

SCARSDALE CENTRAL SHOPPING CENTER

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



NEW! **PEARLE VISION** *Wonder*

LAST SPACE AVAILABLE!

PRIME SITE ON VIBRANT CENTRAL PARK AVE

NEXT TO  | ACROSS FROM  **GOLFZON**

VIRTUAL TOUR INCLUDED!

(Page 5)

- 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

RENTAL RATE

CONTACT BROKER FOR FULL RENTAL INFORMATION



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

SCARSDALE CENTRAL SHOPPING CENTER

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



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



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

SCARSDALE CENTRAL SHOPPING CENTER

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



CO-TENANCY

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

NEW!

- PEARLE VISION
- WONDER



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

SCARSDALE CENTRAL SHOPPING CENTER

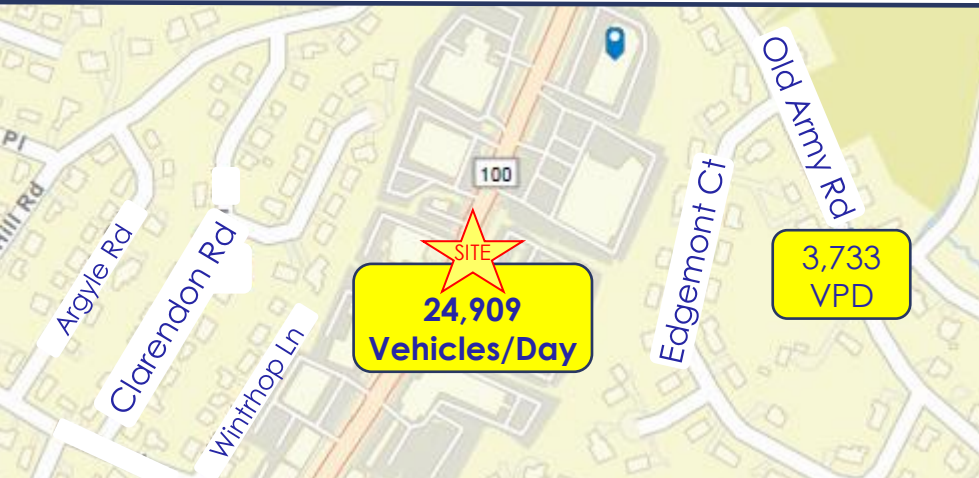
Fantastic Location on Busiest Commercial Strip

648 Central Park Avenue, Scarsdale, NY 10583



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%

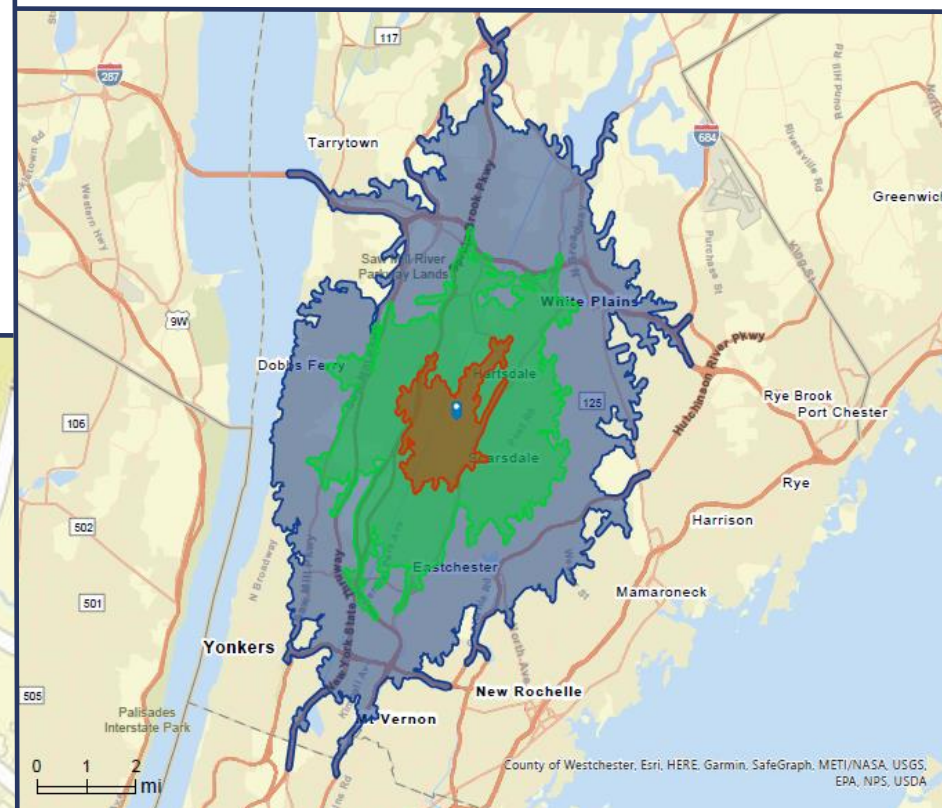


RETAIL MARKET POTENTIAL (2017)

5-Min
\$461M

10-Min
\$2.5B

15-Min
\$7.2B



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

SCARSDALE CENTRAL SHOPPING CENTER

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



INTERIOR

VIRTUAL TOUR

CLICK **HERE**



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

SCARSDALE CENTRAL SHOPPING CENTER

Fantastic Location on Busiest Commercial Strip

648 Central Park Avenue, Scarsdale, NY 10583

ADMIRAL
REAL ESTATE SERVICES



SITE PLAN



DEMISING
WALL

FULL
BASEMENT

FRONT AREA

BACK AREA

PEARLE
EST. 1961
VISION



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

SCARSDALE CENTRAL SHOPPING CENTER

Fantastic Location on Busiest Commercial Strip

648 Central Park Avenue, Scarsdale, NY 10583

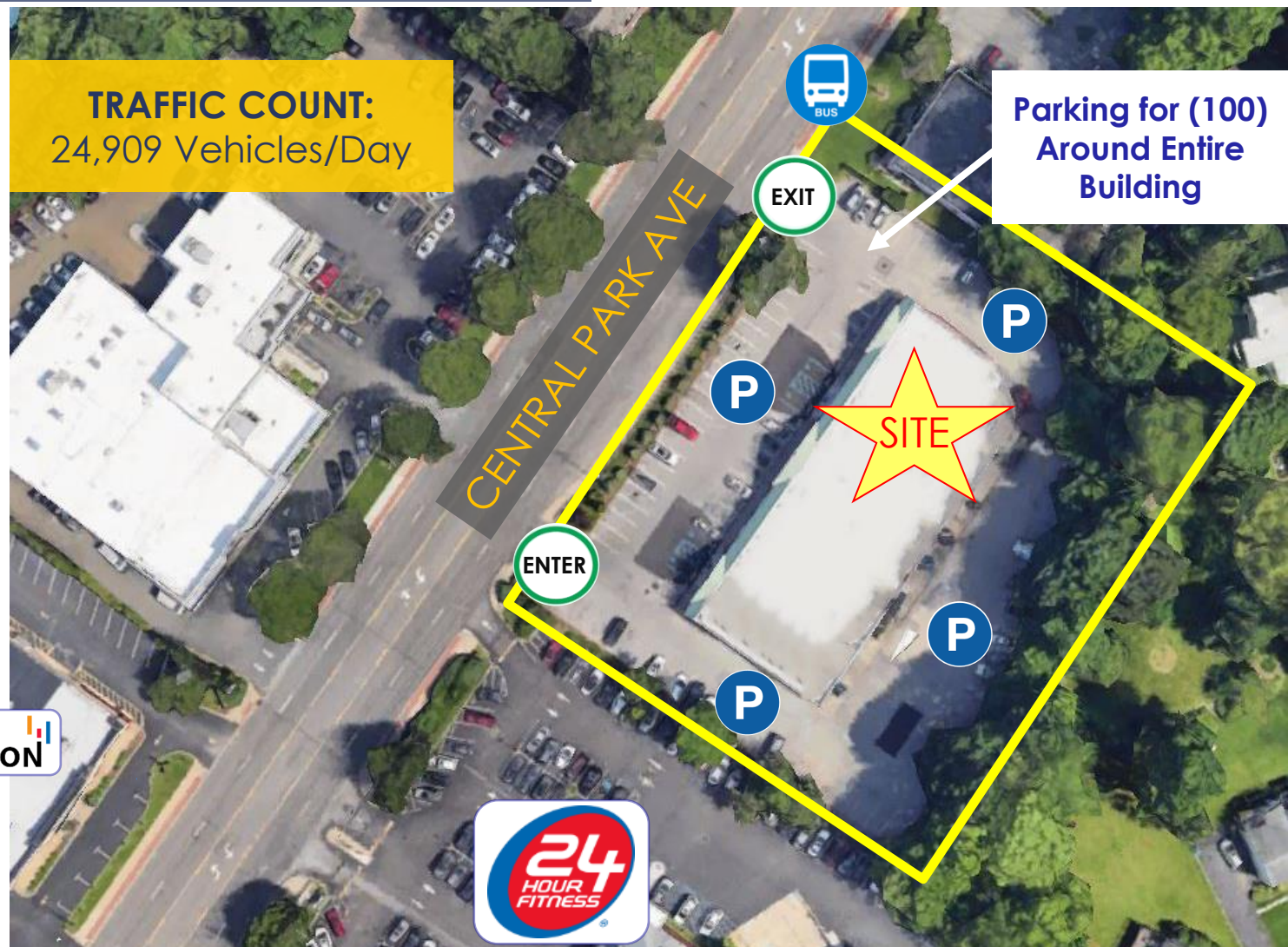


AERIAL MAP

Close-Up

TRAFFIC COUNT:
24,909 Vehicles/Day

**Parking for (100)
Around Entire
Building**



CONTACT OWNER'S
EXCLUSIVE AGENT:

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

BROKERS
PROTECTED

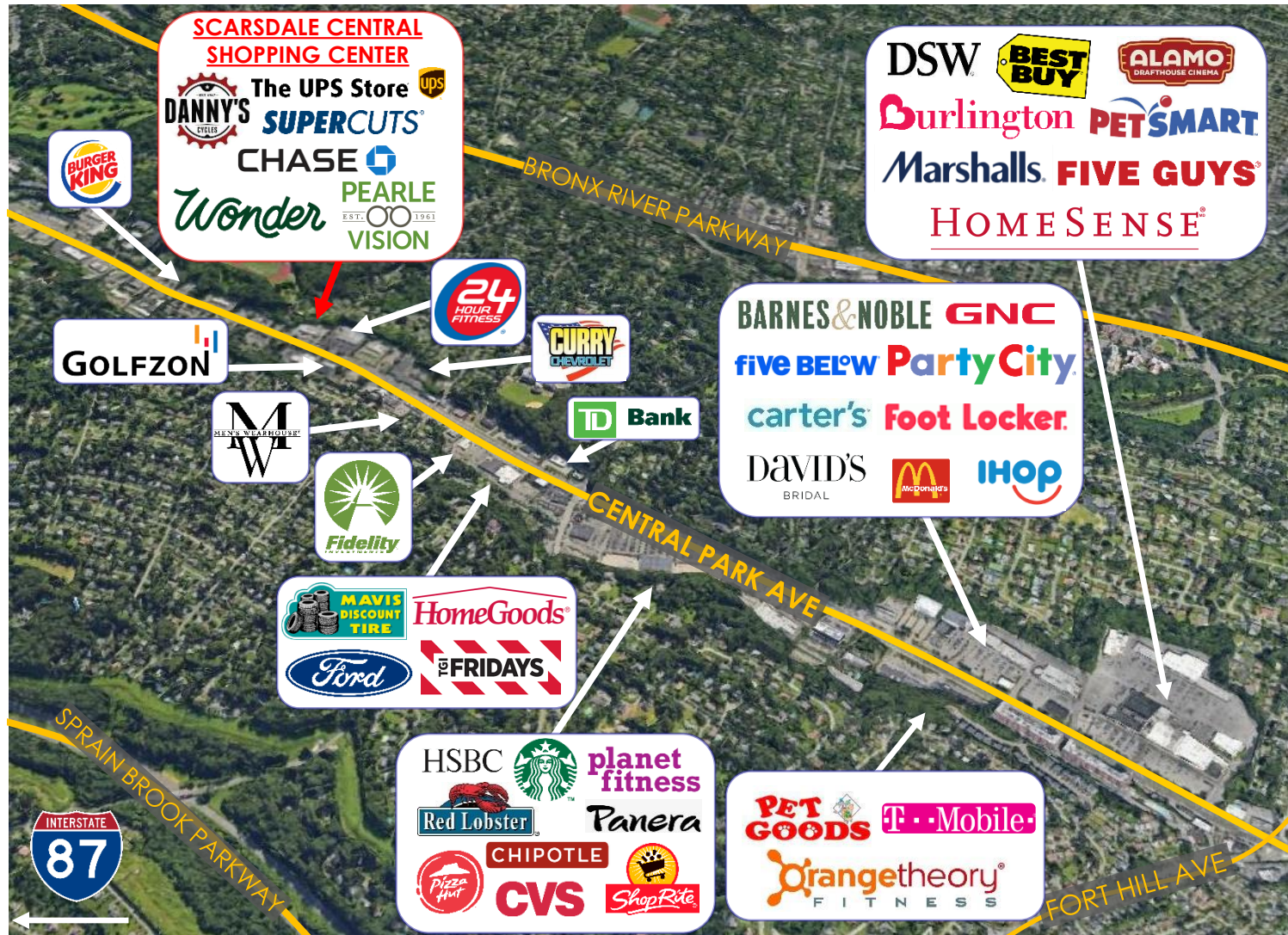
SCARSDALE CENTRAL SHOPPING CENTER

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



SITE MAP

Regional Aerial



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com

BROKERS
PROTECTED