

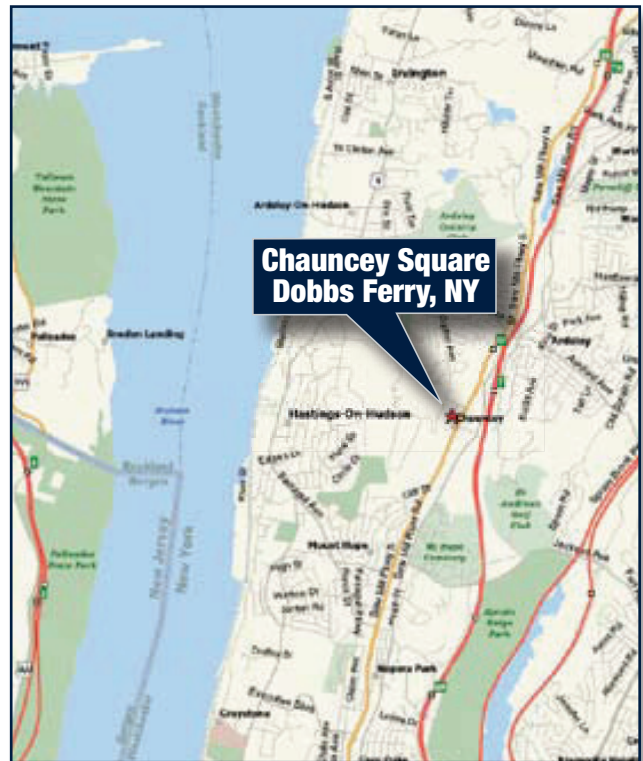


CHAUNCEY SQUARE | DOBBS FERRY, NEW YORK



PROPERTY OVERVIEW

- Chauncey Square is located in Westchester County, just off Exit 16 of the Saw Mill River Parkway
- It sits on the Hudson River and is about 17 miles from New York City
- The GLA is ±50,000 sf
- It has 310 parking spaces
- Chauncey Square is the only retail plaza of it's kind in the Village of Dobbs Ferry
- Dobbs Ferry is the home of Mercy College



DEMOGRAPHICS	1 MILE	3 MILES	7 MILES
■ Population	9,743	48,355	546,186
■ Average HH Income	\$174,678	\$184,962	\$135,905
■ Total HH	3,654	17,857	201,460
■ Average HH Size	2.4	2.6	2.6
■ Median Age	42.1	43.6	40.4



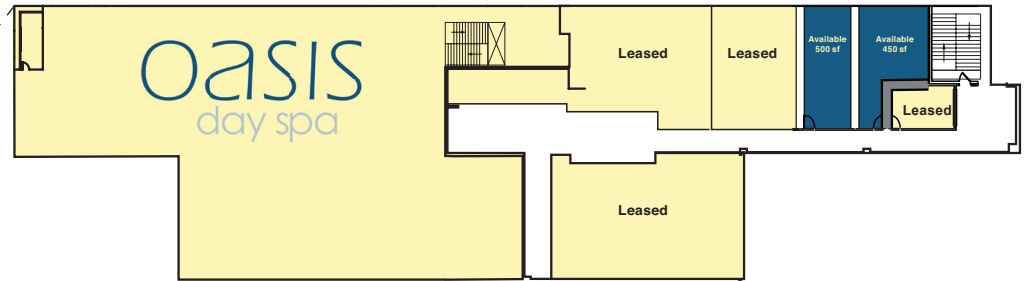


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CHAUNCEY SQUARE AT DOBBS FERRY



- Leased
- Available
- Potentially Available

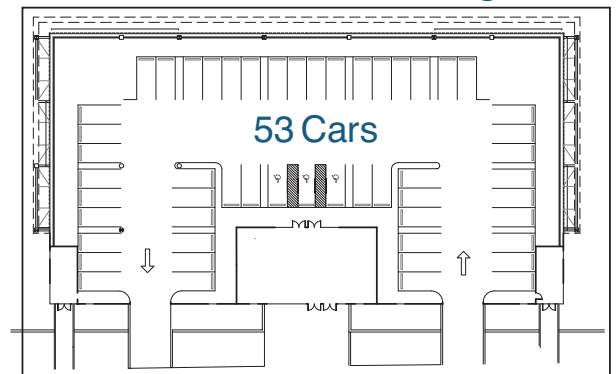


3rd Floor
New York
Sports Club



Mezzanine Level

2nd Floor
Parking Deck



→ Saw Mill Parkway (50,000 AADT)

EXIT 16



Stanley Avenue
↔ One Way



155 Parking Spaces

11/21

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All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.

