

# Investment Opportunity in Historic BRONXVILLE, NY

## Retail Condominium

76-84 Kraft Avenue



### Unit #7 | 15,835 SF Movie Theater

- Exceptional Visibility; Located Across from Train Station
- 100% Occupied, 15,835 Sq. Ft. Condominium Interest with Flexible Redevelopment Opportunities for Alternate Uses

Contact for  
Price

CONTACT OWNER'S  
EXCLUSIVE AGENT:

JON GORDON 914-779-8200 x115 [jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

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REAL ESTATE SERVICES







## RARE OPPORTUNITY

Due to the stability and affluence of Bronxville Village,  
commercial buildings / condo units seldom trade

Irreplaceable location in center of downtown Bronxville,  
across from Metro North train station

Currently 100% occupied by experienced movie theater operator  
Potential for many alternate uses requiring difficult-to-find large footprint & high ceiling heights

Strong passive investment

Excellent 1031 exchange potential



# PROPERTY DETAILS

**BRONXVILLE, NY**

76-84 Kraft Ave, Unit 7

## SITE DETAILS

- Fully Built-Out Interior
- Tremendous Foot Traffic
- Strong Consumer Spending
- Zoning: Business District A (Central Business)
- Ample Parking: Street Parking & Walkable Municipal Lots
- Directly Across from Bronxville Metro-North Station
- Near All Downtown Amenities Including CVS, ACME, Value Drug, Bronxville School (K-12), Toney Toni & The Gang, Shoes N' More, Harry's, Underhill's Crossing, Slave to the Grind, Taco Project, and many more!
- Only ½ Mile from Bronx River and Sprain River Parkways
- Very Close to Scarsdale, Eastchester, and Tuckahoe

## SEATING CAPACITY

- Auditoria 1: (211) seats plus 5 ADA accessible spaces (216 total)
- Auditoria 2: (230) seats plus 4 ADA accessible spaces (234 total)
- Auditoria 3: (216) seats no accessible seating (216 total)

## DEMOGRAPHICS

By Radius	.25-Mile	.50 Mile	.75 Mile
Average HH Income	\$280,589	\$278,531	\$256,705
Median HH Income	\$169,545	\$165,870	\$158,119
Population	1,384	7,158	15,330
Total Households	554	3,179	6,129
Median Age	48	50	47
Per Capita Income	\$116,589	\$120,855	\$104,491

## KEY FACTS (.25 Mile Radius)

POPULATION

1,384

MEDIAN AGE

48

HOUSEHOLDS

554

AVG INCOME

\$280,589

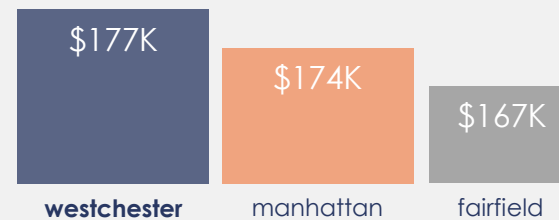
JULY 2024 MEDIAN  
HOME SALES  
PRICE

\$2.9M

## NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

## HIGH AVERAGE HOUSEHOLD INCOME



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## NEARBY FACULTY, STAFF & STUDENTS

# BRONXVILLE, NY

76-84 Kraft Ave, Unit 7



### New York-Presbyterian / Lawrence Hospital

Of the 6,000 employees working in Bronxville, 1,100 work at the New York-Presbyterian Lawrence Hospital. The hospital provides emergency care to 35,000 people annually and in 2016 opened a new 40,000 SF, \$65 million cancer & surgery center.



### Sarah Lawrence College & Iona University

Located exclusively in Bronxville, Sarah Lawrence, among the most expensive colleges in the U.S., employs about 300 faculty & enrolls 1,800 students. Roughly 500 of Iona's 4,000 students & 300 faculty study on their 28-acre Bronxville campus.



NYP-Lawrence Hospital



Sarah Lawrence College



Iona University

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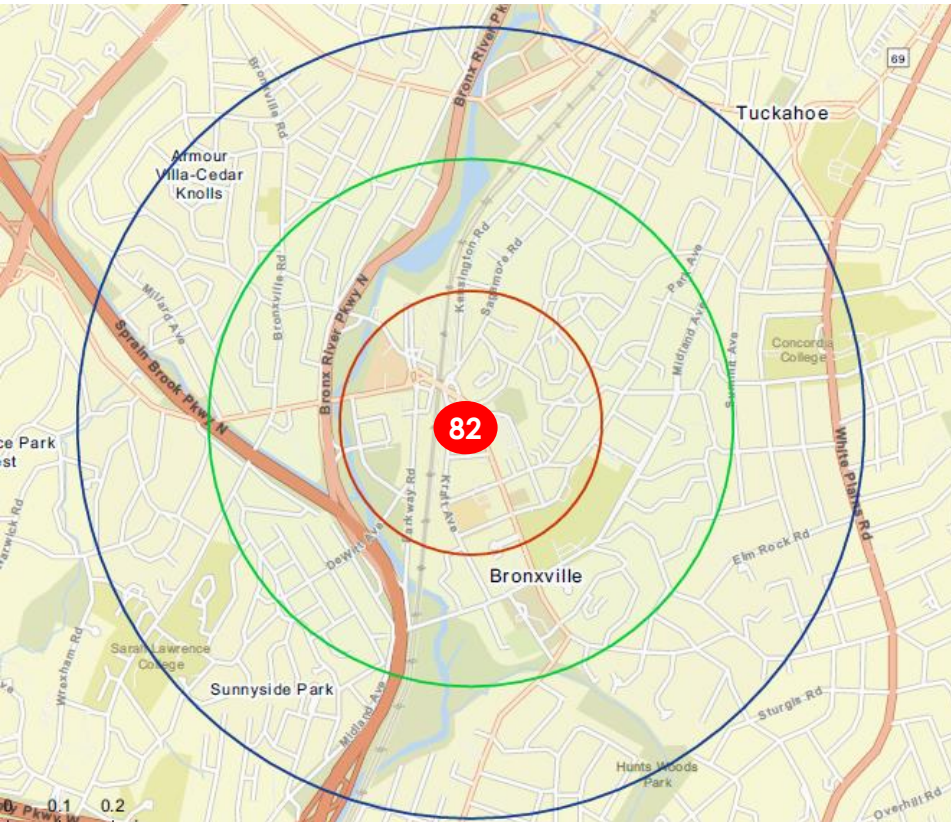
# SITE PROFILE

## BRONXVILLE, NY

76-84 Kraft Ave, Unit 7

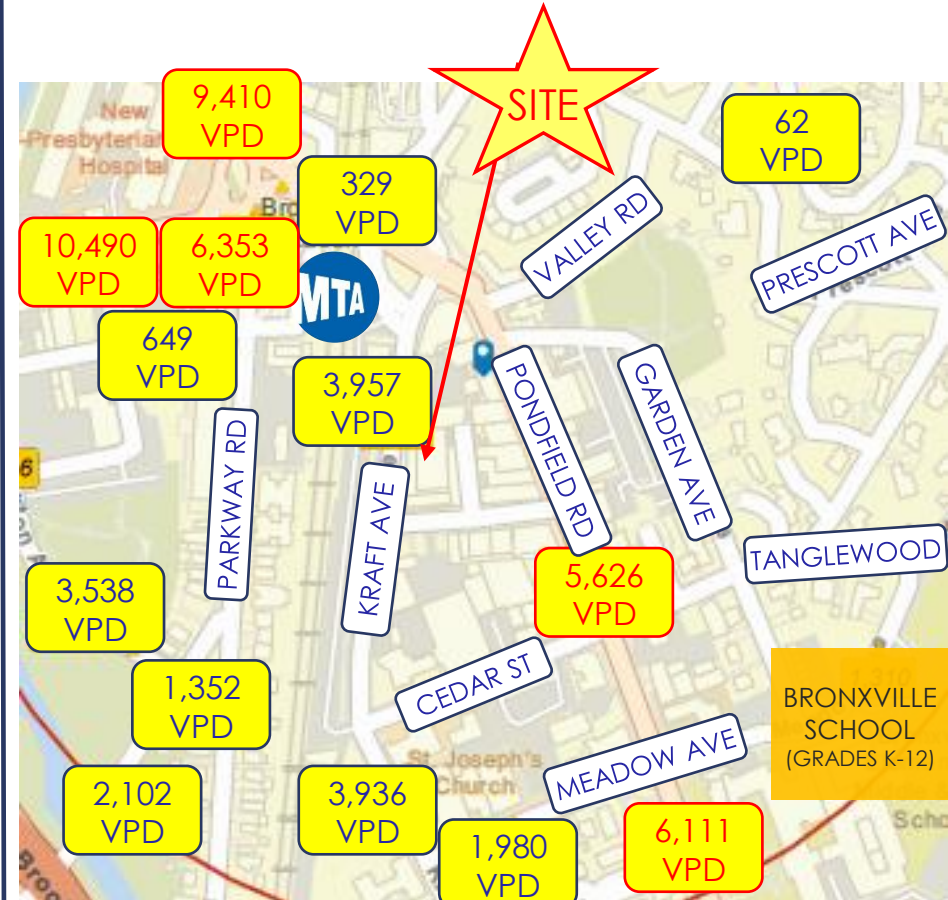
### SITE MAP

RADIUS: **0.25-MILE** **0.50-MILE** **0.75-MILE**



### TRAFFIC COUNT

5,626 Vehicles Per Day on Pondfield Road



## AREA RETAIL MAP

# BRONXVILLE, NY

76-84 Kraft Ave, Unit 7

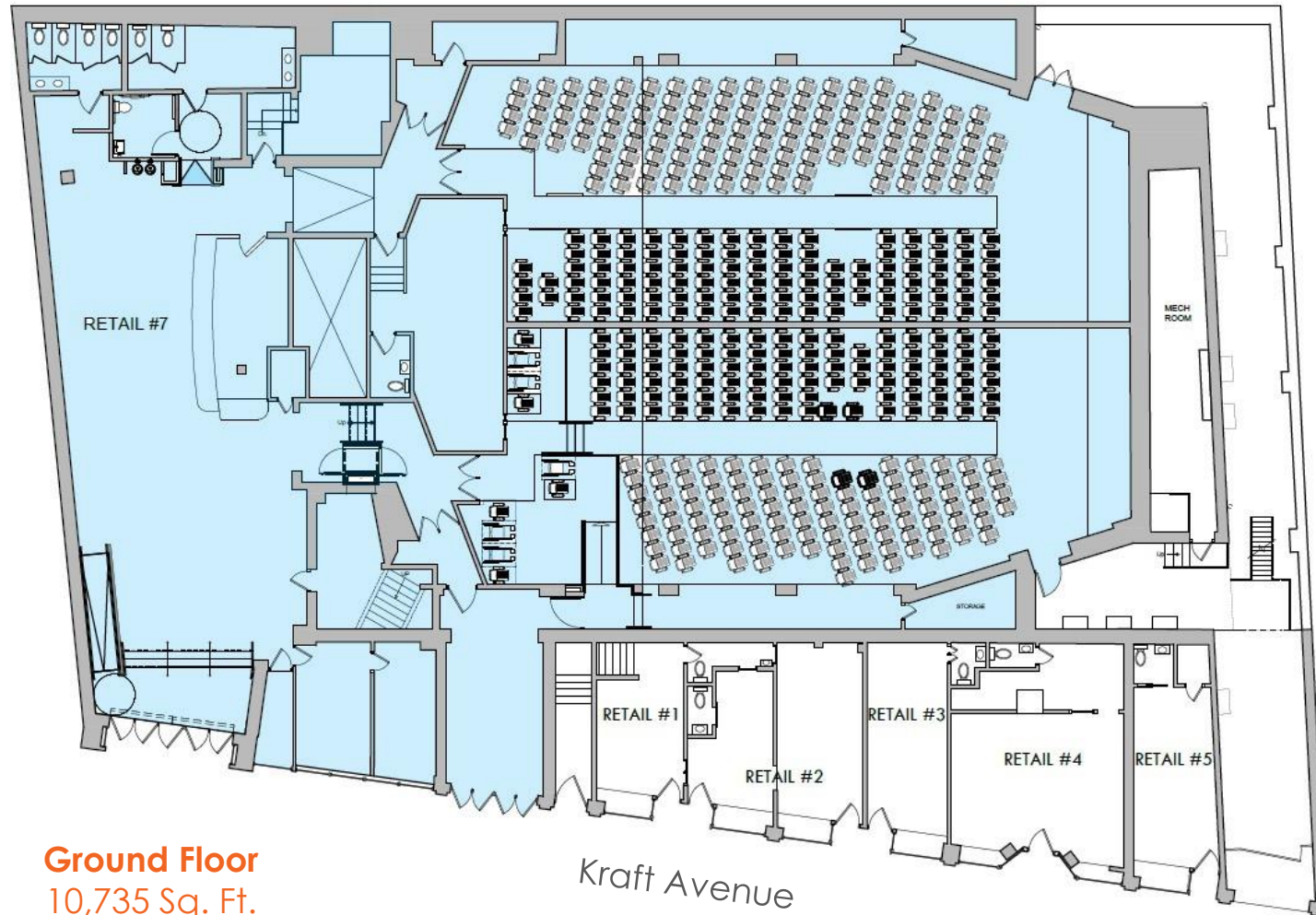




# FULL 1<sup>st</sup> Floor CONDO PLAN

**BRONXVILLE, NY**

76-84 Kraft Ave, Unit 7



**Ground Floor**  
10,735 Sq. Ft.

Kraft Avenue

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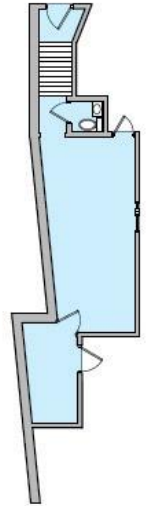
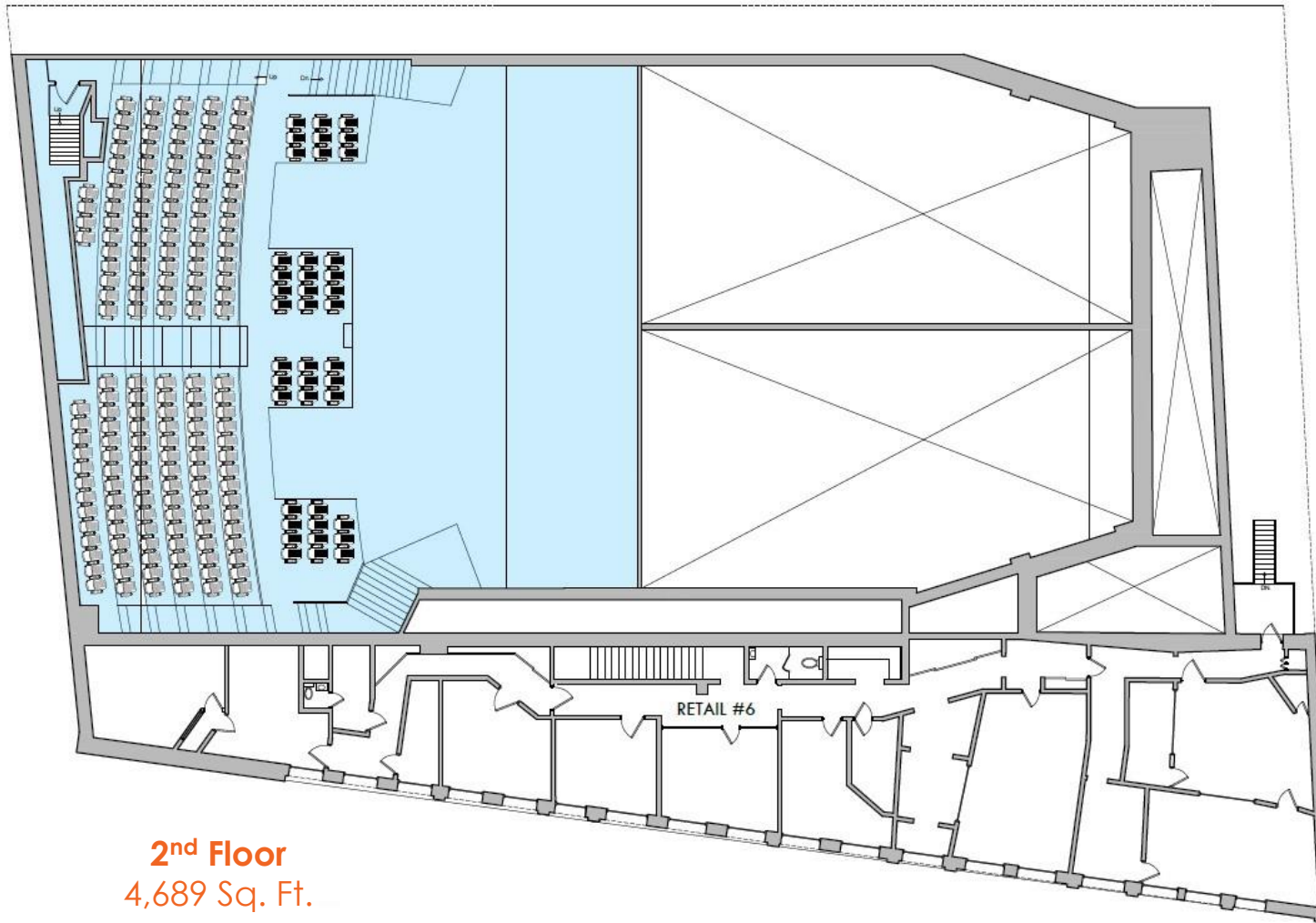
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## 2<sup>nd</sup> Floor / Mezzanine CONDO PLAN

**BRONXVILLE, NY**

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**Mezzanine**  
411 Sq. Ft.

**2<sup>nd</sup> Floor**  
4,689 Sq. Ft.

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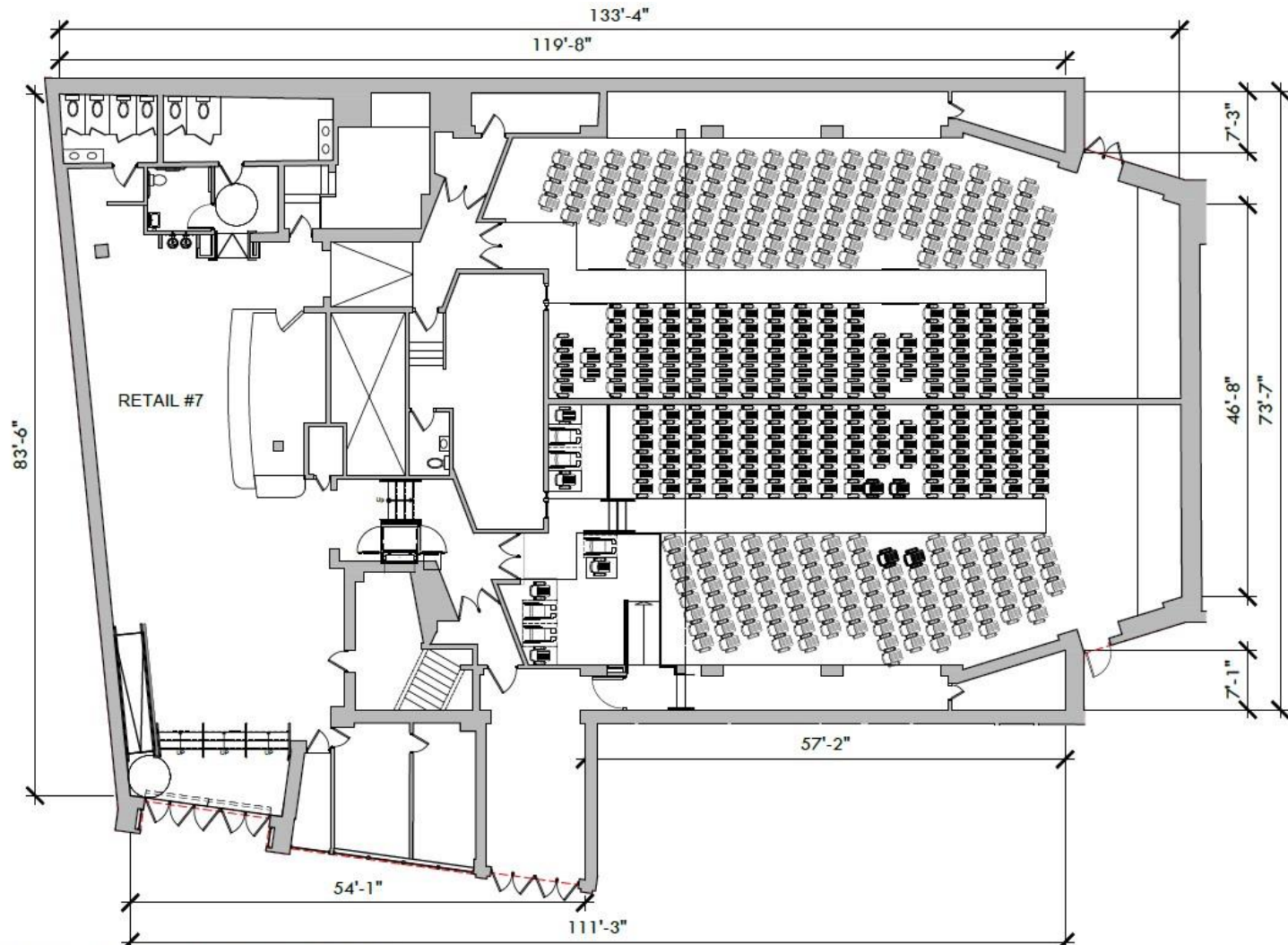




## UNIT 7 PLANS | GROUND FLOOR

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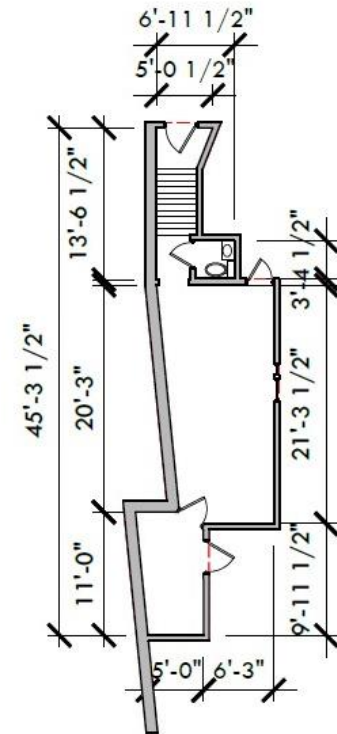
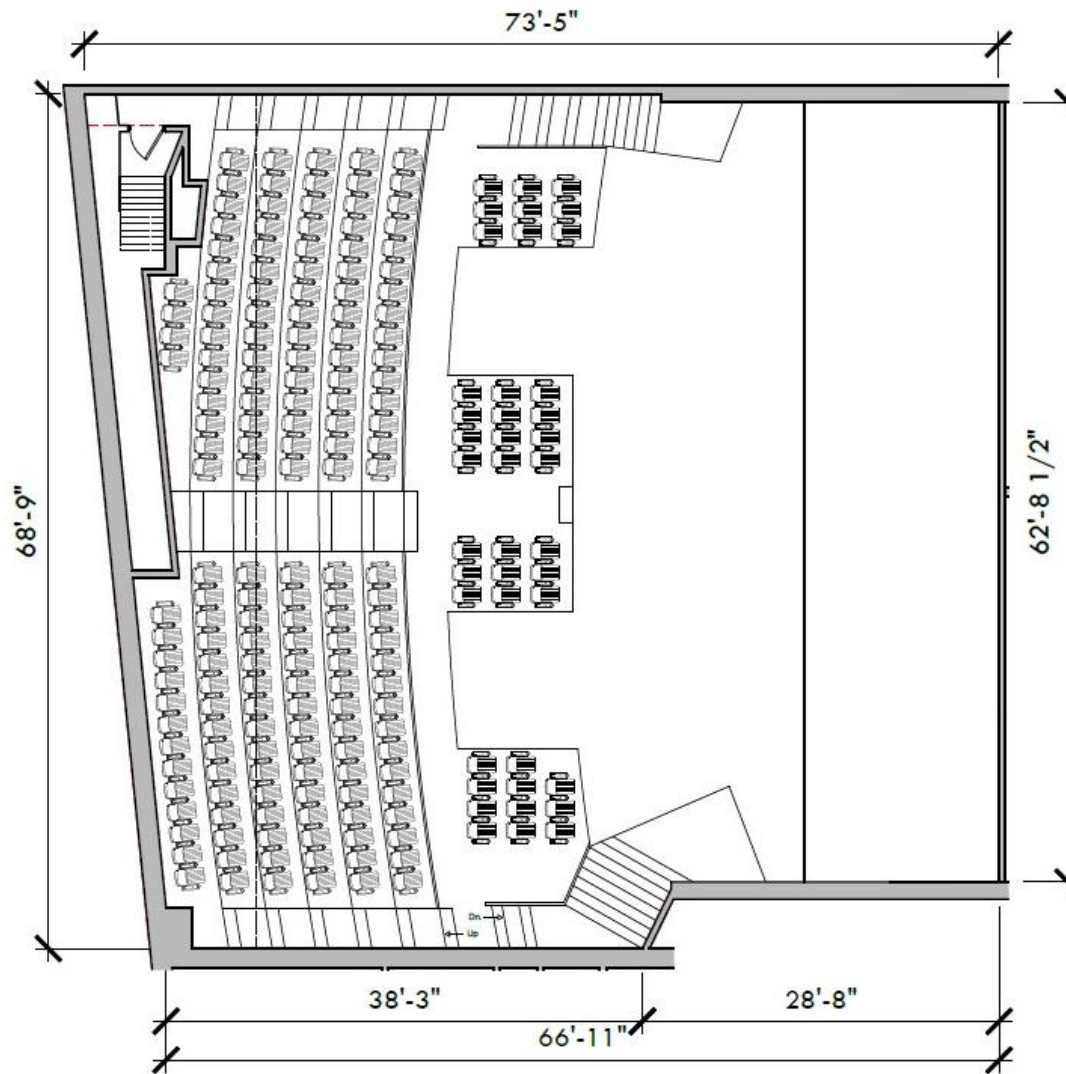
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## UNIT 7 PLANS | 2<sup>nd</sup> FLOOR & MEZZANINE

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## PHOTOS

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DOWNTOWN  
BRONXVILLE





## DOWNTOWN BRONXVILLE AND PARKING AERIAL



Bronxville's Metro-North train station is located across the street from the subject unit.











Pondfield Rd (CBD)

## BRONXVILLE, NY

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, pharmacies, 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 \$280,000+** within a 0-.25mile radius. The village's schools consistently rank among the best in Westchester County.





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