

Sleepy Hollow | New York 42 River Street

**A Once-in-a-Generation Waterfront Investment at the Center of
Sleepy Hollow's Renaissance**



LANZA
Commercial Real Estate Team

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Positioned directly on the Hudson River within Sleepy Hollow's coveted Riverfront Development District (RDD), 42 River Street represents one of the rarest commercial real estate opportunities currently available in Westchester County. Offering approximately 6,670 square feet across two levels on a 0.28-acre waterfront parcel, the property combines immediate usability with extraordinary long-term upside in a location experiencing one of the most significant redevelopment cycles in the New York metropolitan area.



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Commercial Real Estate Team



STRENGTH
FOCUS
COMMUNITY

MOVE
BREATHE
LIVE

RIVERFRONT
STRENGTH
& WELLNESS
STRONG BODY
CLEAR MIND
BETTER LIFE

RIVERFRONT
STRENGTH &
WELLNESS

Unlike most commercial properties, 42 River Street benefits from something that cannot be replicated: permanent, unobstructed Hudson River and Mario M. Cuomo Bridge views, immediate adjacency to the transformative Edge-on-Hudson master-planned community, and direct exposure to a rapidly expanding population of affluent residents seeking dining, entertainment, wellness, retail, and lifestyle amenities. As the surrounding neighborhood continues its evolution into one of Westchester's premier waterfront destinations, the value proposition of this asset becomes increasingly compelling.



The property sits at the doorstep of Edge-on-Hudson, the former General Motors campus redevelopment that has already transformed nearly 70 acres of industrial land into a vibrant mixed-use waterfront community. More than 1,100 residential units have already been delivered or sold, including luxury condominiums, townhomes, and apartments that command some of the highest residential pricing in the region. The recent opening of the 50,000-square-foot DeCicco & Sons flagship market, complete with rooftop dining and entertainment offerings, has further cemented the area as a destination rather than simply a residential neighborhood.

Property Overview

For investors, the property presents an opportunity to acquire a scarce waterfront asset in the early stages of a long-term neighborhood appreciation cycle. For developers, it offers a strategic foothold adjacent to one of the most successful redevelopment projects in the Hudson Valley. For hospitality operators, restaurateurs, brewers, and experiential retailers, it delivers an irreplaceable waterfront setting with built-in demographics and virtually no direct waterfront competition. For owner-users, it provides functional space today while preserving substantial future redevelopment optionality.

Perhaps most importantly, supply remains extremely limited. Commercial waterfront properties with direct river frontage, flexible zoning, and proximity to commuter rail are nearly impossible to replicate. With Tarrytown Metro-North Station only an eight-minute walk away and immediate access to Route 9, I-87, and the broader New York metropolitan region, the property combines destination appeal with practical accessibility.

As Edge-on-Hudson continues to mature, the surrounding district is expected to transition from a redevelopment story into an established waterfront downtown environment. Buyers who recognize this trajectory today have the opportunity to secure a unique position before the area's next phase of appreciation is fully reflected in pricing.

42 River Street is more than a building. It is a strategic waterfront asset positioned at the intersection of location, scarcity, flexibility, and growth—qualities that increasingly define the most successful real estate investments throughout the New York region. In a market where comparable waterfront opportunities are virtually nonexistent, ownership of 42 River Street offers both immediate utility and long-term upside that few assets can match.



What makes this opportunity particularly attractive is that the growth story is still unfolding. Additional residential phases, retail components, medical office development, hospitality projects, public parks, and RiverWalk expansions remain in the pipeline through 2026 and beyond. Every new residential unit, every new amenity, and every public improvement expands the property's customer base and strengthens its strategic position within the waterfront corridor.


2ND FLOOR SPACE



From an operational perspective, the building offers exceptional flexibility. The ground floor consists of approximately 3,700 square feet of warehouse and flex space with a 10-foot by 13-foot drive-in door, making it ideal for owner-users, contractors, specialty trades, artisans, distribution operations, showrooms, experiential retail concepts, breweries, fitness operators, or creative production uses. The second-floor loft space, comprising approximately 3,000 square feet, enjoys panoramic river views rarely found in commercial assets at this price point and could support office, hospitality, gallery, studio, wellness, restaurant, event, or creative workspace uses.



2ND FLOOR SPACE



The true value driver, however, is the Riverfront Development District zoning. The RDD designation provides a broad framework for mixed-use and waterfront-oriented development, allowing a future owner to capitalize on changing market conditions over time. Potential uses include restaurants, breweries, wine bars, galleries, health clubs, studios, boutique hospitality concepts, showroom space, mixed-use redevelopment, loft residential conversion opportunities, and a wide range of commercial applications. Few properties in Westchester offer this combination of zoning flexibility, waterfront location, and immediate access to an affluent customer base.



REAR YARD OF PROPERTY





William Kidd's Rock
Scenic Landmark



Sleepy Hollow Riverwalk
Community Mural



Sleepy Hollow
Lighthouse
Historic Site



Daniel Williams
Scenic Viewpoint



RIVERFRONT AT SLEEPY HOLLOW

A New Waterfront Community

- 850+ New Homes
- Riverfront Park & Walkway
- Public Spaces & Amenities
- Completed 2023-2024



BARNHART PARK



- Sports Fields
- Playground
- Community Events

Howard St

Keels Ave

Beekman Ave

Beekman Ale House
Local Restaurant & Bar



42 RIVER STREET

Recently viewed

EDGE-ON-HUDSON
Luxury Residences
(Built 2021)

Sleepy Hollow
Historic Village

- Shops
- Restaurants
- Local Services

Cedar St

Columbus St

Rocky St

Marling Ave

HUDSON RIVER

HUDSON FARMER &
THE FISH RESTAURANT
Waterfront Dining



McDonald's
Restaurant



MAP LEGEND

- 42 RIVER STREET
- Scenic / Historic
- Dining
- Parks & Recreation
- Shopping / Market
- Transportation



SLEEPY HOLLOW
METRO-NORTH STATION

Direct Service to
Grand Central Terminal
(Approx. 40 mins)

SLEEPY HOLLOW
FARMERS MARKET
(SEASONAL)



Local Produce,
Artisans & More

RIVERFRONT ACCESS



Walk to the Hudson
Riverwalk &
Waterfront Parks

UNBEATABLE LOCATION



Walkable
Lifestyle



Waterfront
Access



Easy Commuter
Access



Local Shops
& Dining

All locations are
approximate





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Empowering Your Vision with Unmatched Expertise and Market Insight

Led by Bryan Lanza, our team provides strategic commercial real estate solutions for investors, developers, property owners, tenants, and business operators throughout the Greater New York region. With a reputation built on integrity, market expertise, and results-driven execution, Bryan has successfully represented clients in investment sales, leasing, development opportunities, business sales, and complex 1031 exchanges.

Our approach combines deep market knowledge, strong industry relationships, and personalized service to help clients maximize value and achieve their real estate objectives. We understand that every property and transaction is unique, which is why we develop customized strategies tailored to each client's goals.

With experience across industrial, retail, office, hospitality, restaurant, multifamily, mixed-use, development land, and investment properties, our team provides comprehensive guidance from acquisition and disposition to leasing and development planning.

What sets us apart is our commitment to advocacy, communication, and execution. We work tirelessly to uncover opportunities, navigate challenges, and deliver successful outcomes. Whether representing a single property or a complex portfolio, our mission remains the same: helping clients make informed decisions and achieve exceptional results with confidence.

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