

# SCARSDALE CENTRAL SHOPPING CENTER

Fantastic Location on Busiest Commercial Strip  
648 Central Park Avenue, Scarsdale, NY 10583

ADMIRAL  
REAL ESTATE SERVICES



**NEW!**

PEARLE  
VISION  
EST. 1961

Wonder



## LAST SPACE AVAILABLE!

PRIME SITE ON VIBRANT CENTRAL PARK AVE

NEXT TO **24 HOUR FITNESS**

ACROSS FROM **GOLFZON**

- 1,200 SF Space in Vibrant Center
- Retail & Office Uses Permitted
- (100) Parking Spaces in Private Lot
- Excellent Visibility
- (2) Curb Cuts
- Fantastic Demographics
- High Daily Traffic Count
- Great Signage Opportunity
- Situated Between Old Army Rd and Mt. Joy Ave; Both Signalized Intersections
- Exceptional Co-Tenancy: Chase Bank, Danny's Cycles, SuperCuts, The UPS Store, Wonder and Pearle Vision
- Ultra Busy Location on Central Park Ave; 0.5-mile to Strip with HomeGoods, Panera, Pizza Hut, Starbucks, Joann Fabric & Ford

**VIRTUAL TOUR INCLUDED!**

(Page 5)

RENTAL RATE

CONTACT BROKER  
FOR FULL RENTAL  
INFORMATION



CONTACT OWNER'S  
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 [haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

BROKERS  
PROTECTED

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## PROPERTY INFORMATION

### Location:

Situated at most populated section of highly trafficked Central Park Ave

### Public Transpo:

Bus stop directly in front of center

### Local Retailers:

24-Hour Fitness, Golfzon Social, Marshall's, Barnes & Noble, ShopRite, Home Sense, T.J. Maxx, HomeGoods, Alamo Draft House, etc!

Highway Proximity: Located near I-87 & Major Parkways (Sprain Brook, Bronx River & Saw Mill River)



## SPACE INFORMATION

- 1,200 SF
- Column-free, mostly open vanilla box
- Wall can be demised for open layout
- Full basement included
- One (1) private restroom
- High ceilings
- Great natural light
- Rear entrance/exit near extra parking in back



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## CO-TENANCY

- DANNY'S CYCLES
- THE UPS STORE
- SUPERCUTS
- CHASE BANK

### NEW!

- PEARLE VISION
- WONDER



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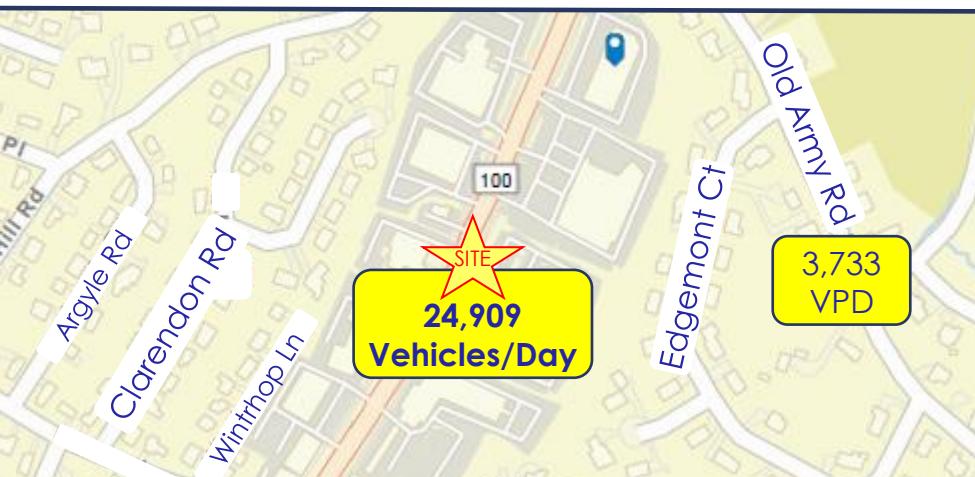
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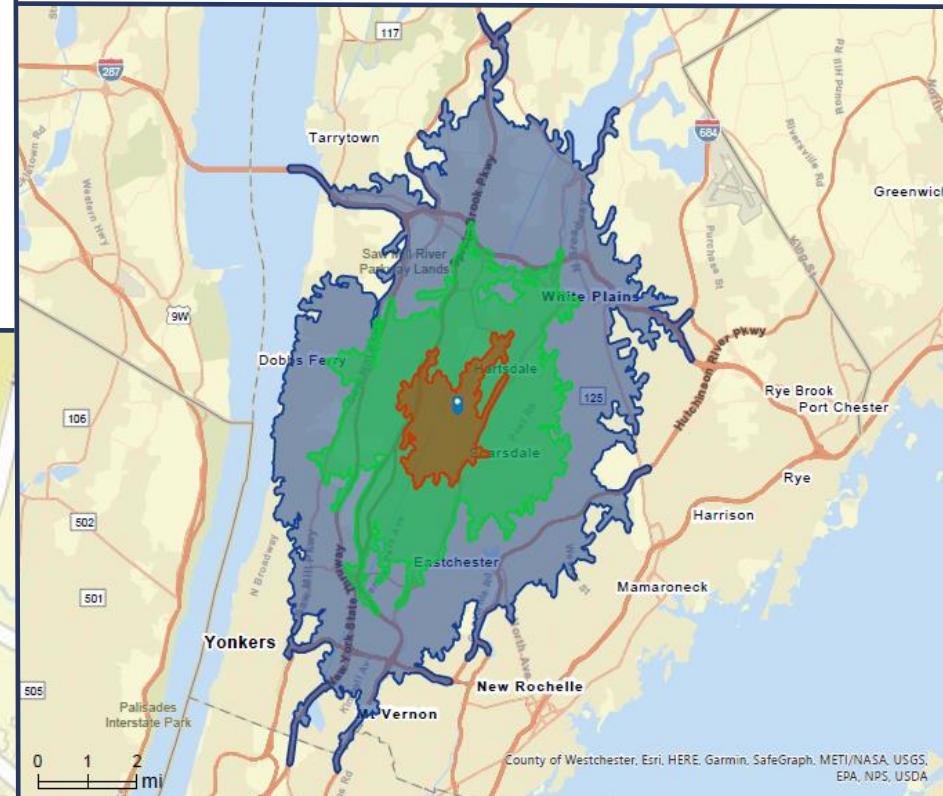
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## DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$271,790	\$227,567	\$192,346
Median HH Income	\$187,417	\$152,660	\$125,683
Population	11,254	84,742	284,012
Total Households	4,364	31,443	110,007
Median Age	47	46	44
Disposable Income	\$162,531	\$142,030	\$124,135
Medical Expenses	\$16,699	\$14,143	\$11,828
Avg Net Worth	\$4.3M	\$3.5M	\$2.5M
Net Worth > \$2M	37.9%	30.8%	22.7%



## RETAIL MARKET POTENTIAL (2017)



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INTERIOR

**VIRTUAL TOUR**

CLICK [HERE](#)



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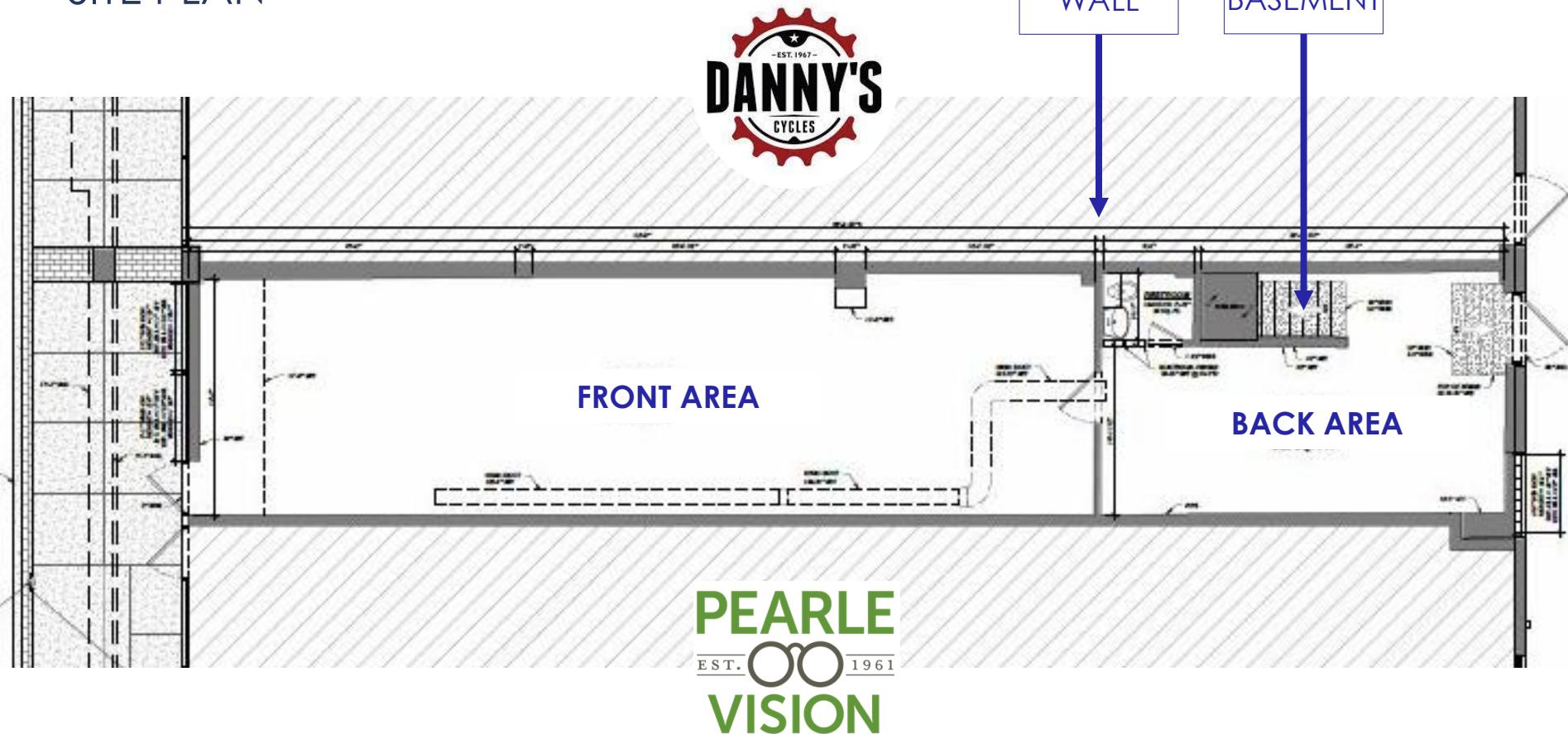
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## SITE PLAN



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## AERIAL MAP

Close-Up



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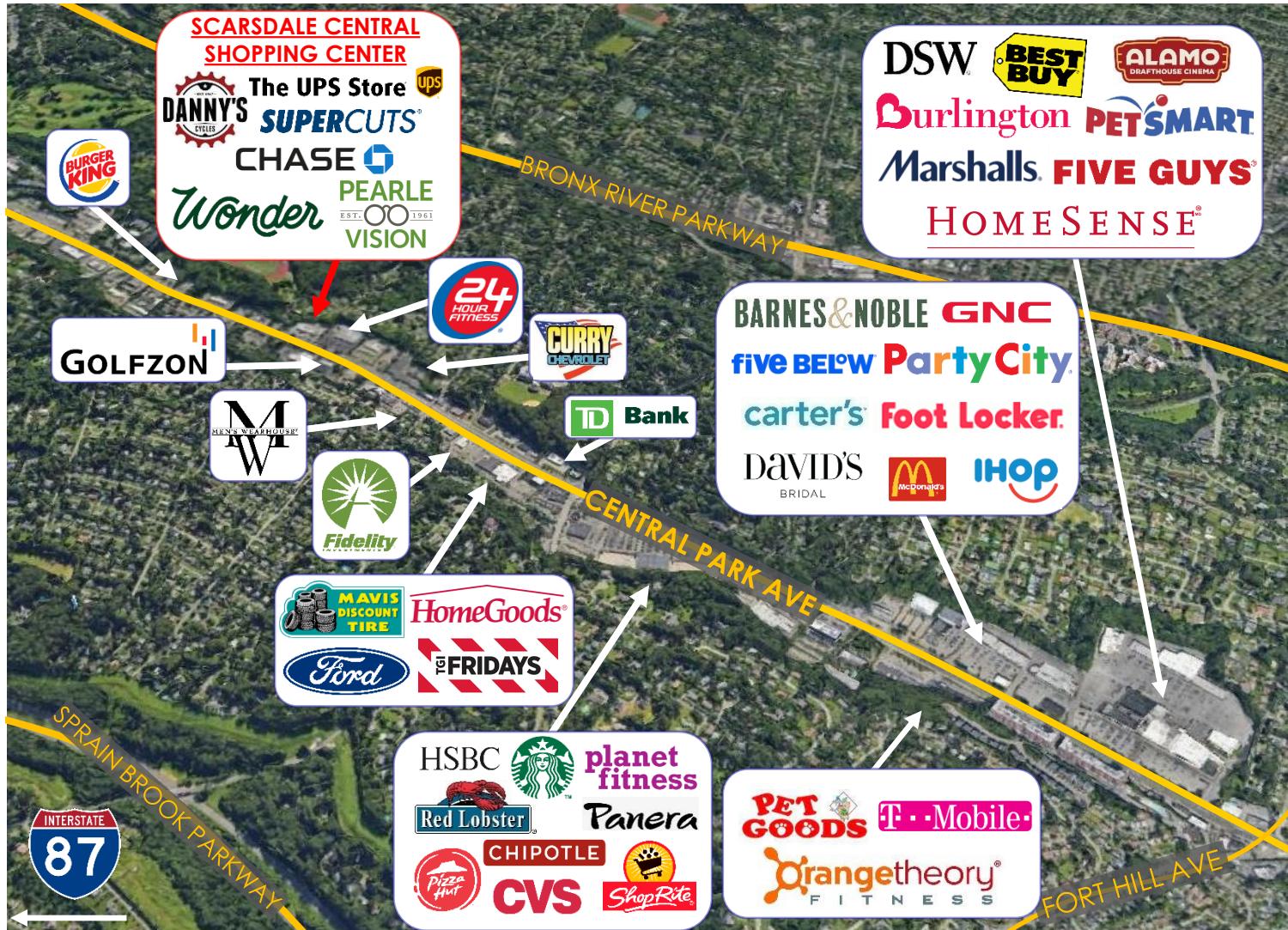
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## SITE MAP

Regional Aerial



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