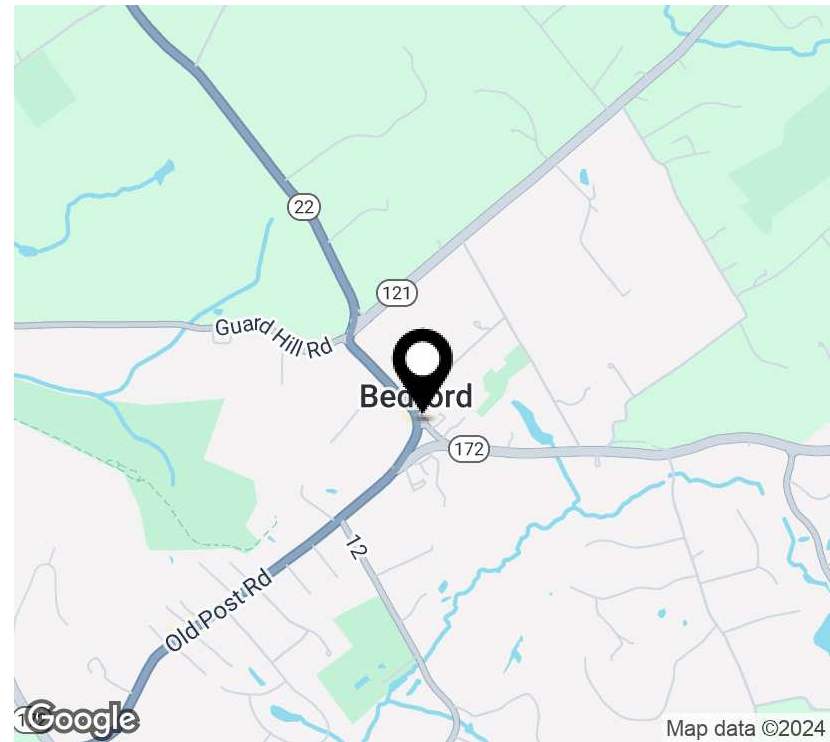


The Empire Building

26 Village Green, Bedford, NY 10506

FOR LEASE

Property Summary



Property Description

Located in the heart of Bedford Village, the iconic Empire Building offers a rare opportunity to lease a second-floor office suite with 9-foot ceilings. Suite #5 is 366 SF, available at \$1,700/month, or Suite #100 is 450 SF, available at \$1,950/month, all-inclusive. Tenants benefit from a private off-street parking lot, ensuring convenience in this bustling, historic community.

Location Description

Houlihan Lawrence Commercial is pleased to exclusively represent a prime office space in the heart of charming Bedford Village. The Empire Building, a beautiful colonial landmark, contributes to the vibrant, thriving community. Retail neighbors include Consider the Cook, Bedford Wine Merchants, Village Green Deli, Happy Choice Nail, and Houlihan Lawrence. Office neighbors include Godel & Co., Pyramid Capital Group, and others. Tenants benefit from a private off-street parking lot, ensuring convenience in this bustling, historic area.

Offering Summary

Lease Rate:	\$1,700.00 - 1,950.00 per month (Gross)
Available SF:	366 - 450 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	414	13,939	75,908
Total Population	1,179	40,063	219,803
Average HH Income	\$298,048	\$237,504	\$254,366

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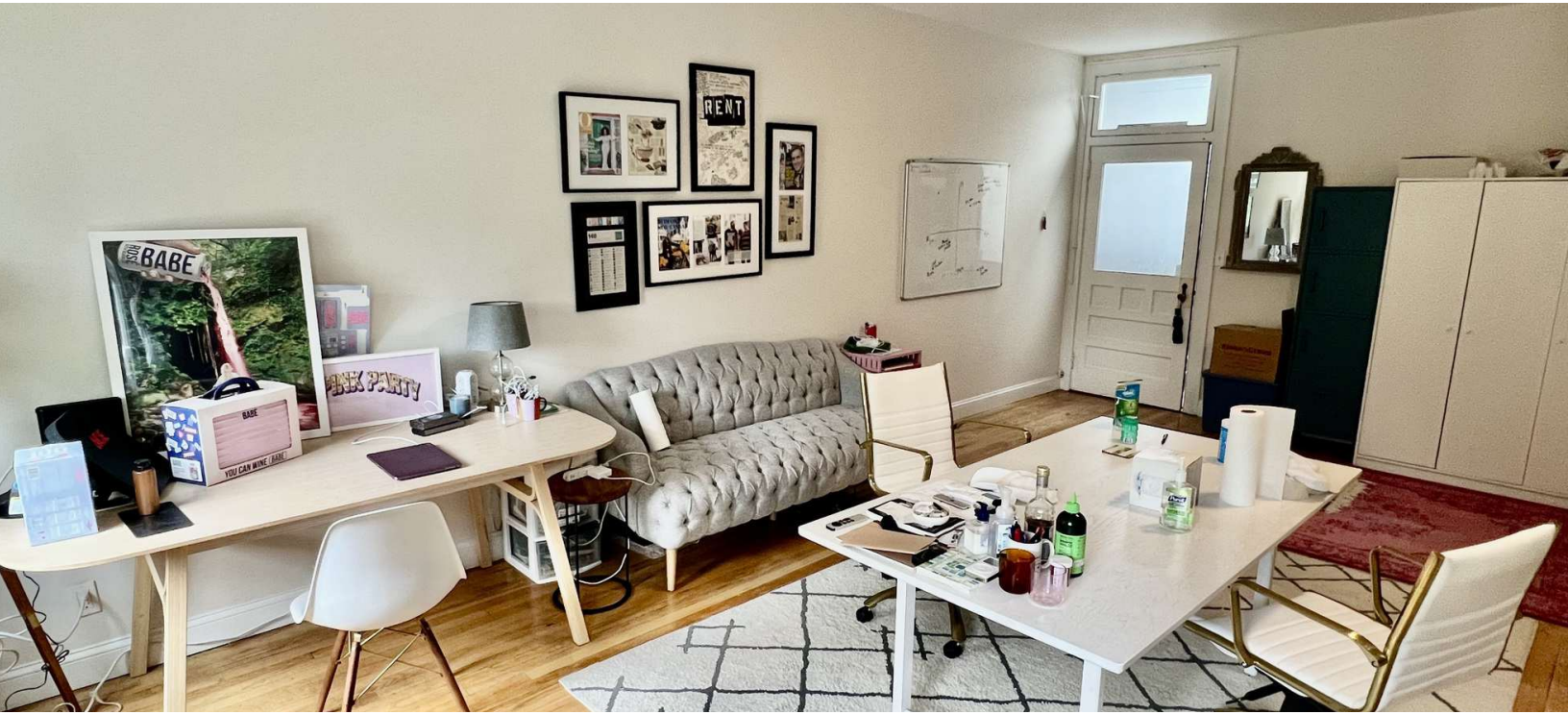
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Additional Photos



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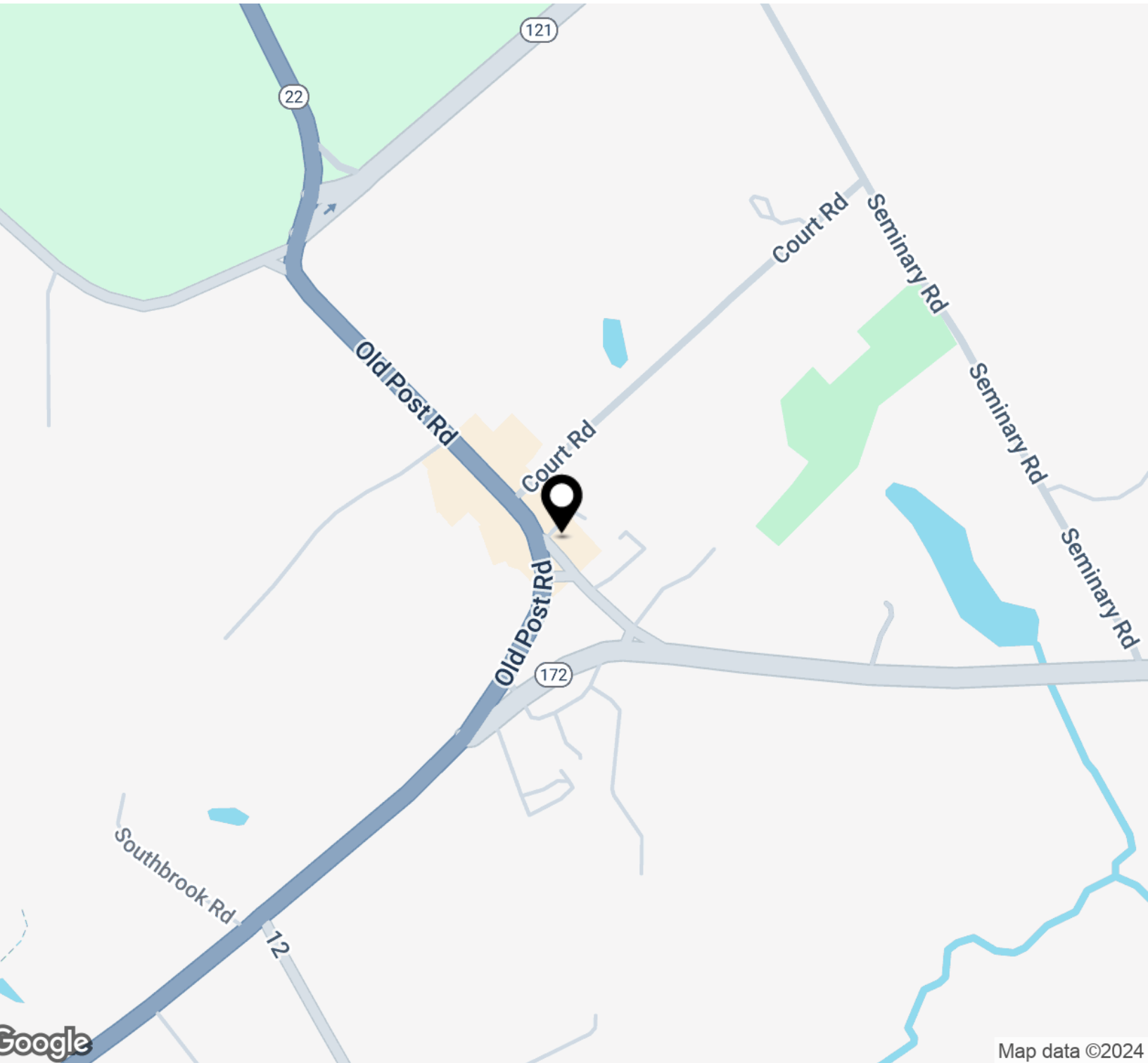
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The Empire Building

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Location Map



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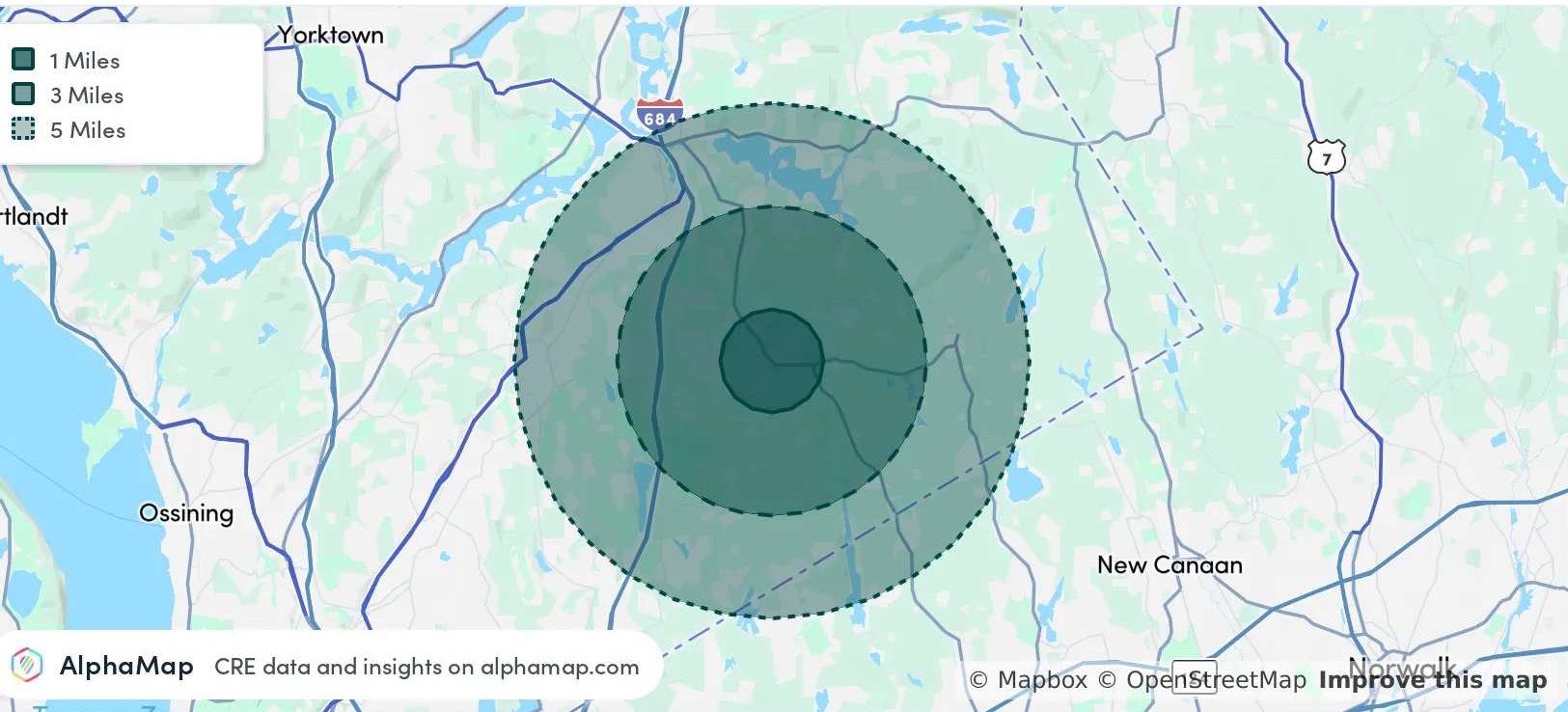
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The Empire Building

26 Village Green, Bedford, NY 10506

FOR LEASE

Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	1,179	7,456	40,063
Average Age	43	43	42
Average Age (Male)	42	42	42
Average Age (Female)	44	43	43

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	414	2,572	13,939
Persons per HH	2.8	2.9	2.9
Average HH Income	\$298,048	\$309,987	\$237,504
Average House Value	\$1,268,366	\$1,335,611	\$998,103
Per Capita Income	\$106,445	\$106,892	\$81,897

Map and demographics data derived from AlphaMap

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