



## Retail Space For Lease

140 Bedford Road | **Katonah, NY**

### Contact

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April 2026

## Executive Summary



### OFFERING SUMMARY

**BUILDING SIZE** 16,666 +/- SF

**AVAILABLE SF**  
 Space "A" - 3,422 sf  
 Space B/C/D/E - 900 sf  
 Space "F" - 4,700 sf  
 Space "G" - 4,700 sf

**ZONING** CB - Central Bus.

**UTILITIES** Mun. Water / Sewer

**TERMS**  
 "A" - \$55 Net  
 B,C, D,E - \$45 Net  
 "F" - \$35 Net  
 "G" - \$45 Net

### PROPERTY OVERVIEW

Available for lease: approximately 16,666 SF of retail/showroom space. The premises are well-suited for retail and/or medical office use and feature high ceilings throughout. Spaces may be combined to accommodate a larger requirement.

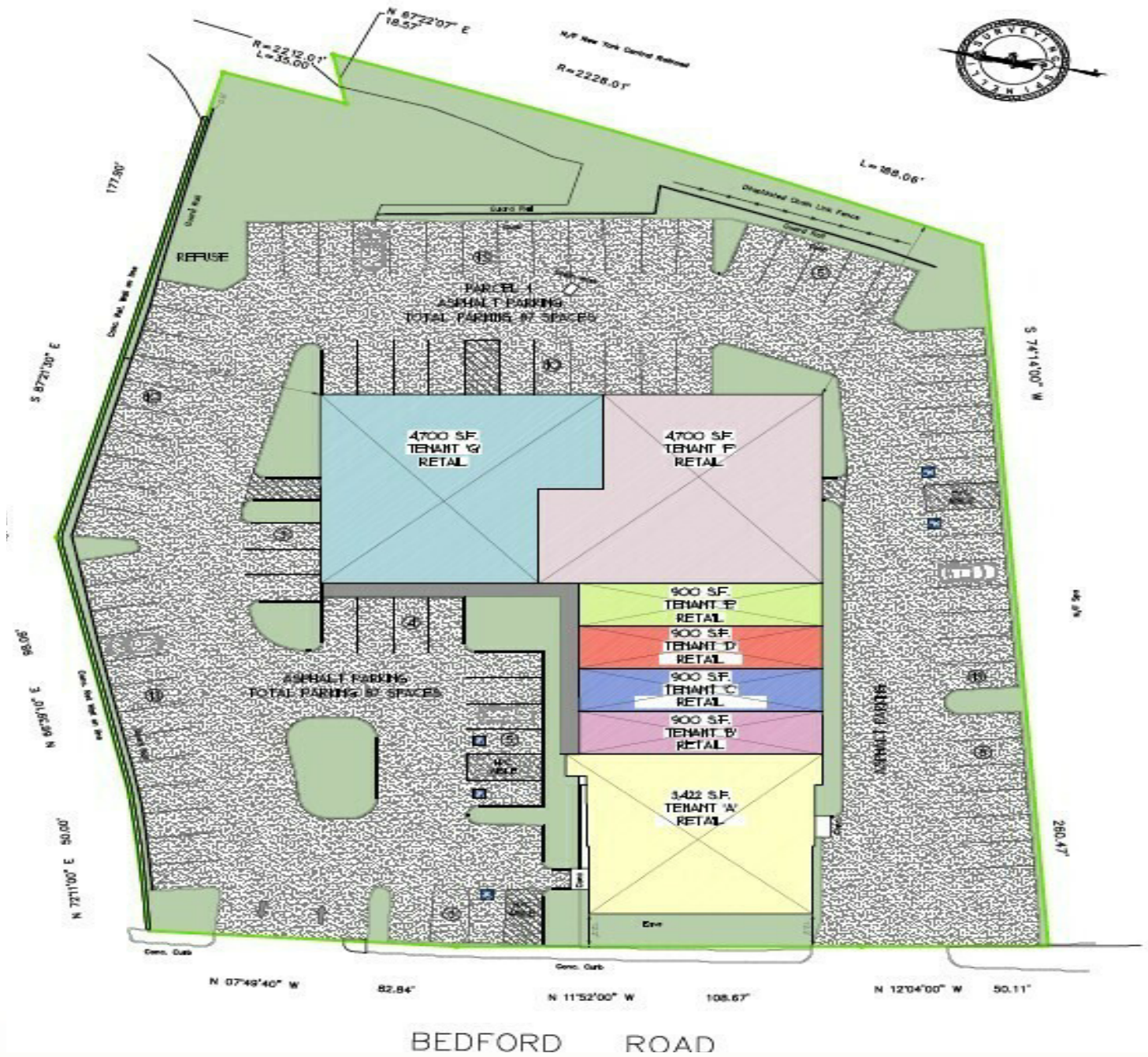
Ceiling Heights: Space "A": 9'6"  
 Spaces "B-E": 14'-17'  
 Space "C": 18'-20'

### LOCATION OVERVIEW

Excellent location, easy access to the Saw Mill River Parkway and I-684. Neighbors include DeCicco's Supermarket, Downtown Shopping District, near Bedford & Katonah train stations.

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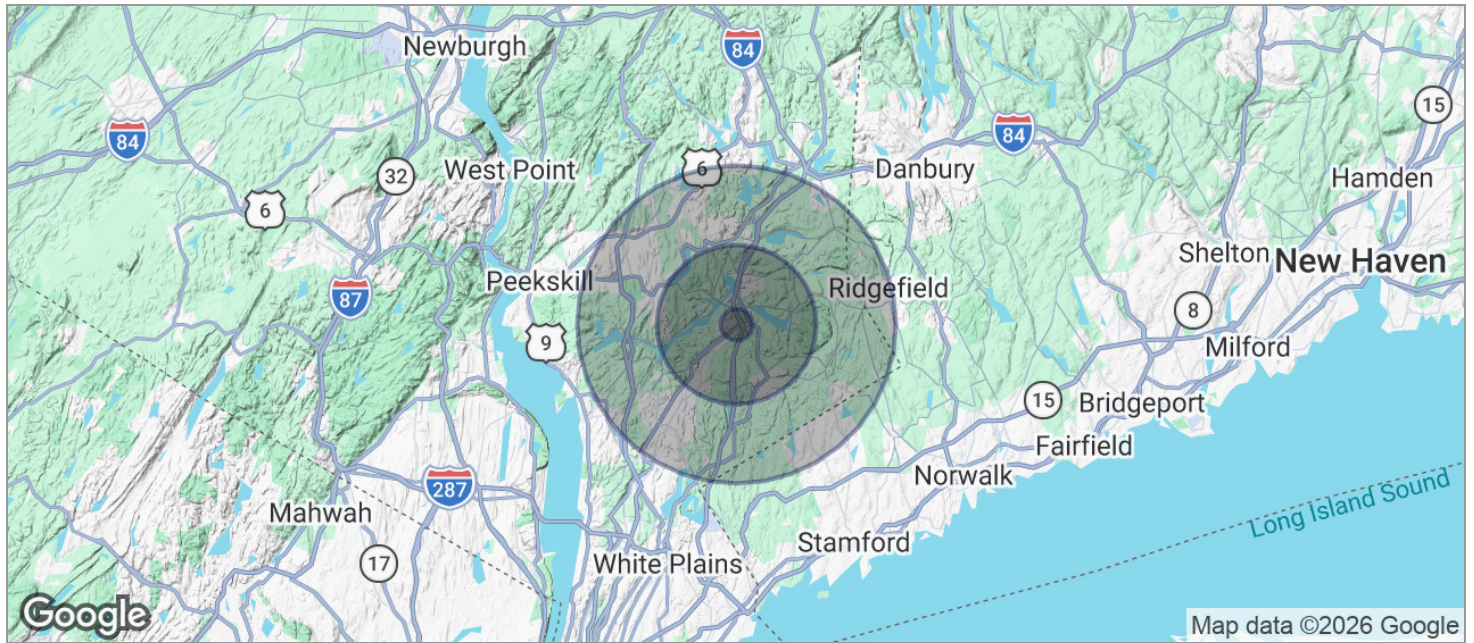
## Retail Units



## Parking Plan



## Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	2,967	44,386	184,506
<b>MEDIAN AGE</b>	38.2	40.7	43.3
<b>MEDIAN AGE (MALE)</b>	17.5	39.1	42.5
<b>MEDIAN AGE (FEMALE)</b>	38.1	41.4	43.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	440	15,130	64,610
<b># OF PERSONS PER HH</b>	6.7	2.9	2.9
<b>AVERAGE HH INCOME</b>	\$192,621	\$168,737	\$182,608
<b>AVERAGE HOUSE VALUE</b>	\$848,825	\$795,955	\$711,623

\* Demographic data derived from 2020 ACS - US Census

## Location Maps

