



HOULIHAN LAWRENCE  
COMMERCIAL

# Empire Building

22 Village Green, Bedford, NY 10506

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OFFICE FOR LEASE



COMMERCIAL TEAM AT HOULIHAN LAWRENCE

# Property Summary

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## Property Description

The Empire Building at 26 Village Green, Bedford, NY 10506 is a premier mixed-use commercial property situated in the heart of charming Bedford Village's Historic District. This iconic colonial landmark building contributes to the vibrant, thriving community, offering an exceptional opportunity for businesses seeking a prestigious address surrounded by boutique retail, professional services, and historic charm.

Ideal for professional services, creative offices, small retail concepts, or boutique operations looking to capitalize on Bedford Village's affluent demographic, historic appeal, and pedestrian-friendly environment. Rare opportunities like this in the Historic District seldom arise—position your business in a timeless colonial gem that blends classic architecture with modern functionality.

## Offering Summary

Lease Rate:	Call for Pricing
Available SF:	250 SF



**Houlihan Lawrence Commercial**  
800 Westchester Ave. Ste. N517  
Rye Brook, NY 10573  
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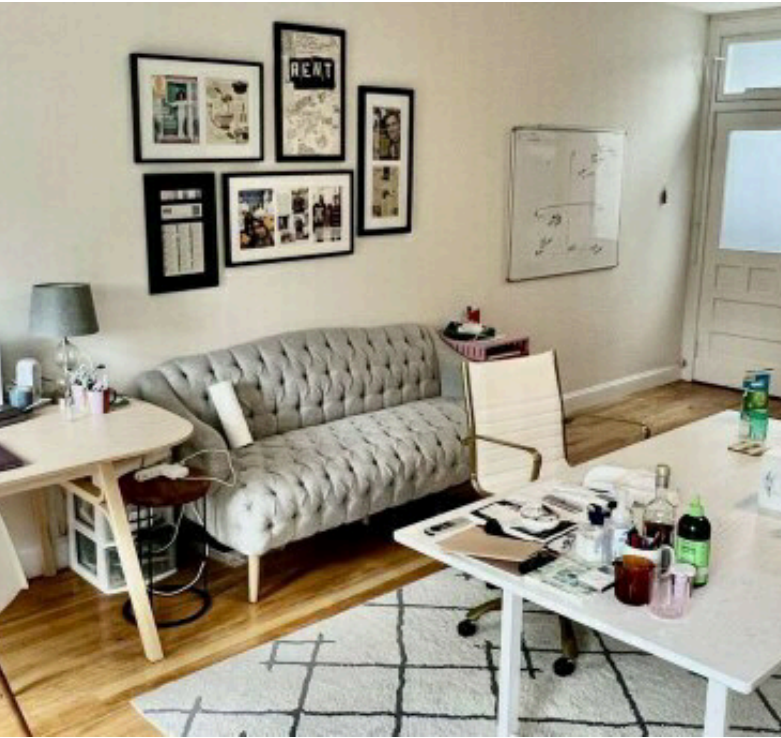
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Location Perks:

Prime positioning directly on the Bedford Village Green, with excellent visibility and foot traffic in one of Westchester County's most desirable historic villages. Neighbors include Consider the Cook, Bedford Wine Merchants, Village Green Deli, Happy Choice Nail, Houlihan Lawrence, and professional offices such as Godel & Co. and Pyramid Capital Group.



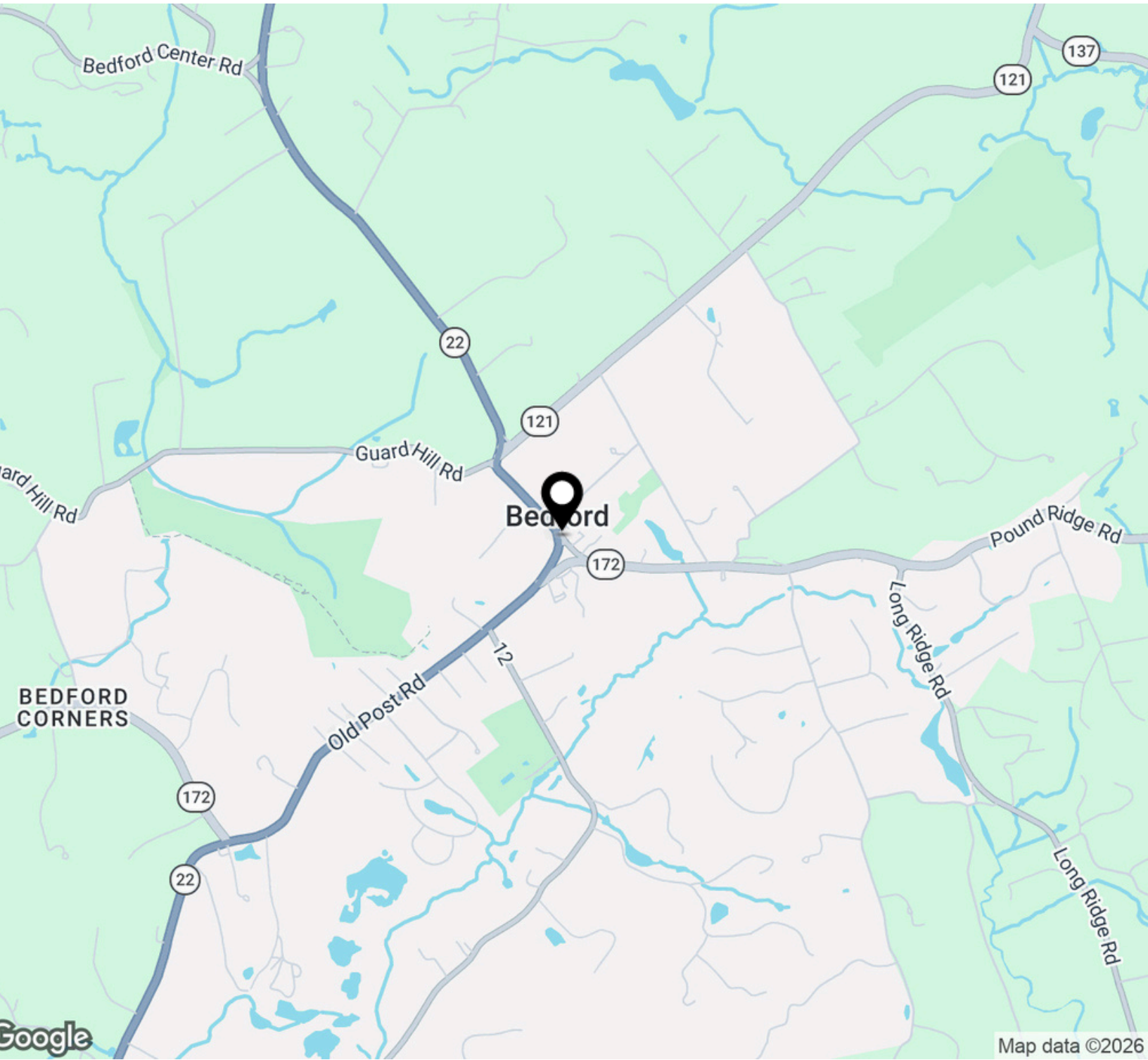
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# Map

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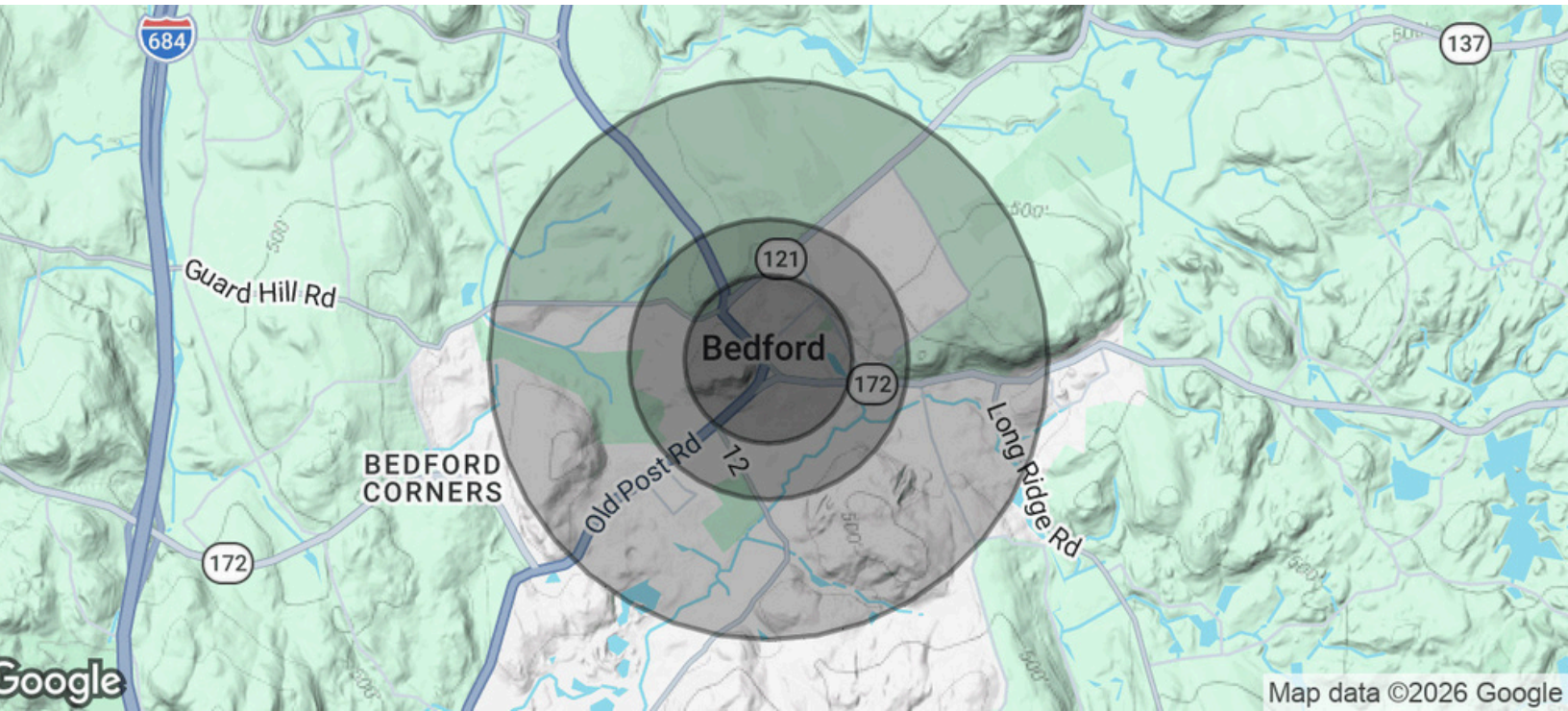
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# Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	112	319	1,179
Average Age	42	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	39	111	414
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$283,832	\$291,156	\$298,048
Average House Value	\$1,272,441	\$1,262,380	\$1,268,366

Demographics data derived from AlphaMap



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