

22

PURDY AVENUE
R Y E , N Y

RARE 2,100 SF FULL BUILDING LEASE OPPORTUNITY IN DOWNTOWN RYE

1,050 SF FIRST FLOOR RETAIL SPACE

1,050 SF SECOND FLOOR OFFICE WITH SEPARATE ENTRANCE



LEASE FULL BUILDING, OR INDIVIDUAL RETAIL/OFFICE FLOORS

- CENTRALLY LOCATED IN DOWNTOWN RYE AT THE CORNER OF PURDY AVE & SCHOOL ST
- ADJACENT TO MUNICIPAL PARKING LOT
- WALKING DISTANCE TO THE RYE TRAIN STATION
- IDEAL FOR RETAIL AND OFFICE USE
- NUMEROUS RESTAURANTS AND RETAIL NEARBY
- 4,800 CARS PER DAY ON PURDY AVE

CONTACT EXCLUSIVE AGENT:

DAVID SCOTTO

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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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EXTERIOR IMAGES



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LOCAL MAP



 1 mile to I-95

 0.2 miles to Metro North Rye Station

 Easy access to #16 and #31 Beeline Bus

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FIRST FLOOR RETAIL INTERIOR 1,050 SF



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SECOND FLOOR OFFICE INTERIOR 1,050 SF



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WORKING AND LIVING IN RYE, NY

Rye is often referred to as Westchester County's smallest and most charming city, and such accolades are well-founded. This exclusive community is characterized by its picturesque setting, featuring an expansive Long Island Sound beachfront and a charming downtown shopping district reminiscent of New England, complete with a town square. The town is renowned for its traditional, family-oriented ambiance, embodying the essence of an old-fashioned small town.

Boasting a population of 16,447 (2023), Rye provides residents with the option of a town, country, or seashore lifestyle, offering elegant spacious condominiums and gracious homes situated on large, landscaped plots in one of New York's most sought-after zip codes: 10580. The current median home sales value stands at \$1,727,200, a significant contrast to the national average of \$281,900, and the median price for new listings is \$2 million.

Rye's family-centric environment is complemented by a highly regarded public school system comprising three elementary schools, all recognized as National Blue Ribbon Schools of Excellence, and an interconnected middle and high school. Rye High School, a Gold Medal School, consistently ranks among the nation's best high schools. Additionally, Rye hosts a private college preparatory school, Rye Country Day School, and an all-girls school for grades 5-12, School of the Holy Child.

In Rye, there are endless activities to engage in: The boutiques along Purchase Street cater to the discerning shopper, offering a diverse range of items, from jewelry and high-end fashions to bookstores, antiques, beauty products, furniture, home accessories, and even pet-friendly establishments. The Rye Arts Center, located at 51 Milton Road, provides classes for adults and children in drawing, painting, ceramics, music, and dance, and the Rye Historical Society is dedicated to preserving the area's rich history, architecture, and Americana.

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	9,749	81,601	158,016
Number of HouseHolds	3,484	29,473	57,993
Average HH Income	\$330,482	\$252,927	\$306,782
Annual HH Expenditure	\$655.55 M	\$4.37 B	\$9.37 B
Annual Non-Retail Expenditure	\$352.32 M	\$2.35 B	\$5.05 B



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