

740 N BEDFORD RD | BEDFORD HILLS, NY  
Inline Restaurant/Retail Site with Private Parking  
+/-950 SF | Exceptional Location on Busy Retail Strip



**+/- 950 SF**

CONTACT FOR FULL RENTAL DETAILS



**FOR LEASE:**

FORMER SUSHI EXPRESS IN PROMINENT CENTER

- Former Sushi Restaurant
- Large Gas Service to Space
- Multiple Locations for Water
- (120) Space Parking Lot
- Newly Renovated Interior
- Entrance by Light with Two (2) Means of Egress
- Across from Bedford Green Shopping Center and CVS
- Near Saw Mill River Parkway

CLICK [HERE](#) FOR  
VIRTUAL TOUR



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118

JOAN SIMON: 914-779-8200 x117

[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

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PROTECTED

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**WESTCHESTER COUNTY (NY)**  
**STRONG SPENDING POWER**

**\$22.1 Billion in Westchester  
RETAIL DEMAND**

## KEY FACTS (15-Min Drive-Time of Site)

POPULATION

53,677

MEDIAN AGE

44

AVG INCOME

\$251,683

DISPOSABLE INCOME

\$154,525

## DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$152,992	\$214,411	\$251,683
Median HH Income	\$100,747	\$142,982	\$170,111
Population	4,491	24,602	53,677
Total Households	1,841	8,475	17,981
Disposable Income	\$103,491	\$123,554	\$154,525

## SPACE DETAILS

- 13' ceilings and 17'6" of frontage
- 200 AMPS electrical service
- Permitted uses include QSF, food, standard retail
- Private parking in front and side of building
- Located across from Bedford Green anchored-center
- Popular & vibrant neighboring retailers within the shopping center
- Great visibility and signage opportunities

## ADDITIONAL INFORMATION

- Land/Building Size: 13,346 SF / 4,000 SF
- Location: N Bedford Rd b/w Green Ln & Norm Ave
- Regional Access: I-684 to Route 172 to 117 North
- Near: Mt Kisco, Armonk, Katonah, Chappaqua
- Public Buses: 1/2 Block north and south of subject site



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## VISIBILITY





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## SIGNAGE



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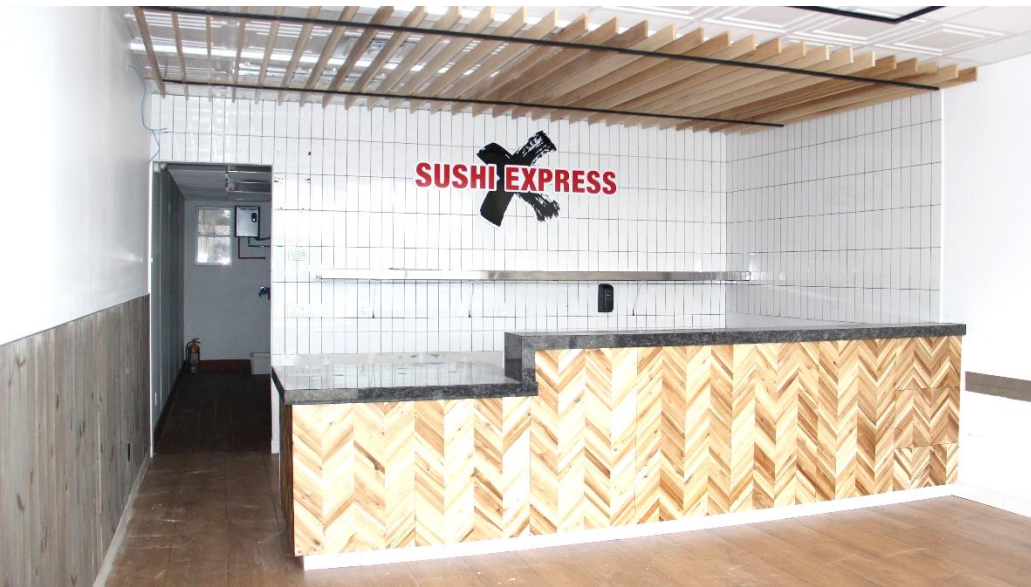
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## INTERIOR PHOTOGRAPHS | 1





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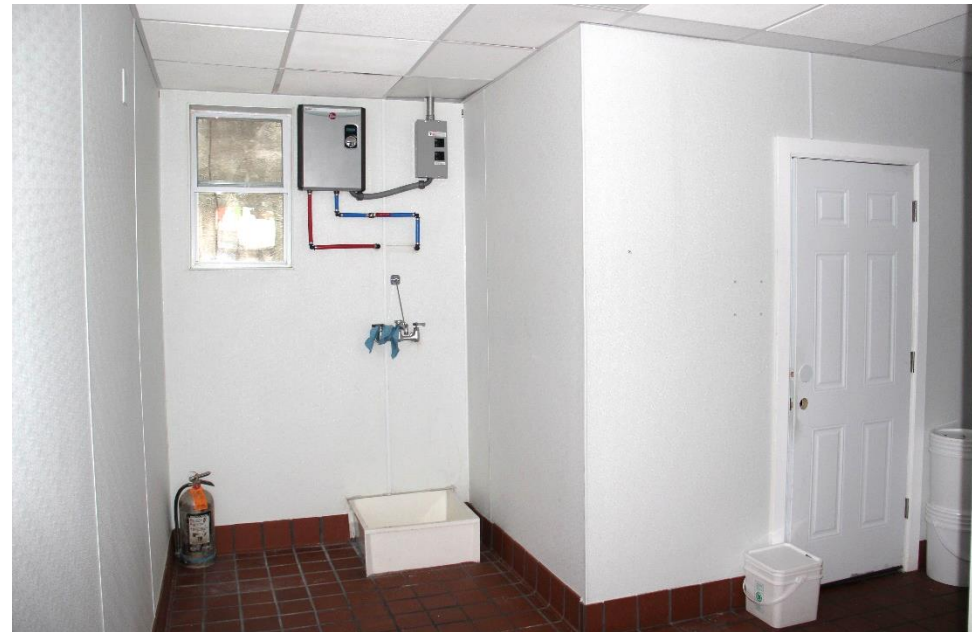
## INTERIOR PHOTOGRAPHS | 2



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## INTERIOR PHOTOGRAPHS | 3





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## PARKING



FRONT PARKING LOT



SIDE LOT



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## NEARBY RETAILERS

- GORGEOUS NAIL & SPA
- CARVEL
- MUSIC & ARTS
- SHOPRITE
- LITTLE CABIN SANDWICH
- CUSTOM CANDLE
- BEDFORD BAGEL & BAKERY
- SALSA FRESCA
- THE BEDFORD HILLS DINER
- THE COMPLETE AQUARIUM
- DI AMALFI RISTORANTE
- ANYTIME FITNESS
- SAMMY'S KOSHER
- McDONALD'S
- SHENGRI LA SPA



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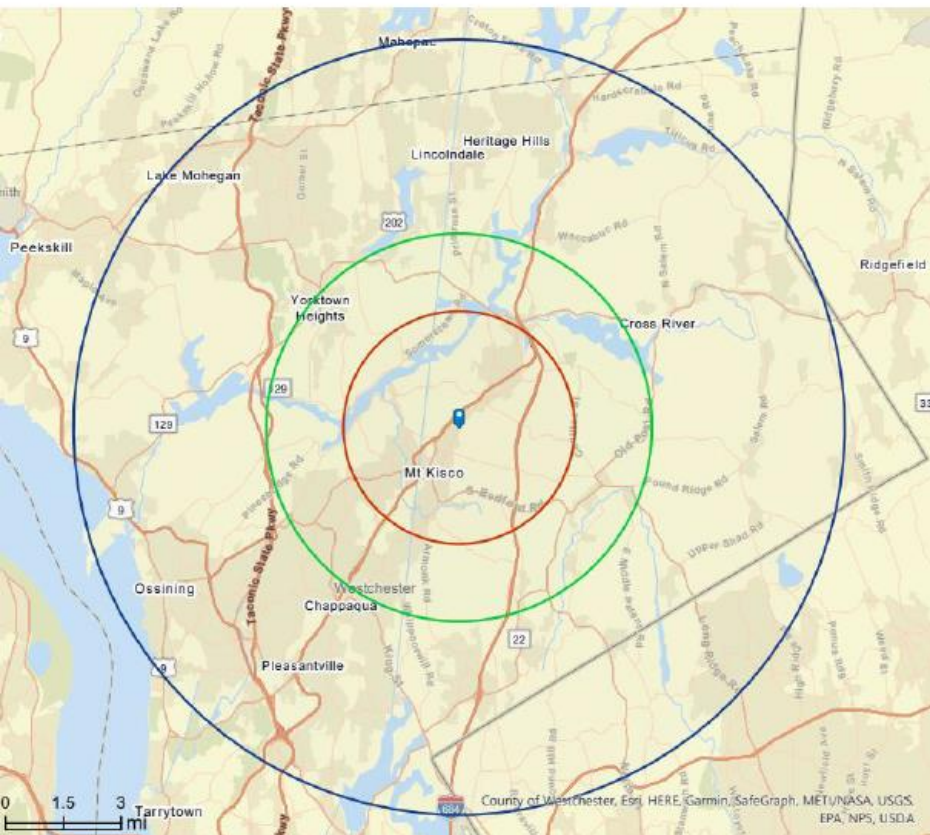
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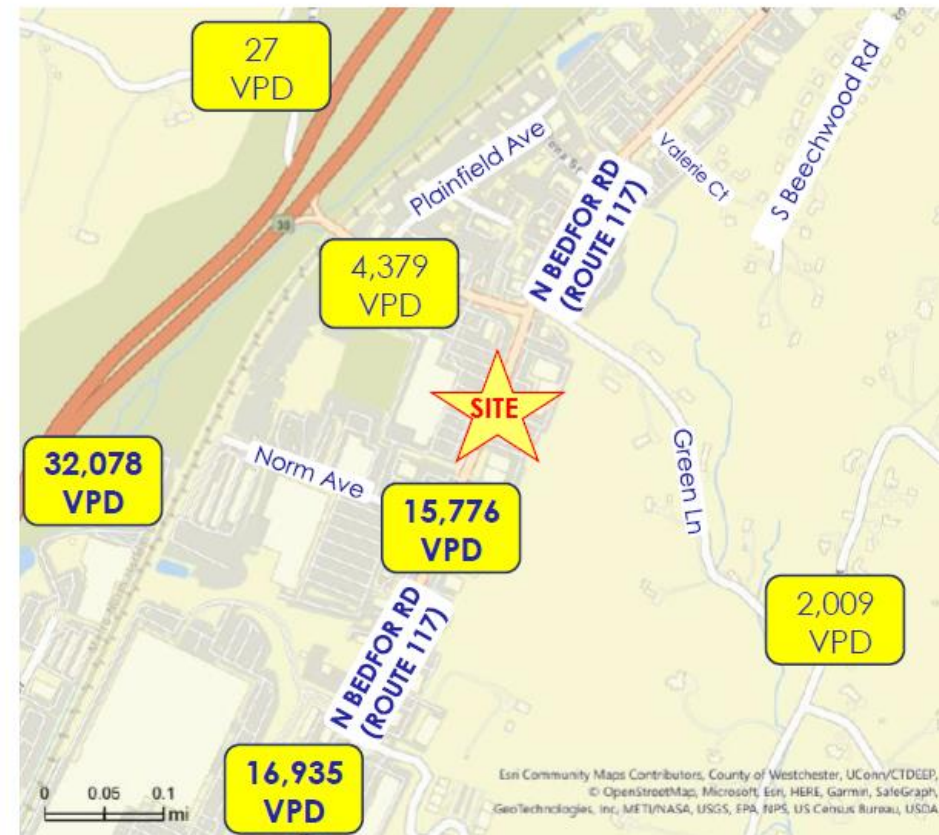
## SITE MAP

RADIUS: **3-MILE** **5-MILE** **10-MILE**



## TRAFFIC COUNT

15,776 Vehicles Per Day on North Bedford Rd (Route 117)



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## BEDFORD HILLS/MOUNT KISCO RETAIL CORRIDOR

National Tenancy



| TARGET |  
MOUNT KISCO COMMONS  
SHOPPING CENTER  
195 N Bedford Rd

DUE TO ITS EXCELLENT ACCESSIBILITY & CENTRAL LOCATION, THE BEDFORD HILLS / MOUNT KISCO AREA IS A MAJOR SHOPPING DESTINATION WITHIN NORTHERN WESTCHESTER.

THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS OF MOUNT KISCO IS OVER \$220,000.

BEDFORD, NY  
Feb 2025 Median  
Home Sales Price

\$850K

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## BEDFORD HILLS & MOUNT KISCO, NY | A Retail Hot Spot

### BEDFORD HILL & MOUNT KISCO - THE "COMMERCIAL HUB"

With its location situated in the center of northern Westchester County, Mount Kisco is often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown retail options, there is a plethora of big box stores and high-end automobile sales dealerships along the North Bedford Road/Rte 117 retail corridor, which lies across the popular Mount Kisco / Bedford Hills border. The entire retail strip spans a commercially dense four (4) miles.

This massive retail hub is only a half (0.5) mile from downtown Mount Kisco. Shoppers from near and far enjoy an array of retailers, restaurants and services such as Target, Stop & Shop, Kohl's, Staples, Petco, Restore, Sherwin Williams, FedEx, CVS, Five Guys Burgers & Fries, Lexus, Land Rover, and Tesla. This well-known thoroughfare also includes popular fitness and entertainment options for the entire family including the Saw Mill River Club East, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Kidville.



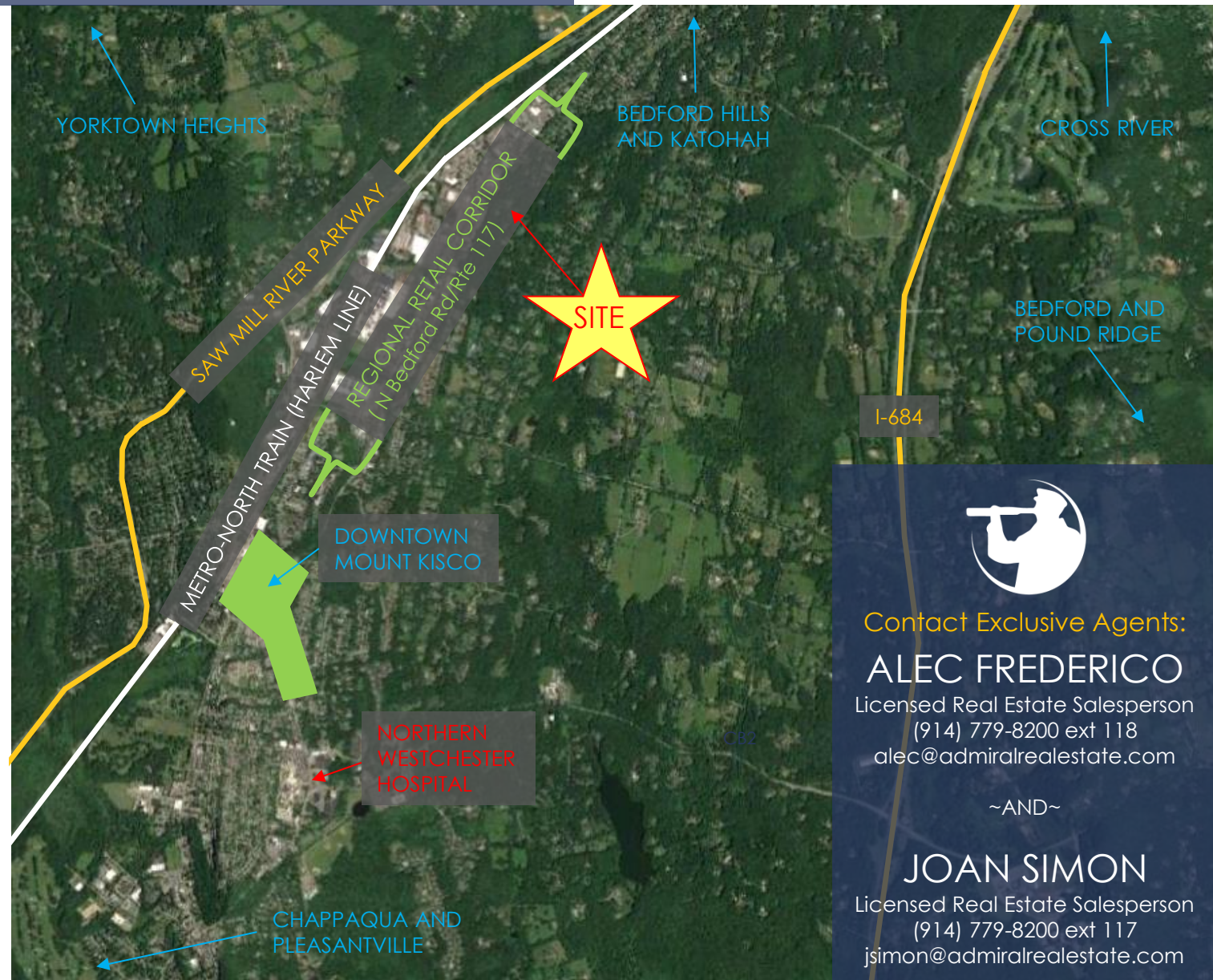


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## REGIONAL AERIAL



Contact Exclusive Agents:

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~AND~

**JOAN SIMON**

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