

RETAIL SPACE FOR LEASE

BEDFORD GREEN SHOPPING CENTER

711-747 N Bedford Road | Bedford Hills, NY 10507



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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VICE PRESIDENT

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Property Overview

HIGHLIGHTS

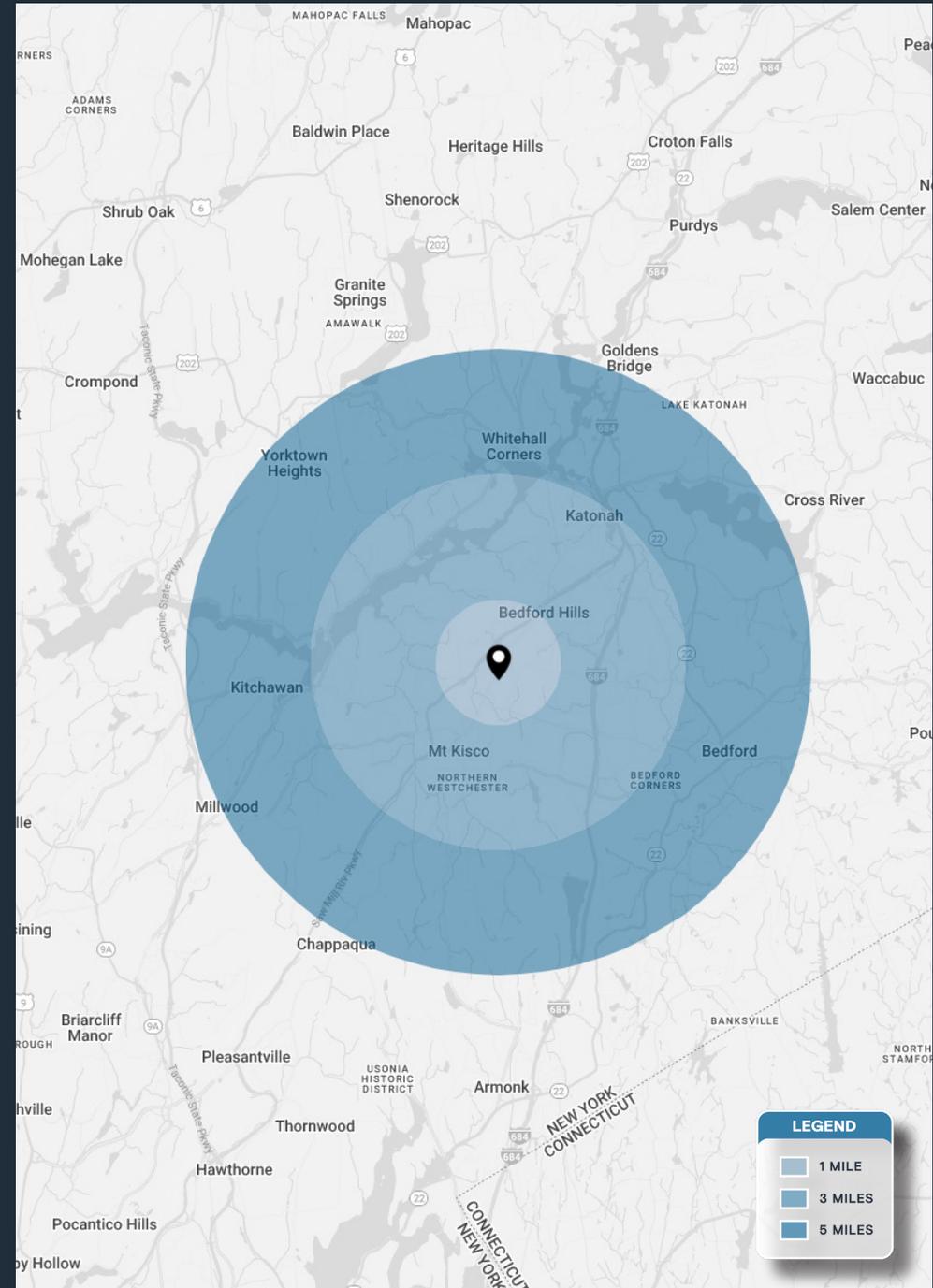
- Premier Location in Affluent Trade Area
- Strong Retail Corridor with High Barriers to Entry: Located in a densely developed retail market offering limited competition for new development, enhancing long-term value and tenant stability.
- Sizeable and Adaptable Anchor Space Available: a rare opportunity to backfill a large-format space in a well-established center with strong foot traffic.
- Proven Attractor of National and Credit Tenants
- The center offers high visibility along a major commuter route with ample parking and convenient access for surrounding residential communities.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,030	25,563	49,754
HOUSEHOLDS	1,720	8,951	16,918
EMPLOYEES	3,389	21,152	41,053
AVERAGE HH INCOME	\$176,841	\$203,675	\$260,735

TRAFFIC COUNTS

N BEDFORD ROAD	16,777 AADT
SAW MILL RIVER PARKWAY	32,078 AADT





BEDFORD GREEN SHOPPING CENTER

CVS pharmacy
EUROPEAN WAX CENTER
ME Massage Envy



NORTH BEDFORD ROAD - 16,777 AADT

THE PARK

Slurpee
KI
dogtopia
GENESIS Saw Mill Club
Sky Zone TRAMPOLINE PARK
Spartan Race

KOHL'S

BROOKSIDE VILLAGE

petco
FedEx Office
Staples
FIVE GUYS BURGERS and FRIES

MOUNT KISCO COMMONS

STOP & SHOP
CHIPOTLE
TARGET
Starbucks
Pizza Hut



117

GAP
FAS
chico's
The Hamlet NEW YORK
BARNES & NOBLE
ATHLETA
WHIM STRETCH LAB
SHOES & MORE
CHOPT
Starbucks

HomeGoods

OrangeTheory FITNESS

MOUNT KISCO ELEMENTARY SCHOOL
478 STUDENTS

NORTHERN WESTCHESTER HOSPITAL
245 BEDS

CVS pharmacy

TJmaxx

Barchinger
KITCHEN + BAR

BEN & JERRY'S

DUNKIN'

Green's
Natural Foods

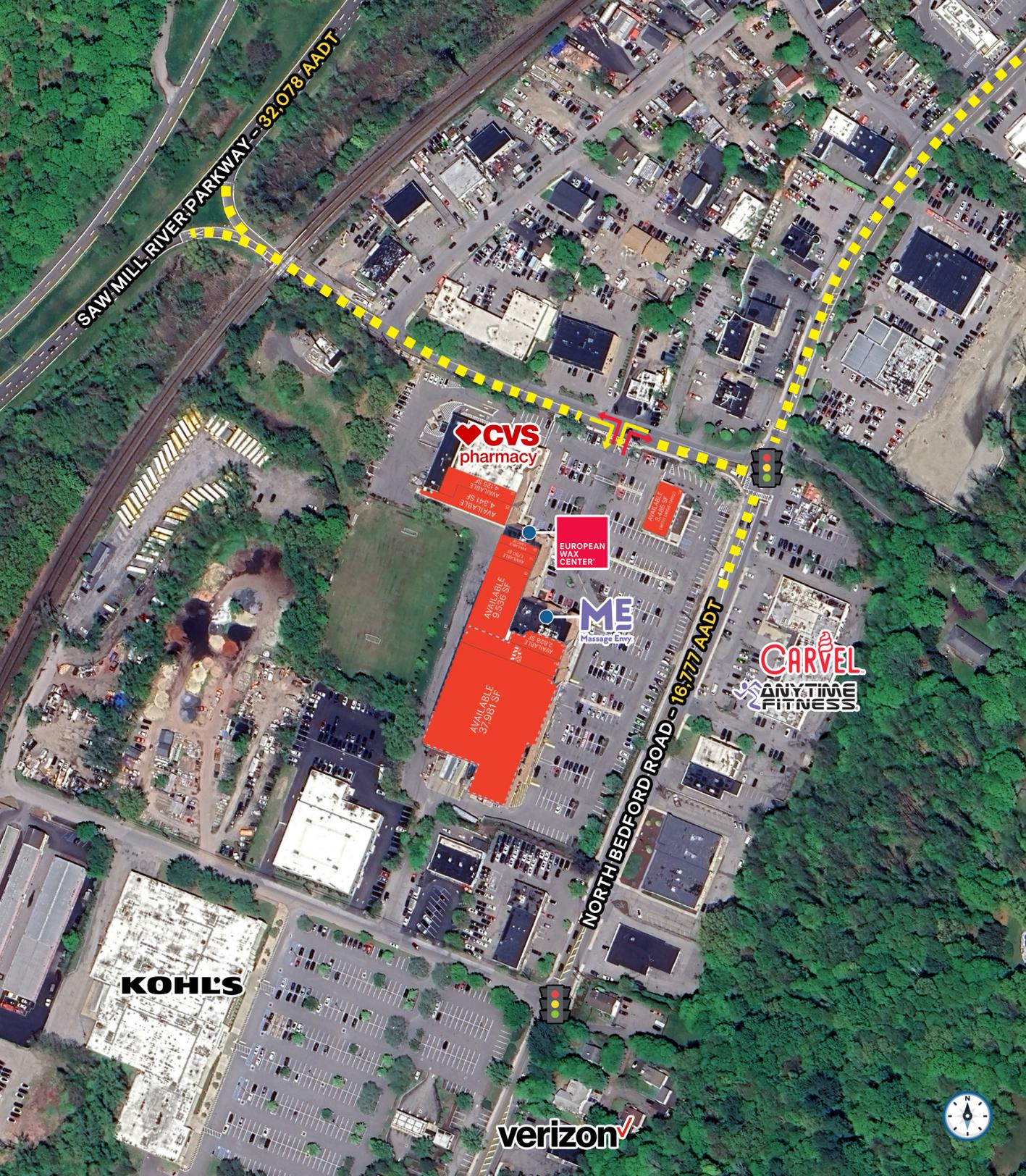
CHAPPAQUA CROSSING

WHOLE FOODS MARKET
LIFETIME
calico
Starbucks
verizon
sweetgreen

SAW MILL RIVER PARKWAY - 32,078 AADT

MAIN STREET - 14,636 AADT





Contact Broker

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