

RETAIL SPACE FOR LEASE

BEDFORD GREEN SHOPPING CENTER

711-747 N Bedford Road, Bedford Hills, NY 10507



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jonathan Greenberg

VICE PRESIDENT

jonathangreenberg@katzretail.com

(201) 731-8468

Property Overview

HIGHLIGHTS

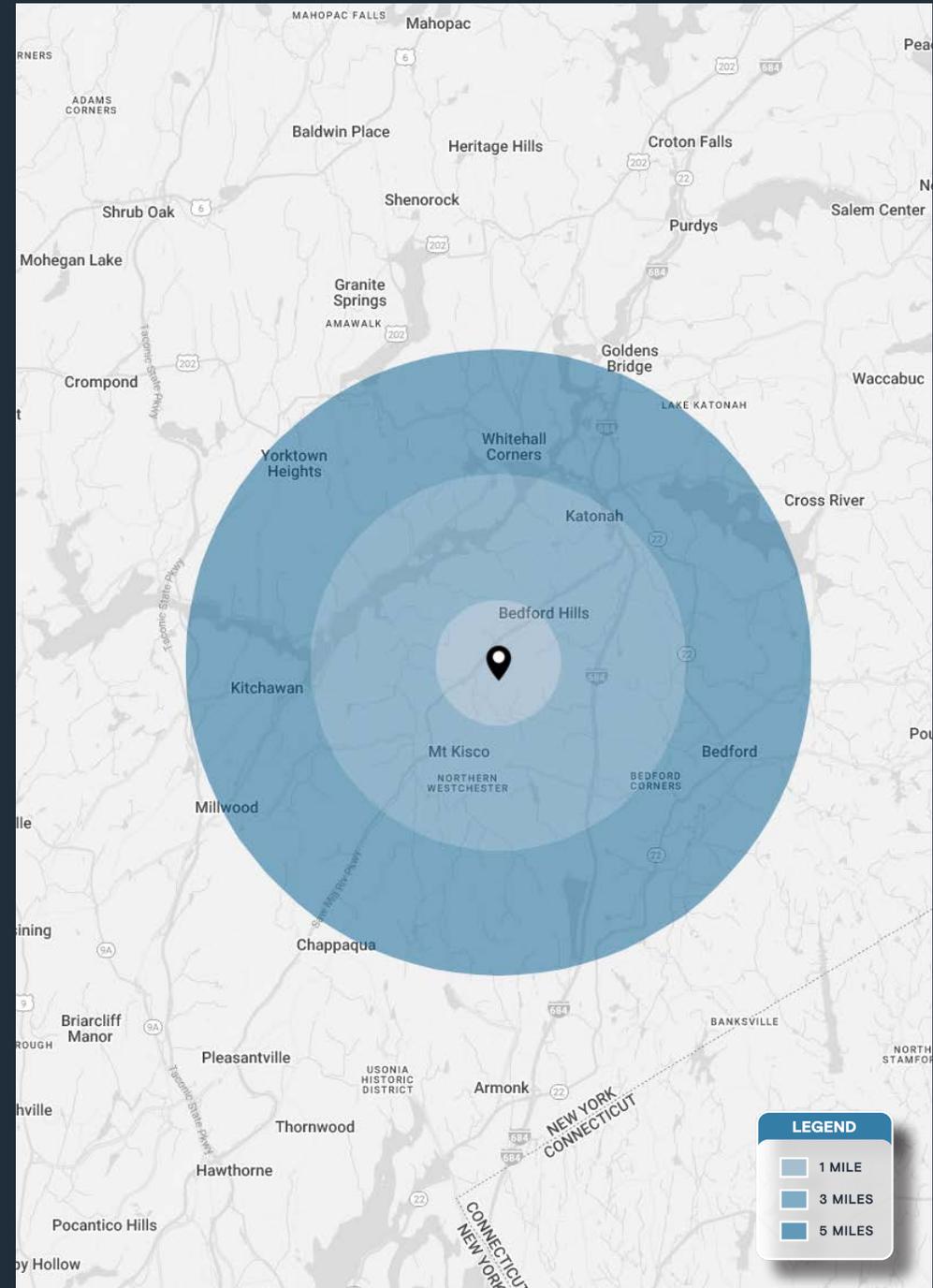
- Premier Location in Affluent Trade Area
- Strong Retail Corridor with High Barriers to Entry: Located in a densely developed retail market offering limited competition for new development, enhancing long-term value and tenant stability.
- Sizeable and Adaptable Anchor Space Available: a rare opportunity to backfill a large-format space in a well-established center with strong foot traffic.
- Proven Attractor of National and Credit Tenants
- The center offers high visibility along a major commuter route with ample parking and convenient access for surrounding residential communities.

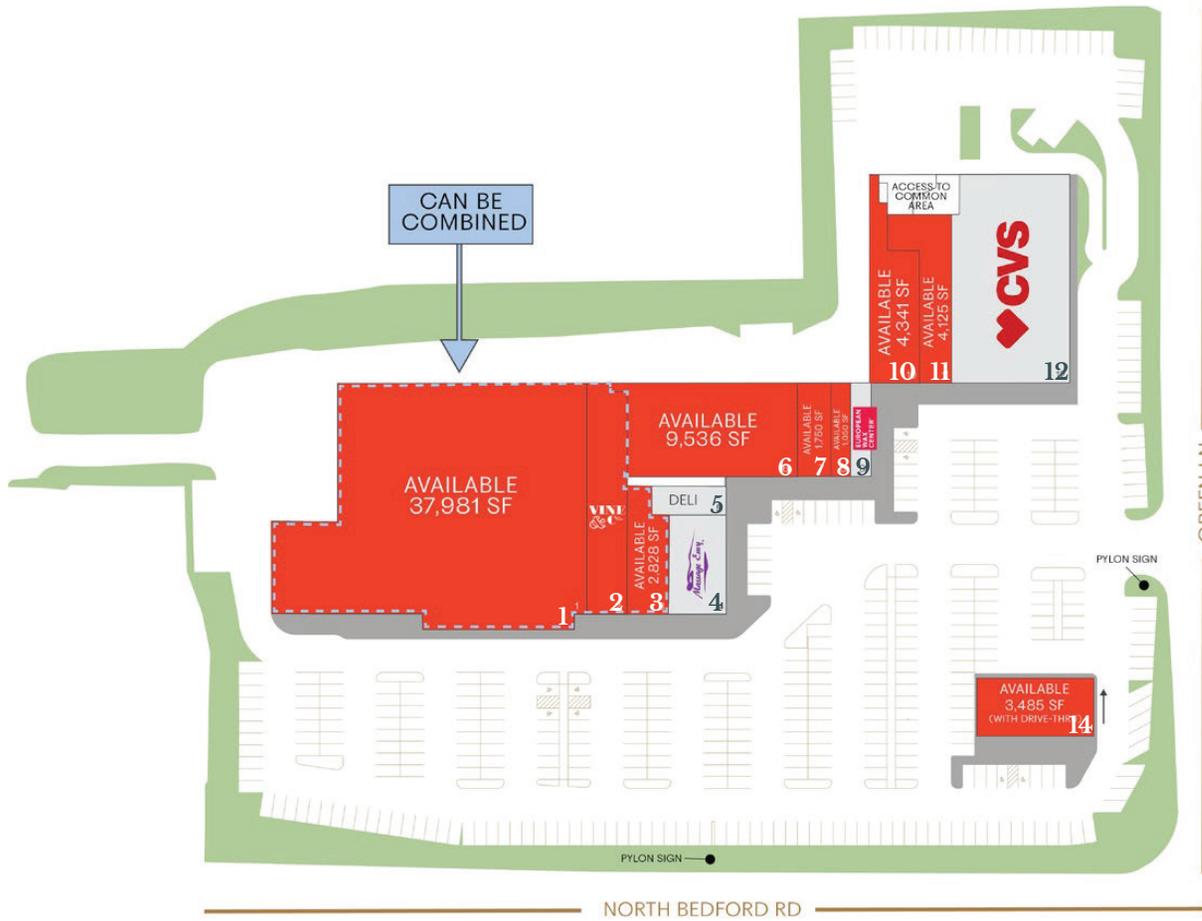
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,030	25,563	49,754
HOUSEHOLDS	1,720	8,951	16,918
EMPLOYEES	3,389	21,152	41,053
AVERAGE HH INCOME	\$176,841	\$203,675	\$260,735

TRAFFIC COUNTS

N BEDFORD ROAD	16,777 AADT
SAW MILL RIVER PARKWAY	32,078 AADT





Tenant Roster

1	Available	37,981 SF
4	Message Envy	3,270 SF
5	J&M Deli	1,232 SF
9	European Wax Center	1,117 SF
10	Available	4,341 SF
11	Available	4,125 SF
12	CVS	14,343 SF
14	Available	3,485 SF



BEDFORD GREEN SHOPPING CENTER

CVS pharmacy | EUROPEAN WAX CENTER | ME Massage Envy

THE PARK

ShopRite | K1 | dogtopia | SKY ZONE TRAMPOLINE PARK | Genesis Saw Mill Club | SportsDirect

MOUNT KISCO COMMONS

STOP & SHOP | CHIPOTLE | TARGET | Starbucks | Pizza Hut

BROOKSIDE VILLAGE

petco | Staples | FedEx Office | FIVE GUYS BURGERS and FRIES

GAP | F45 | chico's | The Hamlet NEW YORK | BARNES & NOBLE | ATHLETA | WHIM STRETCH LAB | SHOES & MORE | CHOPT | Starbucks

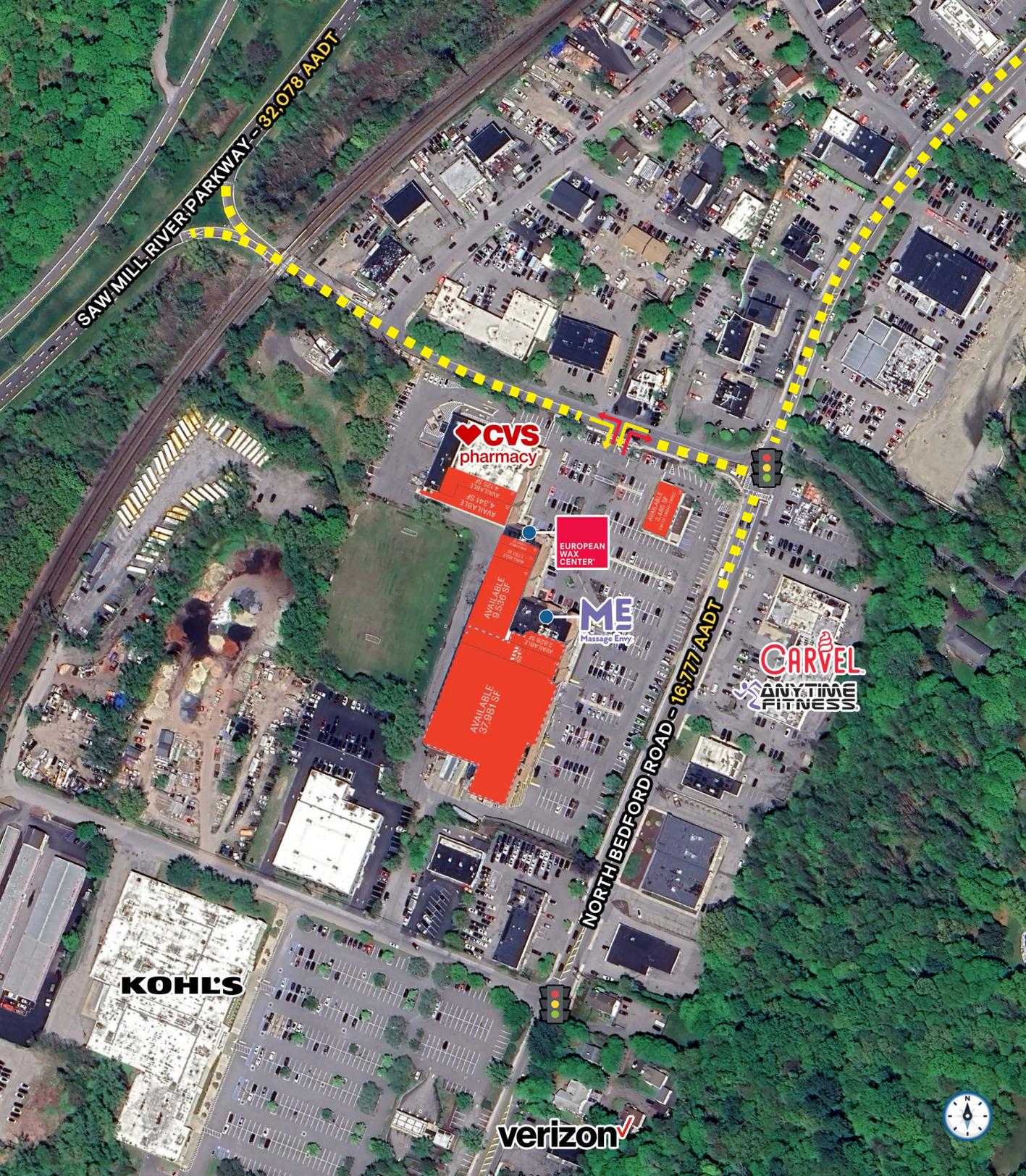
MOUNT KISCO ELEMENTARY SCHOOL
478 STUDENTS

NORTHERN WESTCHESTER HOSPITAL
245 BEDS

CVS pharmacy | Barabunga KITCHEN + BAR

CHAPPAQUA CROSSING

WHOLE FOODS MARKET | LIFETIME | calico | Starbucks | verizon | sweetgreen



Contact Broker

Jonathan Greenberg
VICE PRESIDENT
jonathangreenberg@katzretail.com
(201) 731-8468



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 08.22.25