

OFFICE SPACE FOR LEASE
Downtown Bronxville (Westchester County)
44 Pondfield (aka 116 Kraft Ave) Bronxville, NY 10708



RARE DOWNTOWN
BRONXVILLE OFFICE
OPPORTUNITY



FEATURES

- * PROFESSIONAL ON-SITE MANAGEMENT
- * INCREDIBLE ACCESS TO HIGHWAYS AND PARKWAYS
- * DIRECTLY ACROSS FROM METRO-NORTH
- * VIBRANT VILLAGE OFFERING NUMEROUS SERVICE BUSINESSES, RESTAURANTS AND SCHOOLS; GREAT LOCAL COMMUNITY

408 Sq. Ft
CONTACT BROKER FOR
RENTAL DETAILS



CONTACT OWNER'S
EXCLUSIVE BROKER:

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

BROKERS
PROTECTED

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OFFICE SPACE FOR LEASE

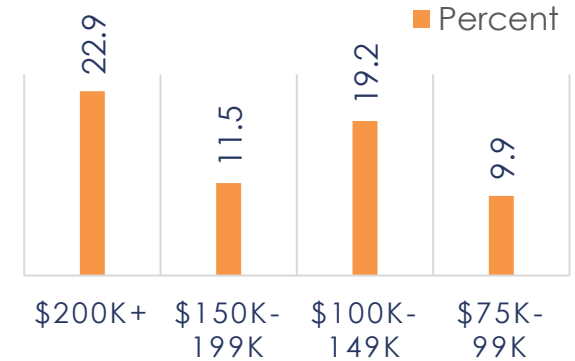
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PROPERTY INFORMATION

District: Downtown Business 1
Location: Kraft Ave b/w Pondfield Rd & Cedar St
Near: Scarsdale, Eastchester, Tuckahoe, Yonkers
Public Transpo: Across from Metro-North & Bus Stop
Parking: Municipal Lot Across Street; Street Parking
Nearby Hospitals: NYP-Lawrence, White Plains, St. John's

HOUSEHOLD INCOME



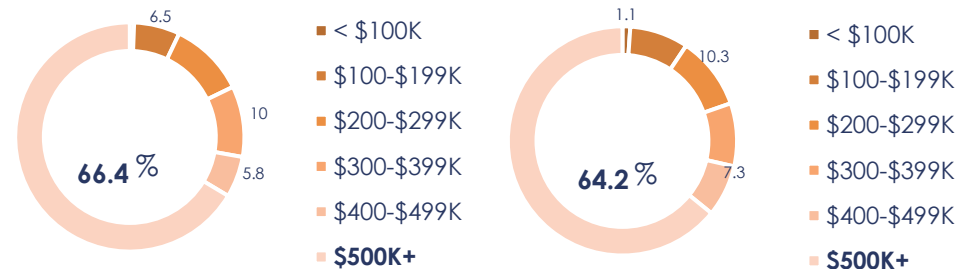
SPACE INFORMATION

- 408 SF
- Located in the Heart of Downtown Bronxville
- Heat Included
- 2nd Floor Office with Stately Build-Out
- Stairs & Elevator Access
- Common Area Bathrooms
- Secured Building

2020 HOME VALUE

(0.5-Mile Radius)

(1-Mile Radius)



DEMOGRAPHICS

By Radius	0.5-Mile	1-Mile	1.5-Mile
Average HH Income	\$191,744	\$170,878	\$137,519
Median HH Income	\$128,310	\$111,349	\$92,780
Population	6,657	23,886	57,738
Total Households	3,195	10,279	25,334
Retail Potential	\$260M	\$718M	\$1.4B
Disposable Income	\$118,969	\$108,424	\$91,447

MEDIAN 2023
HOME SALES
PRICE

\$2.2M

MAY 2023

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INTERIOR PHOTOGRAPHS



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COMMON AREA

Building & Office Entrance



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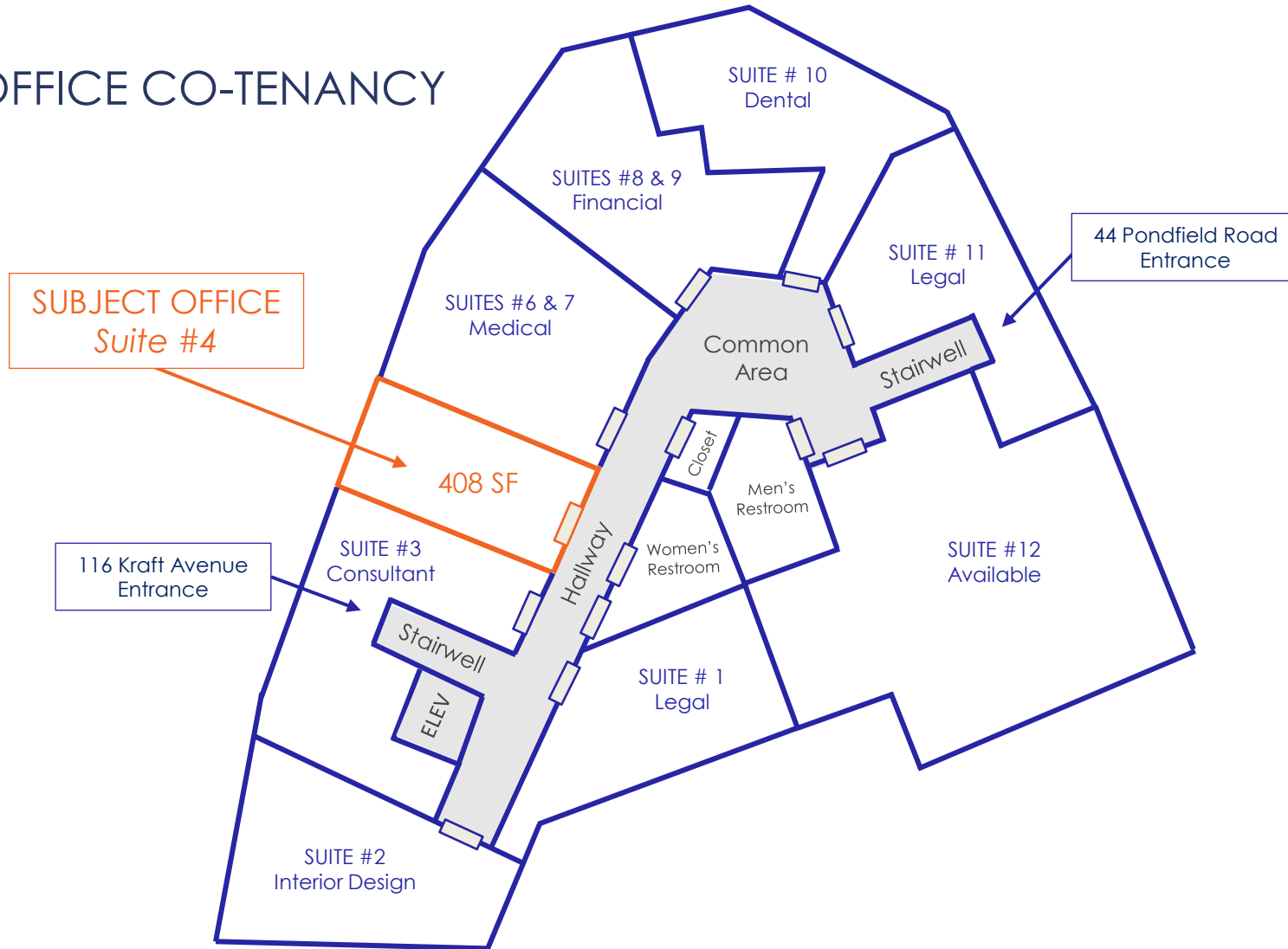
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OFFICE CO-TENANCY



NOT TO SCALE



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PARKING
AERIAL
Downtown
Bronxville



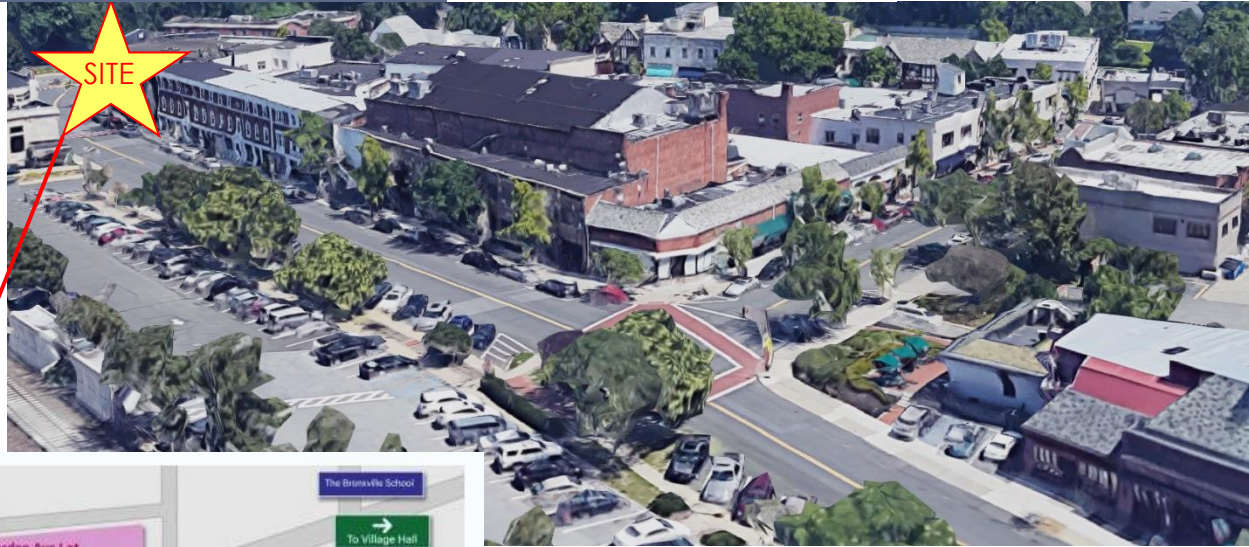
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PARKING MAP

Village of Bronxville



Aerial overlooking Kraft Avenue facing northeast.



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

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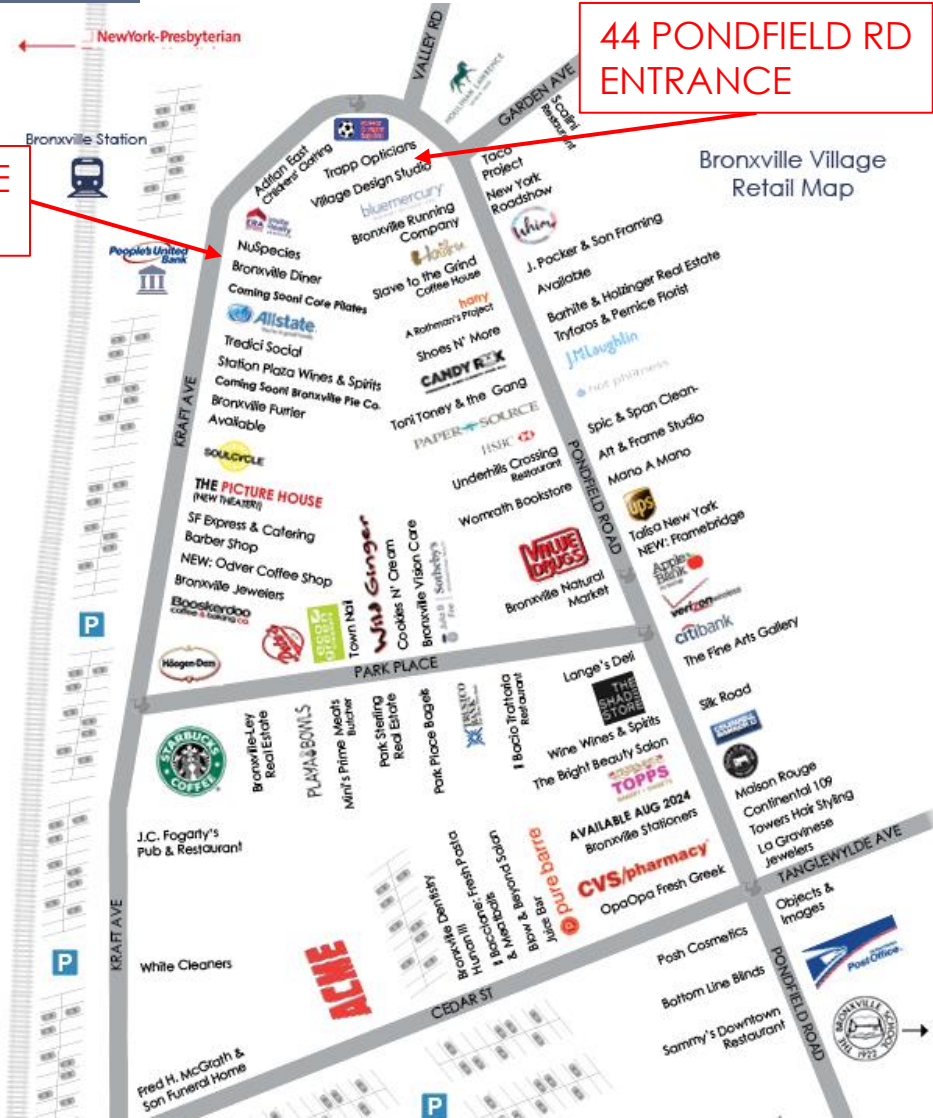
RETAIL MAP & OFFICE ENTRANCES

Downtown Bronxville
Central Business District

Downtown Bronxville features an abundance of nearby upscale restaurants, residential units & shops including:

116 KRAFT AVE
ENTRANCE

44 PONDFIELD RD
ENTRANCE



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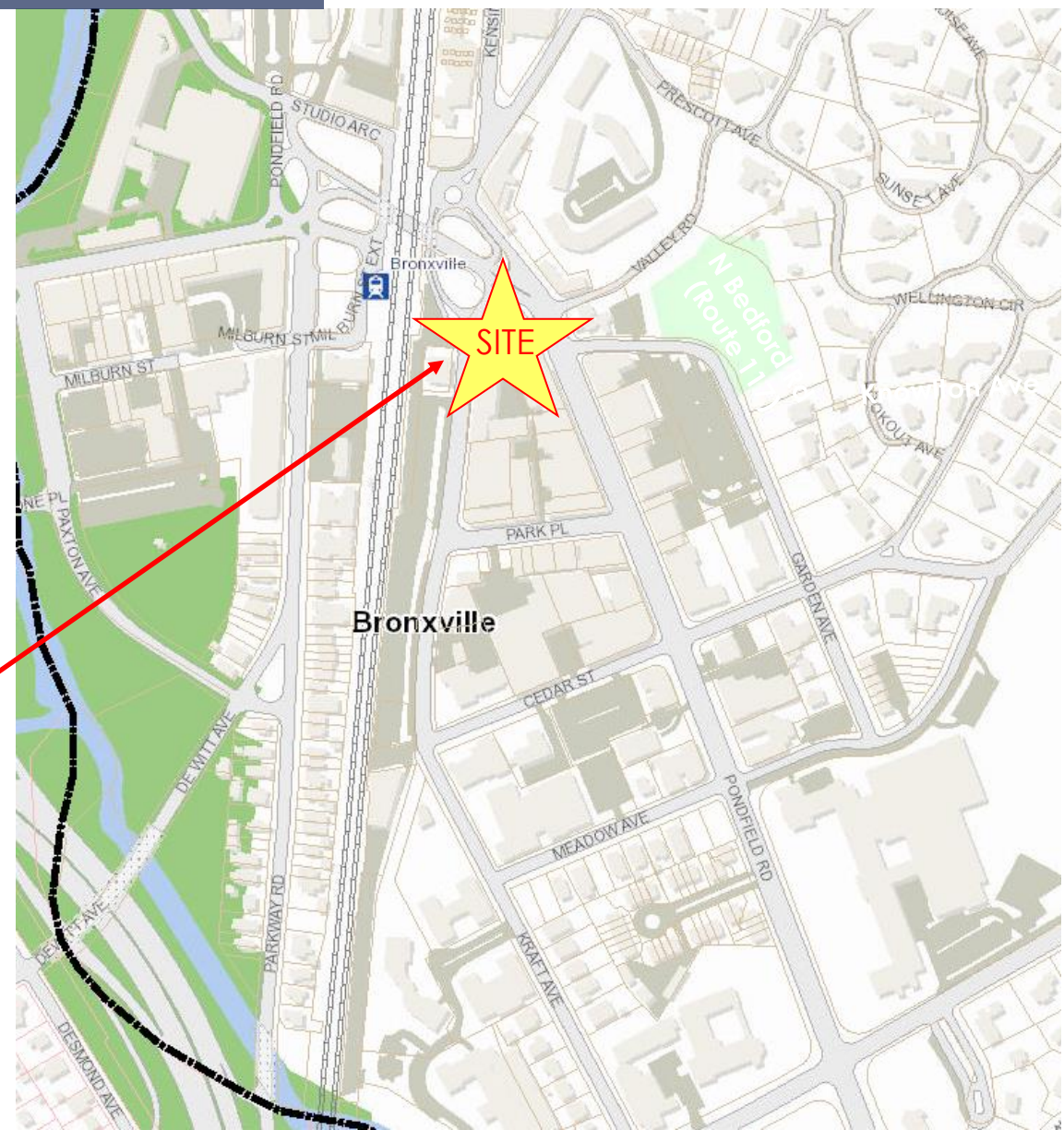
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TAX MAP
S/B/L
4./2/1



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ADMIRAL
REAL ESTATE SERVICES



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, 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 \$215,000+** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.



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