

BRONXVILLE, NY | 85 Pondfield Road
Fantastic Office Opportunity in the Heart of Downtown
480, 1,681 & 1,706 RSF | Excellent Parking Options



CONTACT FOR
RENTAL RATE



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JON GORDON: [914-779-8200](tel:914-779-8200) x115

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jgordon@admiralrealestate.com

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BUILDING DETAILS

District: Business District A (Central Business)
Utilities: \$3.50 PSF Electric; Dedicated Controlled HVAC
Parking: Adjacent Municipal Lot & Street Parking
Near: Scarsdale, Eastchester, Tuckahoe, Yonkers
Nearest Highway: 0.5 Mile from Bronx & Sprain River Parkways

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester
 RETAIL DEMAND

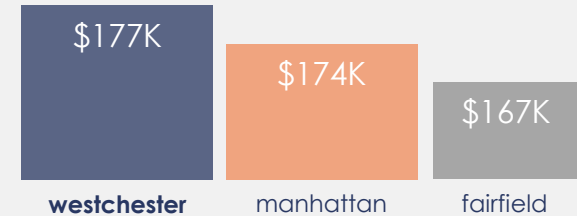
KEY FACTS (0.50 Mile Radius of Site)

POPULATION	MEDIAN AGE
7,185	49.3
AVG INCOME	DISPOSABLE INCOME
\$229,522	\$144,607

AUG 2024 MEDIAN
 HOME SALES
 PRICE

\$2.7M

HIGH AVERAGE HOUSEHOLD INCOME

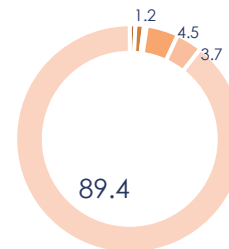


DEMOGRAPHICS

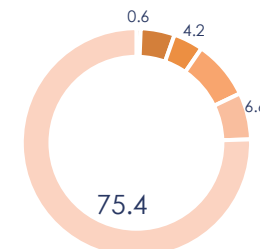
By Radius	0.35-Mile	0.60-Mile	0.85-Mile
AVG HH Income	\$247,639	\$229,522	\$221,141
Median HH Income	\$177,124	\$157,153	\$150,982
Population	1,721	7,185	15,691
Total Households	694	3,241	6,429
Disposable Income	\$152,716	\$144,607	\$140,051
Avg Net Worth	\$3.8M	\$3.6M	\$3.3M

2021 HOME VALUE

(0.25-Mile Radius)



(0.50-Mile Radius)



- < \$100K
- \$100-\$199K
- \$200-\$299K
- \$300-\$399K
- \$400-\$499K
- \$500K+



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RETAIL MAP Downtown



SITE

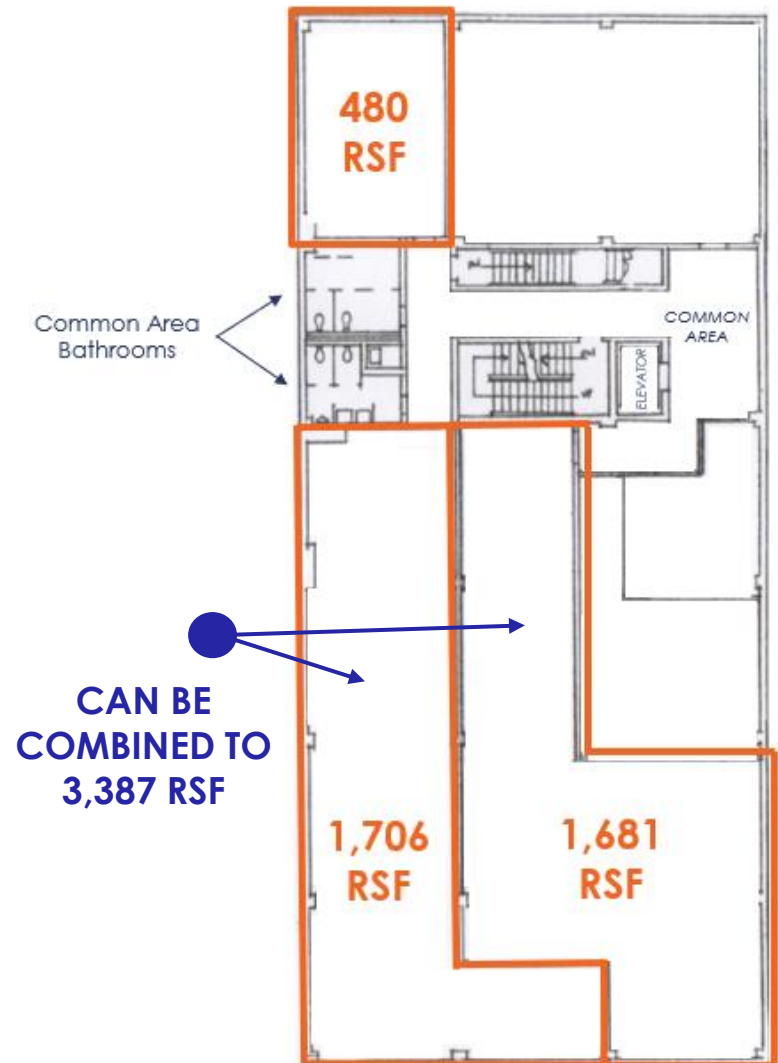


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SPACE INFORMATION

- Second Floor - 480 RSF (Suite 202), 1,681 RSF (Suite 204), and 1,706 RSF (Suite 203)
- Multiple Entrances; Elevator in Building
- \$3.50 PSF Electric
- Controlled Dedicated HVAC
- Common Restrooms
- Directly Adjacent to Municipal Lot and Street Parking
- Tremendous Foot Traffic and Consumer Spending Area
- Near All Downtown Amenities; Quick Walk to Coffee Shops, Restaurants, Delis, Dry Cleaning, Parks, Grocery, Boutique Retail Stores, Drug Stores, Banks, Schools, etc.
- 2-Minute Walk to Metro-North
- 31-Minutes to Midtown Manhattan



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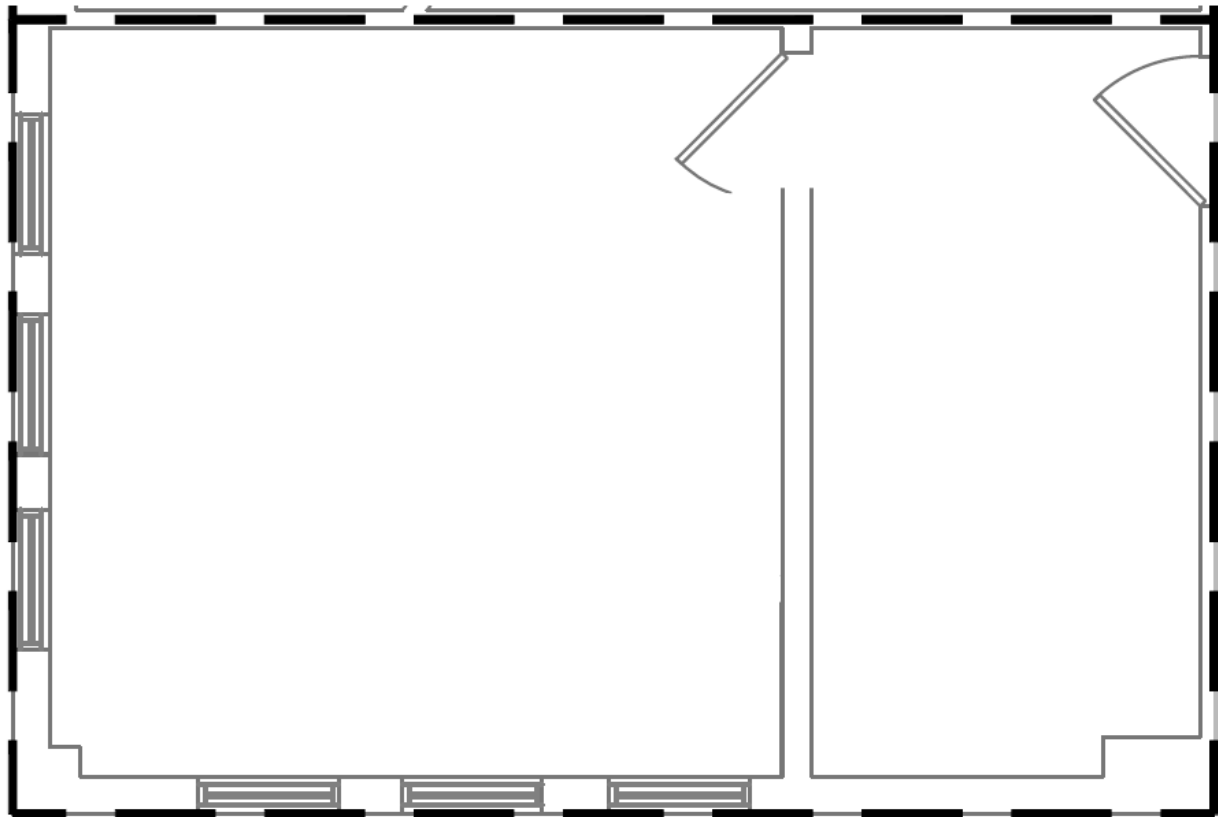
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FLOOR PLAN

Suite 202
480 SF



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PHOTO

Suite 202
480 SF



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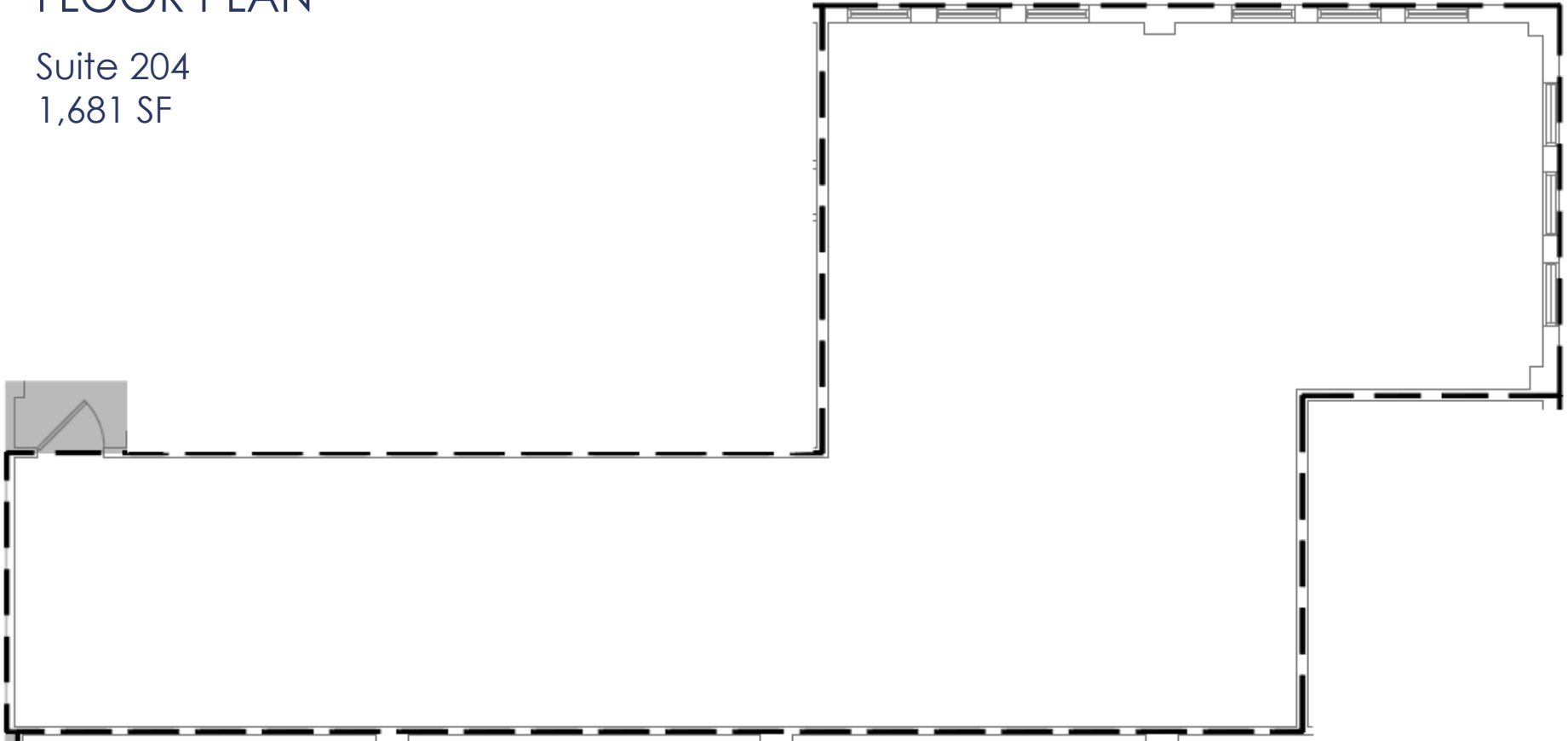
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FLOOR PLAN

Suite 204
1,681 SF



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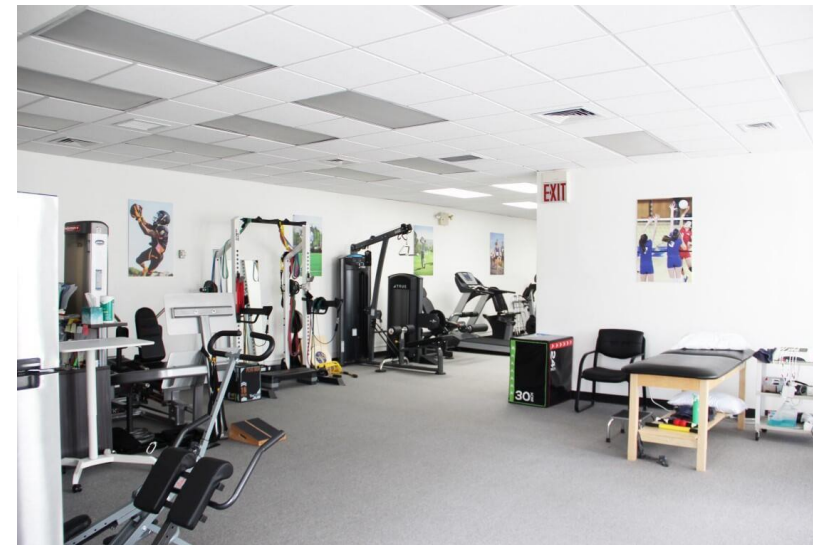
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ADMIRAL
REAL ESTATE SERVICES



PHOTOS

Suite 204
1,681 SF



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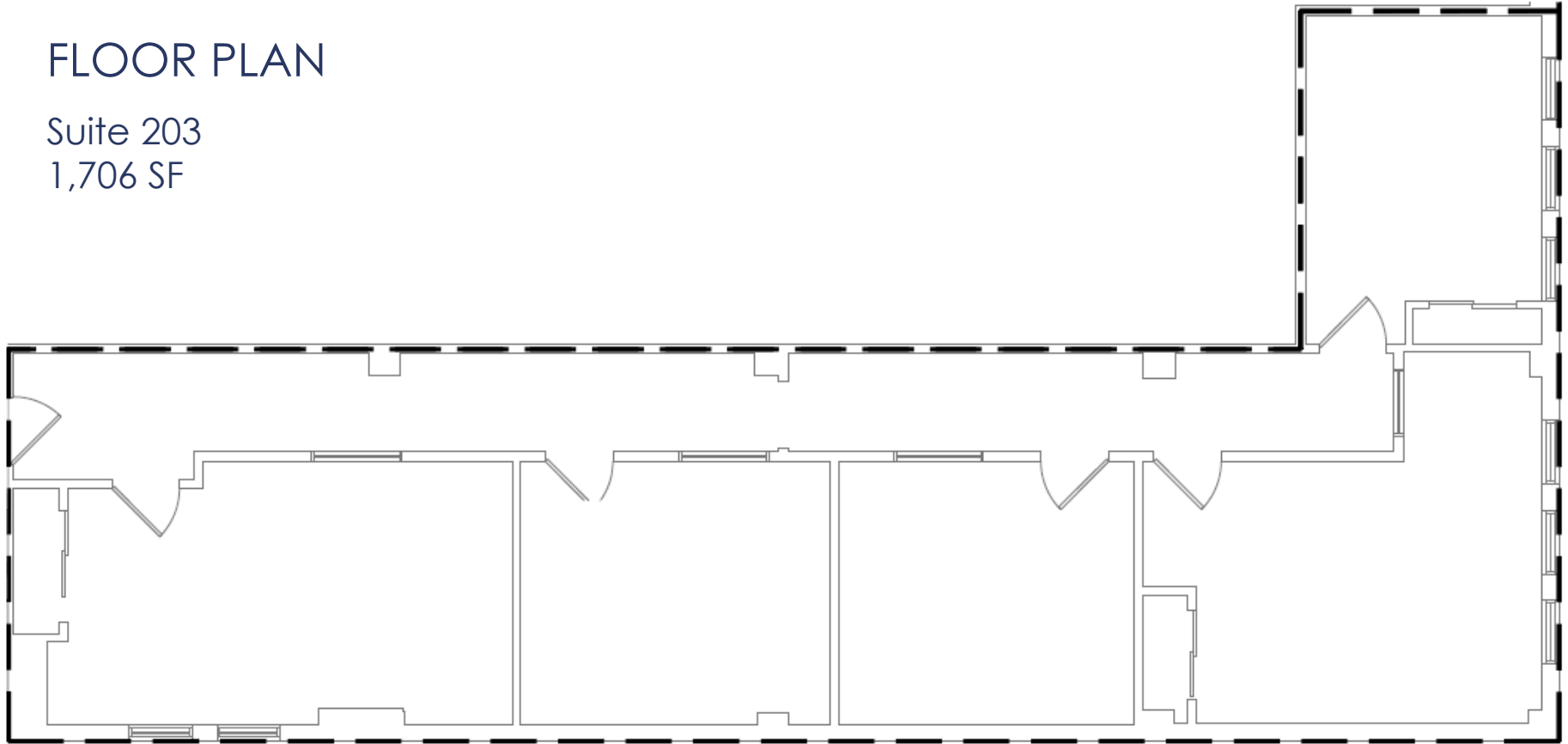
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FLOOR PLAN

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1,706 SF



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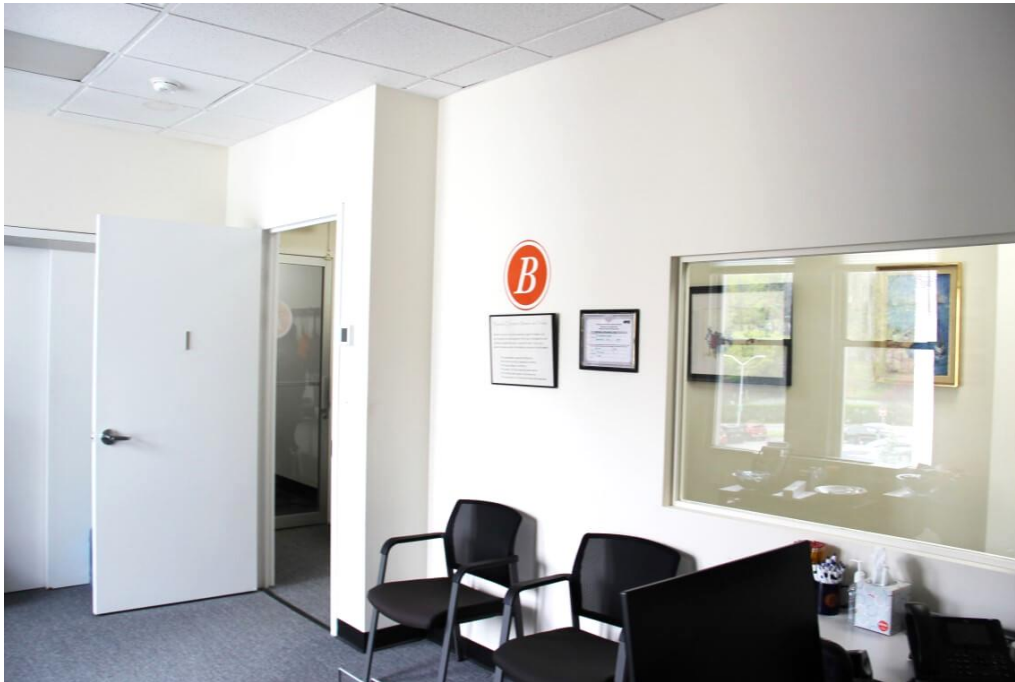
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1,706 SF



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PARKING – GARDEN AVE LOT

Direct Access to Pondfield Road from the **Garden Avenue Lot**

- Walkway and Upper Level Entrance to Lobby →
- Ground Entrance from Parking Lot →
- Pango Pay-by-Phone →
- Metro-North Railroad: 1 Block →



ENTRANCES



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SIDE ENTRANCE

Immediate Access from Rear
Garden Avenue Parking Lot
to Pondfield Road



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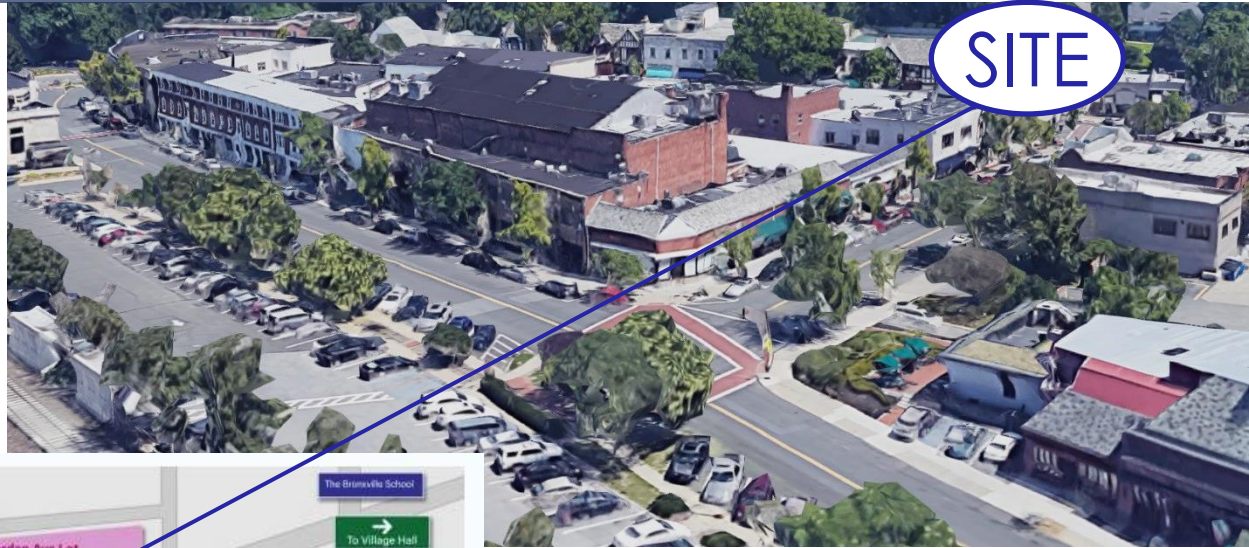
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PARKING
 MAP
 Village of
 Bronxville



Aerial overlooking Kraft Avenue facing northeast.



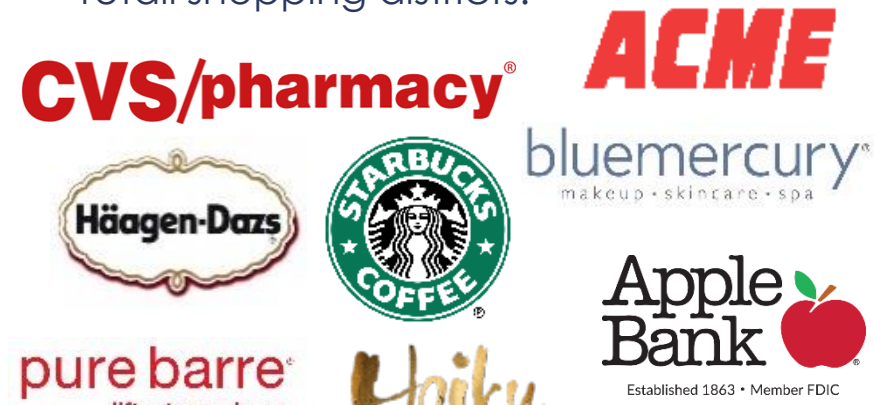
Bronxville's Metro-North train station is located exceptionally close to the subject space.

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BRONXVILLE CENTRAL BUSINESS SHOPPING DISTRICT

Downtown Bronxville is one of
 Westchester's most desired boutique
 retail shopping districts.



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AERIAL
Downtown
Bronxville, NY



New York-Presbyterian
Westchester Hospital
(formerly Lawrence)

Village of
BRONXVILLE
New York

CENTRAL
BUSINESS
DISTRICT

SITE



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LOCAL AERIAL



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Pondfield Rd (CBD)

ABOUT BRONXVILLE

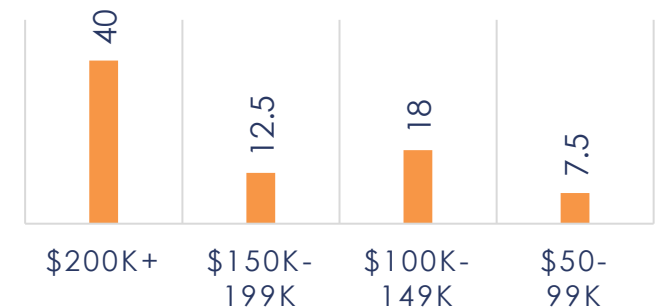
Concentrated in one square mile, Bronxville is a **uniquely walkable village**. Homes and apartments are within walking distance of town, where shoppers can walk between grocery store, movie-theater, restaurants, boutiques, banks, salons, fitness and dry cleaners all within a couple of blocks.

With its beautiful architecture, Bronxville offers an old-world version of the in-town, transit-oriented living that continues to rise in popularity. The village's schools consistently rank among the best in Westchester County.

Located only 15 miles north of Manhattan, Bronxville is one of the wealthiest suburbs of New York City, with an **average household income of over \$247,000** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.

HOUSEHOLD INCOME

■ Percent



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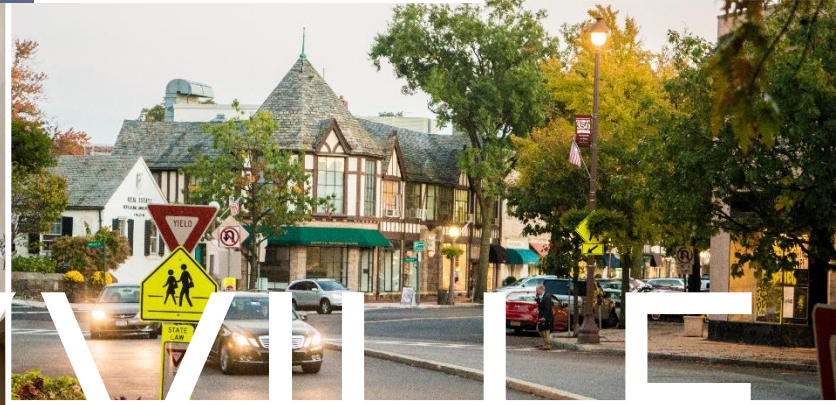
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