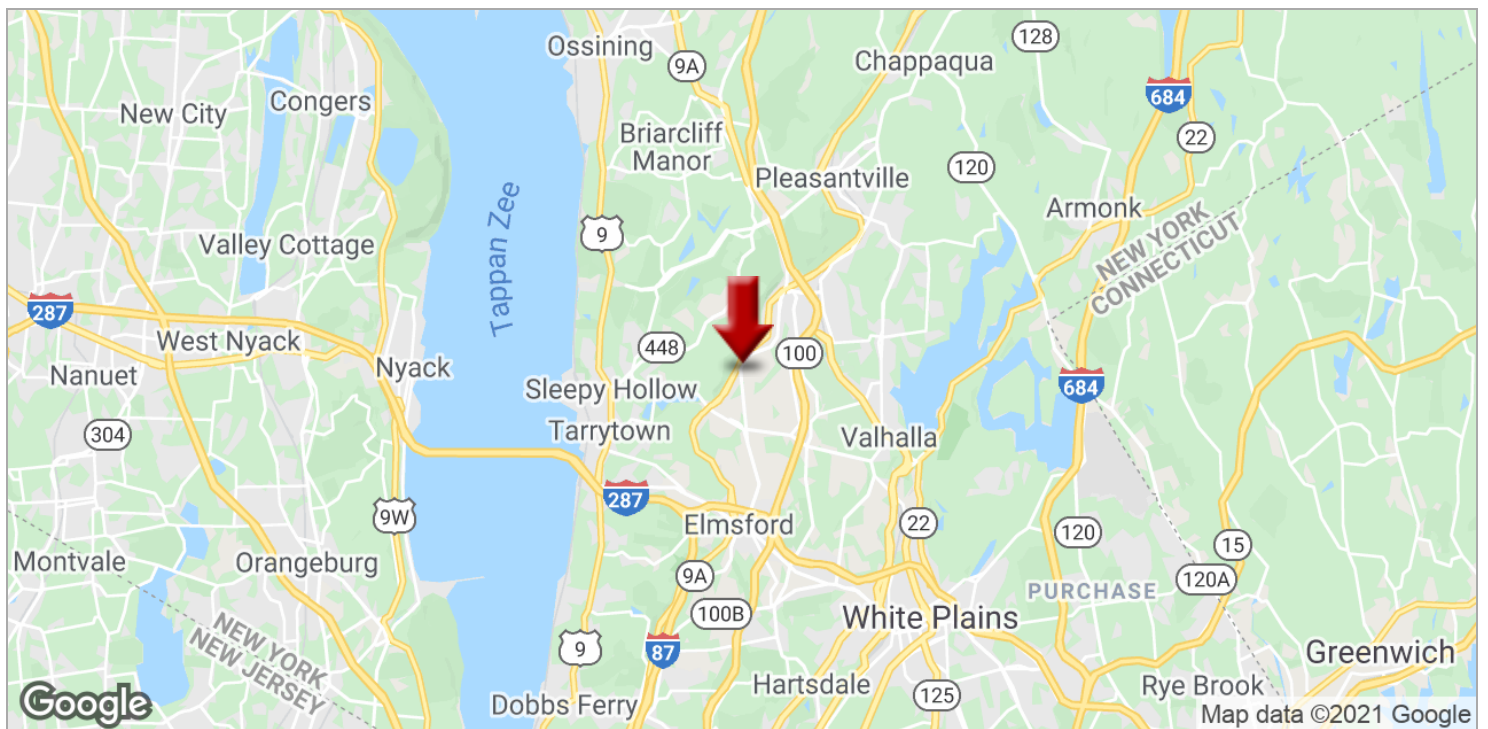


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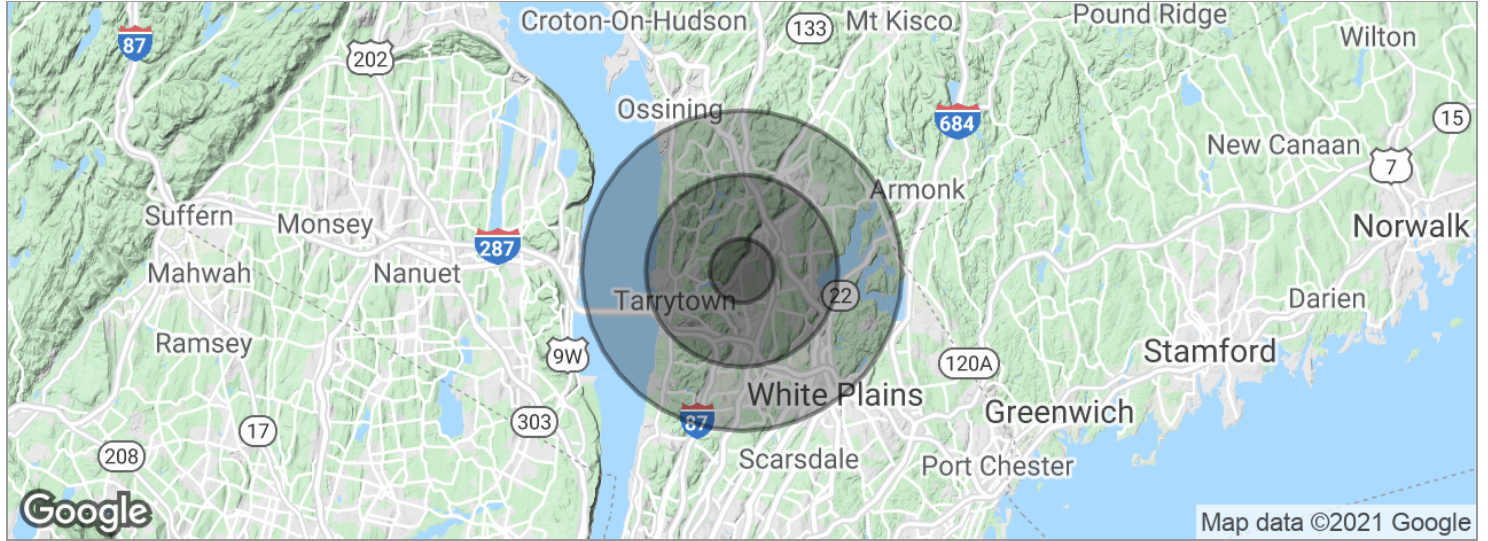


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,283	37,967	143,310
Median age	36.4	38.9	39.9
Median age (male)	37.9	37.0	38.0
Median age (Female)	31.8	39.9	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	521	12,127	51,275
# of persons per HH	6.3	3.1	2.8
Average HH income	\$145,073	\$132,809	\$132,537
Average house value	\$569,901	\$582,827	\$592,471

\* Demographic data derived from 2010 US Census

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