

LEASE

NORTHERN WESTCHESTER PLAZA

192 Route 117 Bypass Road Bedford Hills, NY 10507



PROPERTY DESCRIPTION

3600 SF space available in a 90,000 SF center. Join an eclectic mix of tenants as follows, Country Willow, Bellava Plastic Surgery, The Pulse Performing Arts Studio, Fitness is a Lifetime.

PROPERTY HIGHLIGHTS

- Adjacent to major highways
- Close to public transportation
- Versatile permitted uses
- NNN lease structure
- Ample parking availability
- Modern infrastructure
- High visibility location
- Convenient access to amenities

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,600 SF
Lot Size:	7 Acres
Building Size:	30,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,741	14,766	58,552
Total Population	5,899	42,916	164,548
Average HH Income	\$162,981	\$223,261	\$231,766

Barry Synnott
Real Estate Associate Broker
(914) 907-5487

Natalia Fonte
(914) 793-7000



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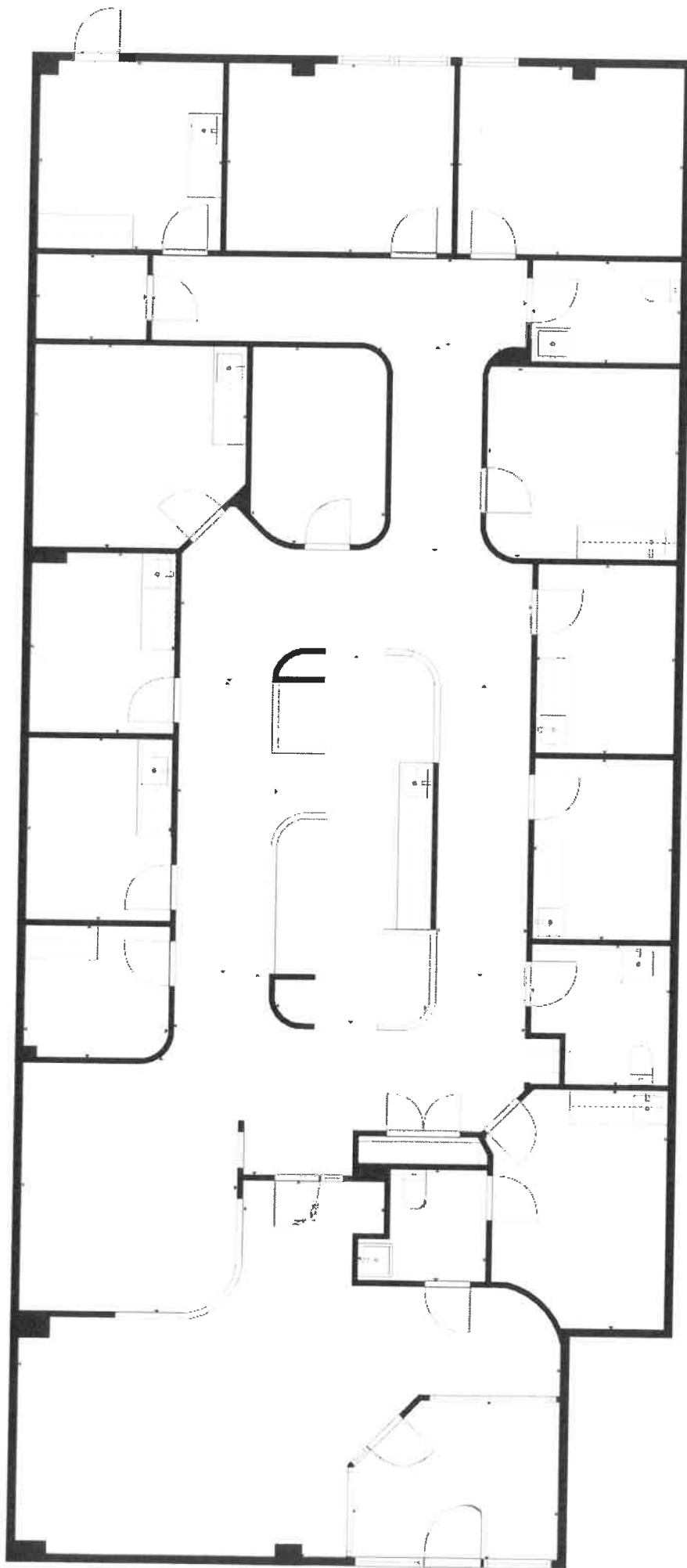
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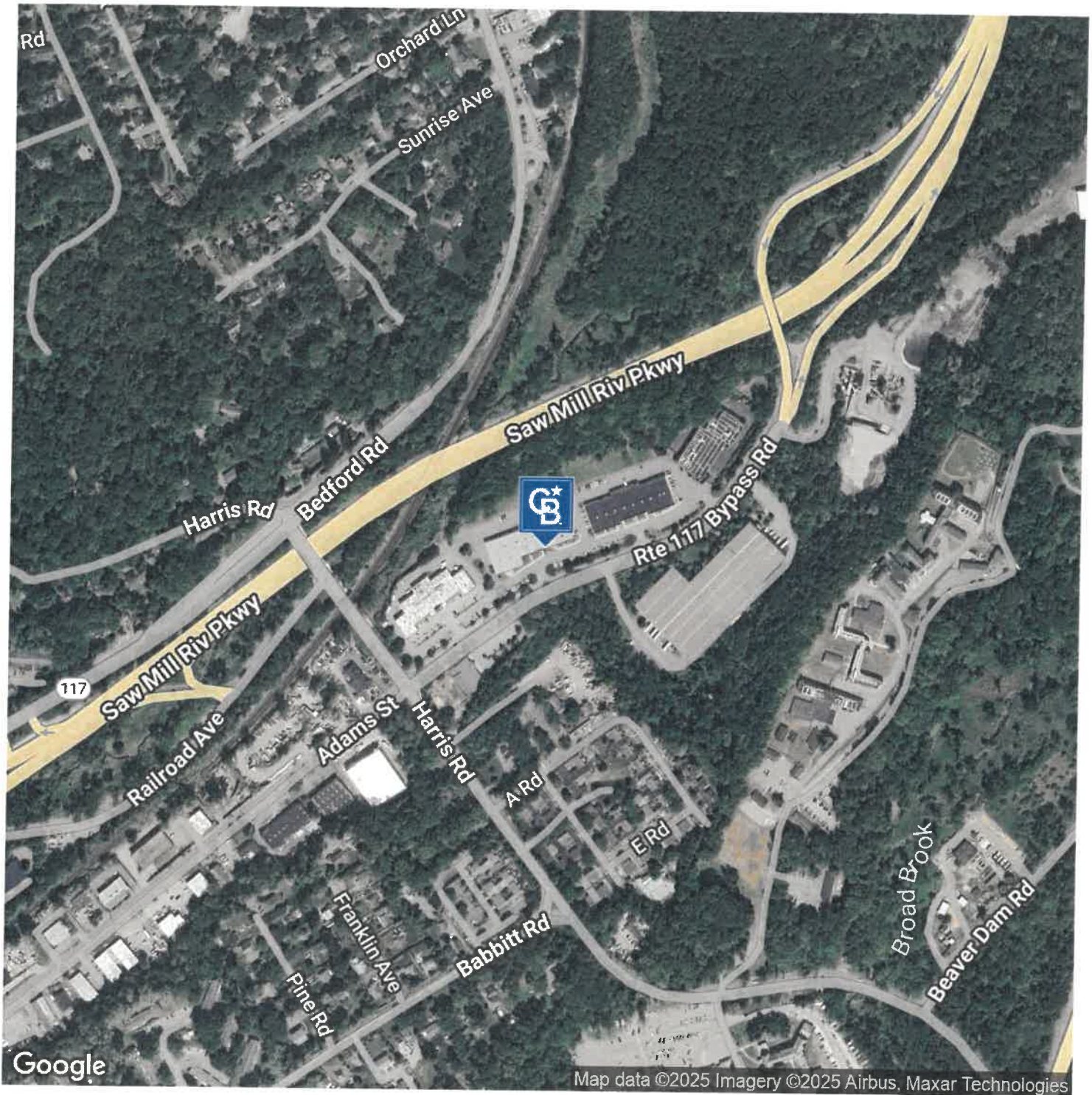
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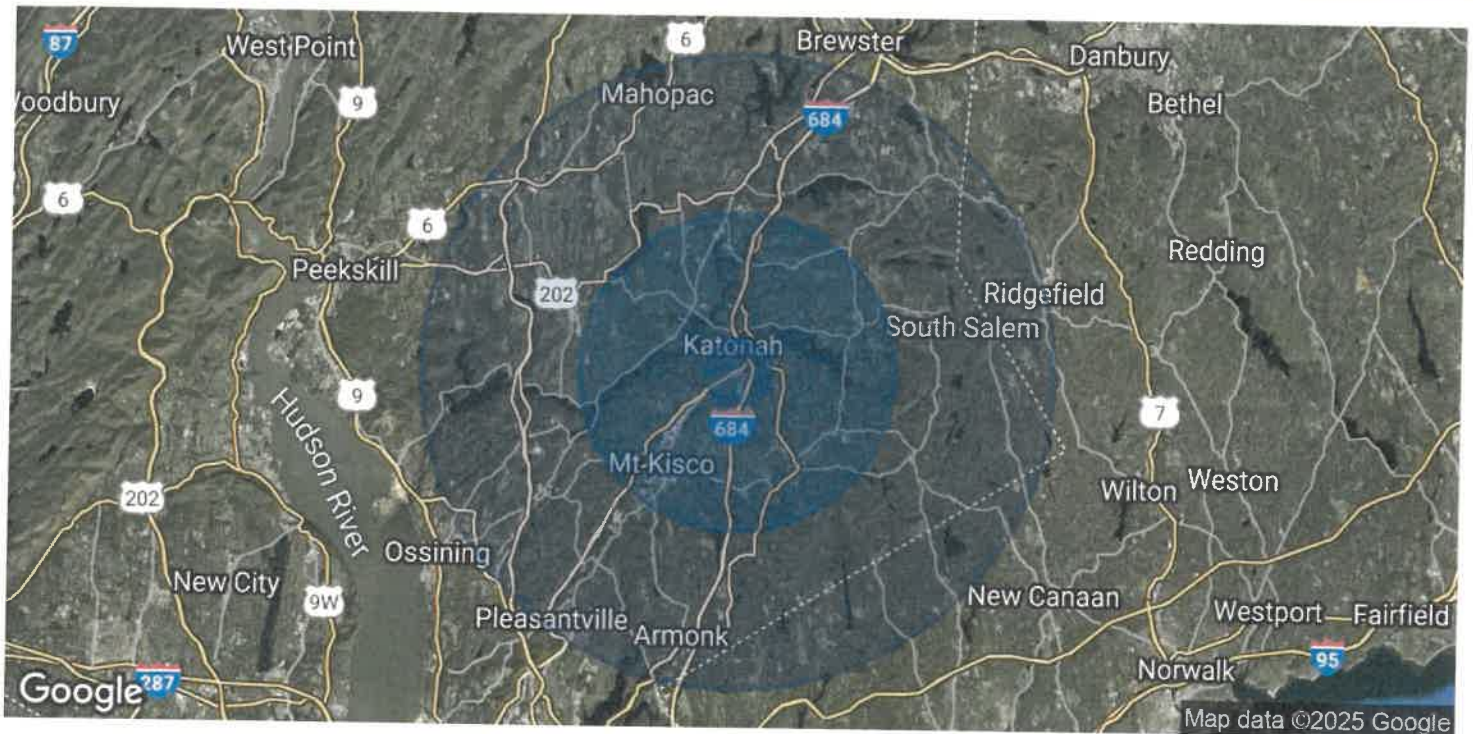
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,899	42,916	164,548
Average Age	40	42	44
Average Age (Male)	41	41	42
Average Age (Female)	41	43	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,741	14,766	58,552
# of Persons per HH	3.4	2.9	2.8
Average HH Income	\$162,981	\$223,261	\$231,766
Average House Value	\$644,454	\$892,117	\$846,445

Demographics data derived from AlphaMap

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