

578 Tarrytown Road | White Plains, NY
Highly Visible Commercial Property at the I-287 Gateway
0.35 Acres | Exceptional Highway Exposure | Regional Trade Area |
National Brand Potential



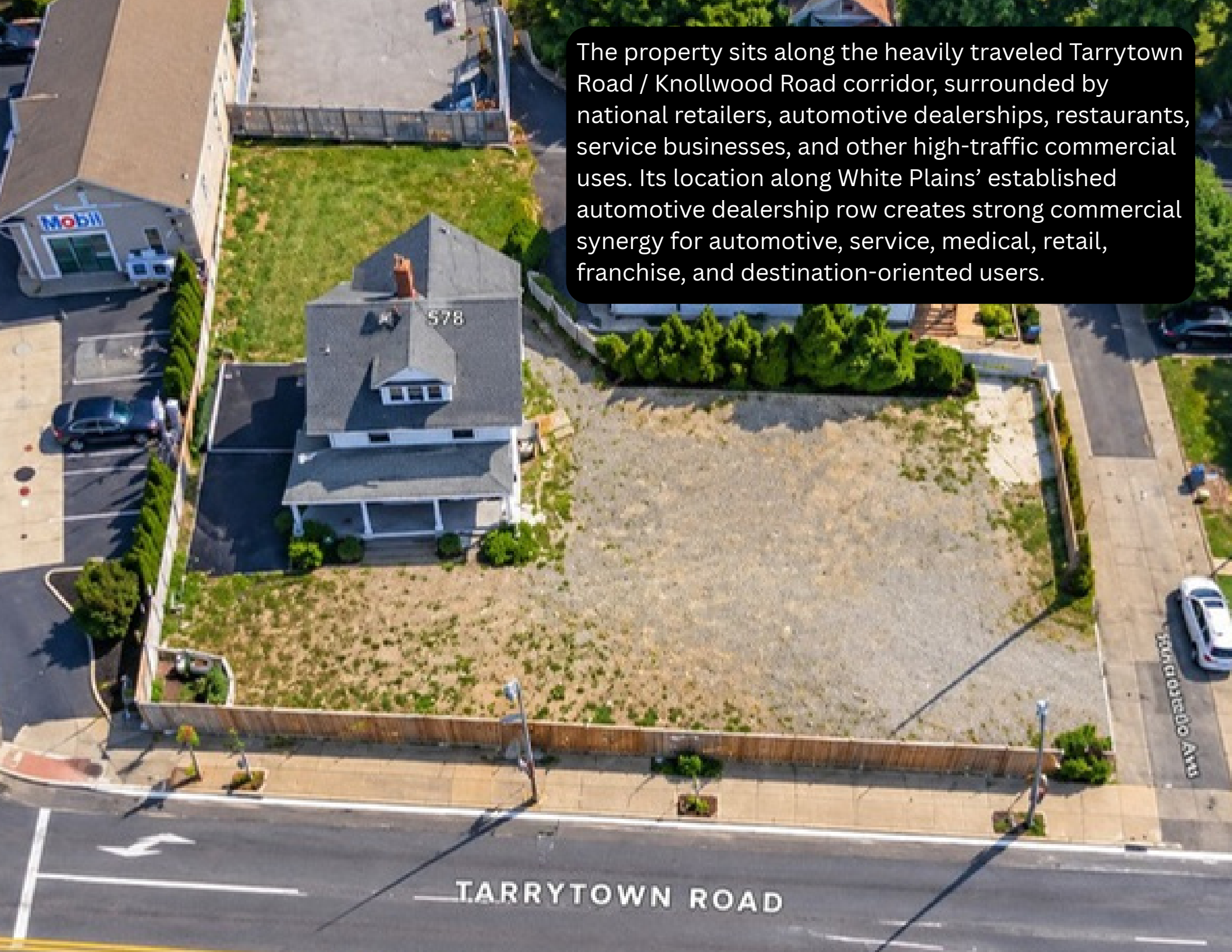
FOR LEASE:
\$20,000 MONTHLY



A rare opportunity to occupy or reposition a highly visible commercial property in one of central Westchester County's most active business corridors. Located in the Town of Greenburgh and just approximately 100 feet from the Interstate 287 on-ramp, the property benefits from exceptional regional access, strong traffic exposure, and immediate proximity to a dense concentration of retail, automotive, service, and national-brand users.



Formerly home to a well-established White Plains-based veterinary hospital, the site historically drew clientele from lower, central, and northern Westchester County, as well as Rockland and Putnam Counties, demonstrating the strength of the location as a regional destination.

An aerial photograph showing a property on Tarrytown Road. The property consists of a two-story house with a grey roof and a large, mostly empty gravel lot. To the left of the house is a Mobil gas station. The road is labeled 'TARRYTOWN ROAD' at the bottom. A text box in the top right corner provides context about the property's location and commercial potential.

The property sits along the heavily traveled Tarrytown Road / Knollwood Road corridor, surrounded by national retailers, automotive dealerships, restaurants, service businesses, and other high-traffic commercial uses. Its location along White Plains' established automotive dealership row creates strong commercial synergy for automotive, service, medical, retail, franchise, and destination-oriented users.

TARRYTOWN ROAD

Ownership is also willing to consider a partnership structure with the right national brand, creating additional flexibility for qualified operators or corporate tenants seeking a strategic Westchester location.



Exceptional Highway Exposure

The property's greatest competitive advantage is its immediate relationship to Interstate 287, one of Westchester County's most important east-west transportation corridors.

Vehicles entering and exiting the interstate receive direct exposure to the site, creating an unusually strong signage and branding opportunity. For service companies, retailers, medical users, automotive operators and national franchises, the location provides efficient access to multiple customer and employee trade areas without requiring travel through downtown White Plains.

Nearby traffic counts include approximately 23,678 vehicles per day along the Knollwood Road / I-287 Northeast corridor.

Leasing & Location Advantages

Massive Exposure: Direct visibility to vehicles entering and exiting I-287 provides exceptional branding and signage potential.

Regional Accessibility: Convenient access to White Plains, greater Westchester County, Rockland County, Fairfield County, Connecticut and the New York City metropolitan market.

Logistics Advantage: Particularly attractive to service businesses, fleet operators, medical users, automotive users, contractors and businesses whose employees or customers travel throughout the region.

Customer Convenience: Easy highway access reduces travel friction and significantly expands the site's practical trade area.

Employee Accessibility: Proximity to major roadways and public transportation enhances recruiting and employee retention potential.

National Tenant Appeal: The site's direct interstate proximity, high visibility and surrounding national retail environment align with many corporate and franchise site-selection criteria.

Strong Surrounding Commercial Environment

578 Tarrytown Road is positioned within one of the most active commercial areas in central Westchester County. The surrounding corridor includes major automotive dealerships, shopping destinations, restaurants, grocery stores, service businesses and national retailers.

The site is particularly well positioned for users that benefit from complementary traffic generated by nearby automotive dealerships and major retailers. This established commercial ecosystem helps create continuous daytime activity and strong consumer awareness.

Demographics

Demographic	1 Mile	3 Miles
Population	12,213	116,281
Households	4,140	45,536
Median Age	43.9	43.0
Median Household Income	\$129,919	\$119,290
Daytime Employees	6,388	96,689
Population Growth 2025–2030	0.23%	1.45%
Household Growth 2025–2030	0.27%	1.63%

The combination of strong household incomes, substantial daytime employment and a population exceeding 116,000 within three miles supports a wide range of commercial concepts.

Public Transportation & Regional Connectivity

Metro-North Railroad

- White Plains Station — approximately 2.3 miles / 4 minutes
- North White Plains Station — approximately 3.4 miles / 7 minutes

Airports

- Westchester County Airport — approximately 10.1 miles / 15 minutes
- LaGuardia Airport — approximately 26.1 miles / 38 minutes
- John F. Kennedy International Airport — approximately 32.8 miles / 48 minutes

578 TARRYTOWN ROAD

WHITE PLAINS, NY 10607

PRIME LOCATION | HIGH VISIBILITY | FLEXIBLE POTENTIAL

0.35 ACRES | IB ZONING | 100 FEET TO I-287 | 23,678 VPD



**NATIONAL BRAND
RESTAURANT / QSR**
(With Drive-Thru)



DAY CARE CENTER
(Early Childhood Education)



CAR WASH
(Express or Full Service)



MEDICAL / VETERINARY
(Office or Urgent Care)



RETAIL / SERVICE
(National or Regional Tenant)



POTENTIAL USES



RESTAURANT
(QSR / FAST CASUAL)



CAR WASH
(EXPRESS / FULL SERVICE)



DAY CARE
(CHILD CARE CENTER)



MEDICAL
(URGENT CARE / DENTAL)



VETERINARY
(ANIMAL HOSPITAL)



RETAIL
(NATIONAL / REGIONAL)



SERVICE BUSINESS
(AUTOMOTIVE / CONTRACTOR)



FITNESS / WELLNESS
(GYM / HEALTH)



PROFESSIONAL OFFICE
(MEDICAL / GENERAL)

HIGHWAY VISIBILITY. REGIONAL ACCESS. ENDLESS POSSIBILITIES.

THE AGENCY
COMMERCIAL DIVISION



578 TARRYTOWN ROAD

WHITE PLAINS, NY

PRIME LOCATION
EXCELLENT ACCESS
SURROUNDED BY TOP RETAIL, DINING,
SCHOOLS & RECREATION





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