

117 PONDFIELD ROAD BRONXVILLE, NEW YORK

- Beautiful, picturesque town in Southern Westchester
- Walking distance to Metro North Train Station - 30 mins. to Grand Central Station
- On-Site Parking-12 spaces (A rarity for Bronxville)
- Convenient to all Major Highways, Thruways and Interstates
- Centrally Located in town -gets excellent foot traffic
- Building is in very good condition



Sale Price: \$5,250,000

<u>Demographics:</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	27,143	270,352	700,794
Total Households	11,547	100,884	262,225
Average H.H. Income	\$201,039	\$157,937	\$147,484

HOULIHAN & O'MALLEY
REAL ESTATE SERVICES

117 PONDFIELD ROAD BRONXVILLE, NEW YORK



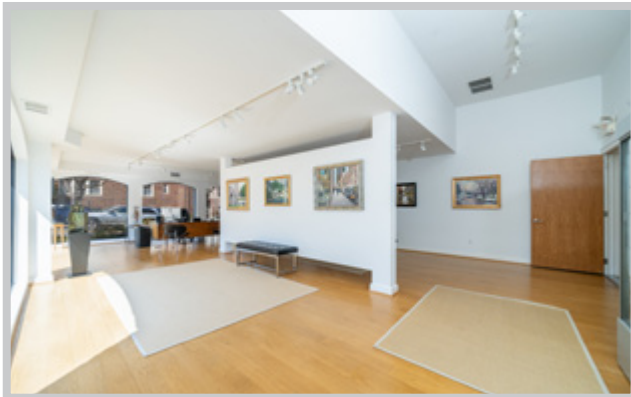
Aerial View of Building & Parking Lots



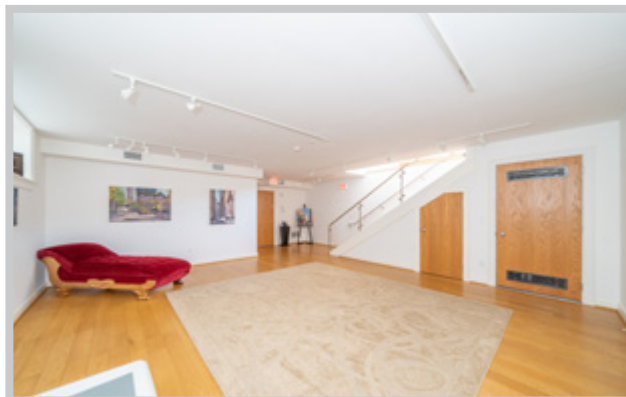
Terrace on 2nd Floor



1st Floor Gallery



1st Floor Gallery



Lower Level Gallery



Executive Office



Conference Room



Kitchenette



Reception Area



FOR SALE
BRONXVILLE EXCLUSIVE
5,431 SF Mixed Use, Retail and Office, Building with On-Site Parking

ADDRESS:	117 Pondfield Road, Bronxville, NY SECTION 5 BLOCK 4 LOT 4	REAL ESTATE TAXES:	Town and County- Eastchester 2025: \$17,477.22 School Bronxville 2025: \$26,828.76 Village Bronxville 2025: \$ <u>7,262.74</u> Total: \$51,568.72
LOCATION:	Southeast corner of Pondfield Road and Cedar Street	DESCRIPTION:	This is a ONE-OF-A-KIND mixed use, office and retail, building, located in the heart of the Village Bronxville. The current owner built the three-story addition in 2012 and did a gut renovation of the original building at the same time and added a beautiful roof top garden. The building and all the systems are in very good condition.
SIZE:	Building +/- 5,431 SF Lot +/- 8,786 SF Three Story building, including the lower level. The original building was +/-1,272 SF. The current owner added a 3-story addition, including the lower level, in 2012. Each floor on the new addition is +/- 1,403 SF. The lower level is usable space.	LISTING PRICE:	\$5,250,000.00
PARKING:	12 Parking Spaces: 8 in the rear lot and 4 in the front Lot.	Listing Agents:	Gerry Houlihan Michele Lasich-Pagnotta 914-522-6850 914-720-4948 gerryh@hom-realestate.com michelep@hom-realestate.com
Certificate of Occupancy:	Retail Art Galary and Office		
Zoning:	Residence B: 2 Story Multi-Residence		
ASSESSMENT:	Town of Eastchester 2025 - \$3,198,863 Village of Bronxville 2025 - \$2,050,000		

NO INSPECTION WITHOUT APPOINTMENT

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions, prior sales, sales, lease or financing or withdrawal without notice.

Trophy Mixed-Use Opportunity in the Heart of Bronxville Village



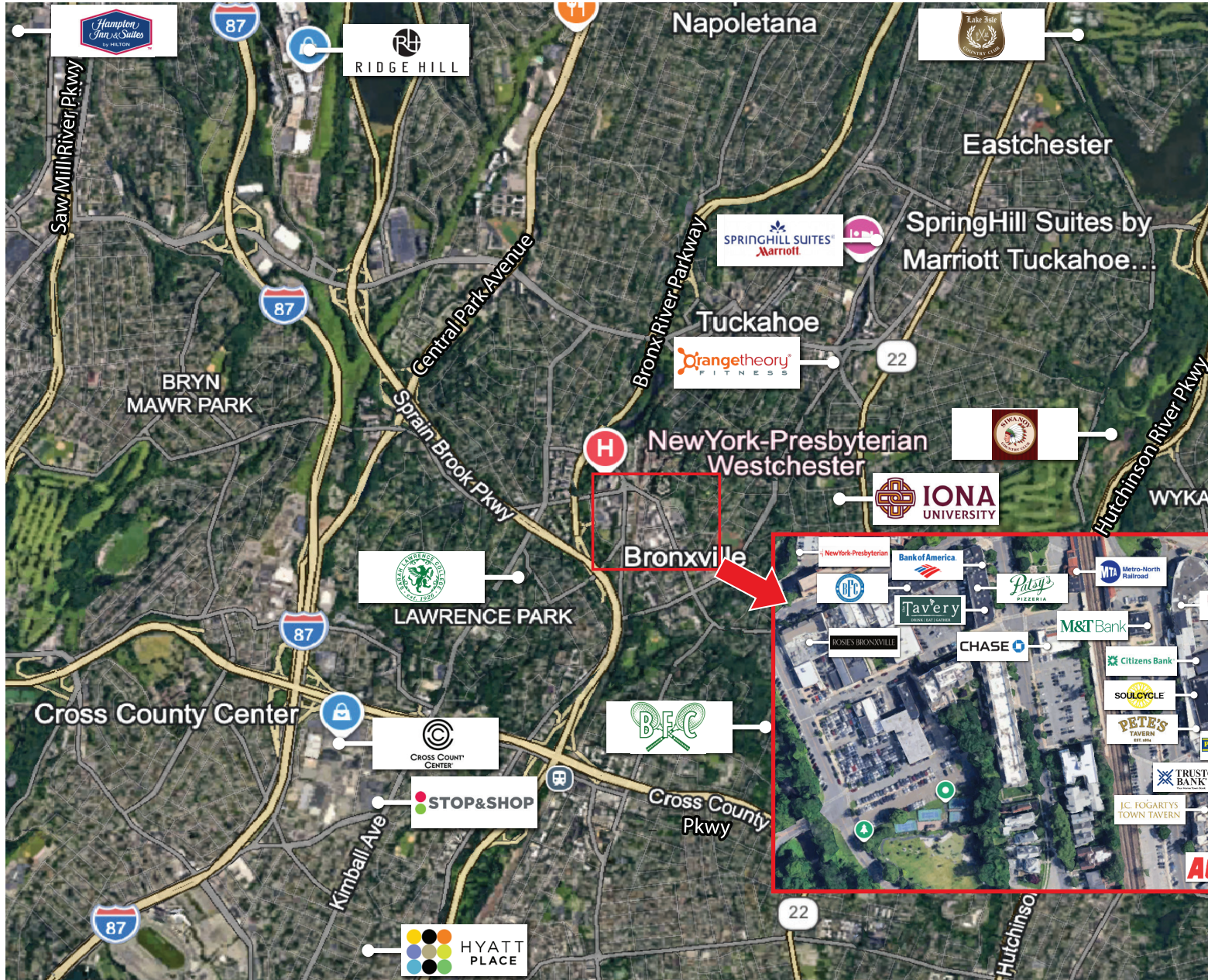
Presenting a rare opportunity to acquire a distinguished mixed-use asset prominently positioned on Pondfield Road in Bronxville Village, one of Westchester County's most sought-after and affluent downtown environments. This property combines high-visibility retail/gallery space and professional office accommodations, offering flexibility for investors, owner-users, or boutique redevelopment. Located approximately three minutes (1/4 mile) from the Bronxville Metro-North train station, the property benefits from regional connectivity, providing direct access to Grand Central Terminal while maintaining the charm and exclusivity of Bronxville premier village center. A truly unique attribute of the property is the presence of 12 ON-SITE PARKING SPACES a rare amenity in the Village, with both front and rear parking lots access. The building also features separate front and rear entrances, enhancing configuration for multi-tenant or mixed-used space.

The main level is designed for both functionality and visibility, featuring two lobby areas an upper RETAIL ART GALLERY with prominent exposure to Pondfield Road. The Floor Includes BUSINESS OFFICES, a kitchenette, two ADA-compliant bathrooms, and a utility room with attic access.

The second level offers BUSINESS OFFICES with a refined executive environment highlighted with a gas fireplace and direct access to a 630 sqft private ROOFTOP TERRACE. Additional floor features include a kitchenette, two bathrooms, a storage closet, and a pull-down attic, creating an efficient and flexible professional layout.

The lower level features a RETAIL ART GALLERY AND OFFICE spaces, and additional storage, providing versatile space suitable for creative, professional, or supplementary uses.

Delivered vacant at closing, the property presents exceptional flexibility for an owner-user seeking a flagship presence in Bronxville Village, an investor pursuing a high-quality mixed-use asset, or a boutique redevelopment opportunity in a supply-constrained market. Properties offering prime village visibility workability to Metro-North, and on-site parking are exceedingly rare in Bronxville, making this a unique and compelling acquisition opportunity within one of Westchester County's most prestigious communities.



Located in Bronxville Village at the corner of Pondfield Road and Tanglewylde Avenue.

Convenient to Major Highways, Parkways, Interstates, Throughways, NYC, and Airports:

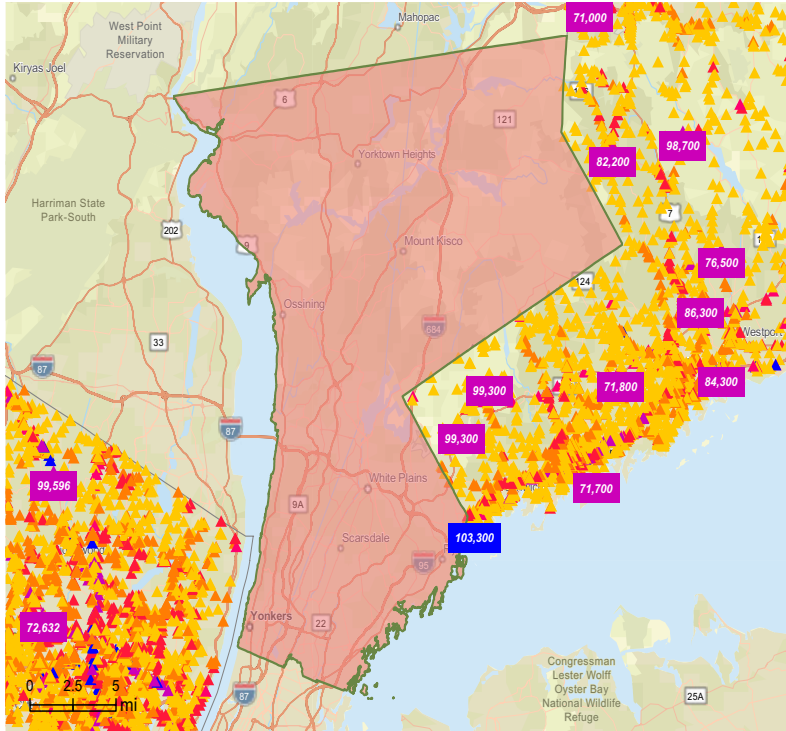
- Bronxville Metro North Train Station 1/4 mi +/-:
- Express Service 30 min. +/- to GCT
- NYC: 15-18 mi drive
- LaGuardia: 15.9 mi/25-min drive
- Westchester Cty: 18.1 mi/24-min drive
- John F. Kennedy: 22.5 mi/38-min drive



Local Traffic Information

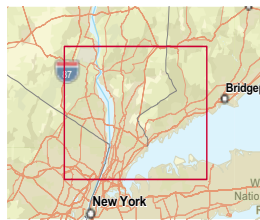
Traffic Count Map

Westchester County, NY 6
 Westchester County, NY (36119)
 Geography: County



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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Traffic Count Profile

117 Pondfield Rd, Bronxville, New York, 10708 2
 117 Pondfield Rd, Bronxville, New York, 10708
 Rings: 1, 3, 5 mile radii



Dist (mi)	Street	Nearest Cross Street	Year of Count	Traffic Count
0.10	Pondfield Road	Tanglewylde Ave	2021	5,626
0.10	Pondfield Road	Bolton Gardens	2023	6,111
0.10	Meadow Avenue	Garden Ave	2023	1,310
0.10	Meadow Avenue	Pondfield Rd	2023	1,980
0.10	Kraft Avenue	Kraft Ave	2023	3,936
0.20	Kraft Avenue	PkPl	2018	3,957
0.20	Midland Ave	Masterton Rd	2011	6,432
0.20	Paxton Avenue	de Witt Ave	2023	1,352
0.20	Tanglewylde Avenue	Willow Rd	2023	2,740
0.20	Paxton Ave	de Witt Ave	2015	1,374
0.20	Pondfield Road	Gramatan Ave	2023	9,013
0.20	Sunset Avenue	Paradise Ave	2023	62
0.20	Milburn Street	Parkway Rd	2023	649
0.20	PONDFIELD RD W from LEONARD MORANGE SQ to LAKE AVE		2023	320
0.20	Parkway Road	Milburn St	2023	4,420
0.20	De Witt Avenue	Paxton Ave	2023	2,102
0.30	Pondfield Road West	Station Plz	2021	4,430
0.30	Parkway Road		2018	6,353
0.30	Paxton Ave	Stone Pl	2003	3,538
0.30	Palumbo Place	Midland Ave	2023	2,656
0.30	PARKWAY ROAD from MIDLAND AVE to PAXTON AVF		2023	3,992
0.30	Bronx River Pkwy	Midland Ave	2011	4,711
0.30	Pondfield Rd	Crows Nest Rd	2014	8,134
0.30	PONDFIELD RD from PARKWAY RD to PONFIELD RD WEST		2023	6,035
0.30	Pondfield Rd W	Stoneleigh Plz	2019	9,410
0.30	Paxton Ave	Stone Pl	2000	3,216
0.30	Palmer Avenue	Paxton Ave	2023	10,490
0.30	Midland Avenue	PkwyRd	2023	9,054

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: Esri

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