

56 GARTH ROAD | SCARSDALE, NEW YORK
PRIME WESTCHESTER RESTAURANT OPPORTUNITY

2,500 SF | 80 Seats | Fully Built-Out Kitchen | \$69,000 Key Money



Key Money Price: \$69,000
For Lease: \$42 PSF/NNN

A rare opportunity to acquire a beautifully renovated, fully built-out restaurant in one of Westchester County's most affluent and desirable communities.

Located in Scarsdale, New York, this approximately 2,500-square-foot restaurant offers an incoming operator the ability to step into an established restaurant environment with a thoughtfully designed dining room, approximately 80 seats, a substantial commercial kitchen, and the infrastructure necessary to support a high-volume food and beverage operation.



The opportunity is particularly compelling for an experienced restaurateur, hospitality group, chef-driven concept, or expanding regional operator seeking to establish a presence in the Scarsdale market without undertaking the substantial expense and lengthy timeline associated with building a restaurant from a raw retail space.



The restaurant has been recently renovated and presents with an upscale, contemporary atmosphere capable of accommodating a wide variety of concepts. Key Money Asking Price: \$69,000
A new lease can be negotiated directly with ownership at approximately \$12,000 per month all-in, representing an attractive occupancy opportunity considering the restaurant's size, existing improvements, infrastructure, and location.



EXECUTIVE SUMMARY

This offering presents an unusual combination: a relatively low key-money requirement, an existing upscale restaurant buildout, meaningful seating capacity, a substantial kitchen, and a location within one of Westchester County's strongest demographic markets.

The approximately 2,500-square-foot restaurant has been designed to accommodate approximately 80 guests and features a commercial kitchen capable of supporting substantial food preparation and service. For operators evaluating second-generation restaurant spaces, the economics can be particularly compelling.

Building a restaurant from a conventional retail shell can involve architectural and engineering expenses, permitting, plumbing, electrical service, HVAC improvements, fire and life-safety systems, kitchen construction, equipment, millwork, flooring, lighting, bathrooms, furniture, fixtures, signage, and months of construction before opening.

Here, much of the restaurant environment is already in place.

At an asking price of only \$69,000 in key money, an incoming operator has the opportunity to acquire the benefit of the existing buildout and transition the premises into a new concept considerably more efficiently than starting from a raw space.

WHY SCARSDALE?

EXCEPTIONAL CONSUMER DEMOGRAPHICS

Scarsdale represents an unusually affluent consumer market.

According to U.S. Census Bureau data, Scarsdale's population is approximately 18,000 residents, with reported median household income exceeding \$250,000 and per-capita income of approximately \$188,274. These income characteristics significantly exceed broader Westchester County, New York State, and national benchmarks and create an attractive underlying customer base for restaurant operators. Approximately one-third of Scarsdale's population is also under 18, highlighting the community's substantial family demographic.

The combination of household wealth, families, professionals, commuters, and established residential neighborhoods can support multiple dining occasions, including weekday lunches, family dining, takeout and delivery, date-night dining, celebrations, private events, and premium food and beverage concepts.



A DESTINATION FOR DINING & RETAIL

Scarsdale has established itself as a sophisticated Westchester shopping and dining destination, characterized by boutiques, restaurants, specialty retailers, professional services, and neighborhood-oriented businesses. The Westchester County tourism organization specifically identifies Scarsdale for its high-end boutiques, shopping, and fine dining, reinforcing the community's positioning as a destination for discretionary consumer spending.

The Village of Scarsdale and Scarsdale Business Alliance have also developed Destination Scarsdale, an initiative specifically designed to strengthen Scarsdale as a destination for shopping, dining, wellness, and community activity.

Programs and community events are intended to encourage residents and visitors to shop and dine locally while generating additional activity for Village businesses.

For a restaurant operator, this creates a compelling combination of affluent residents + established dining behavior + community activity + destination retail.

THE WESTCHESTER RESTAURANT MARKET

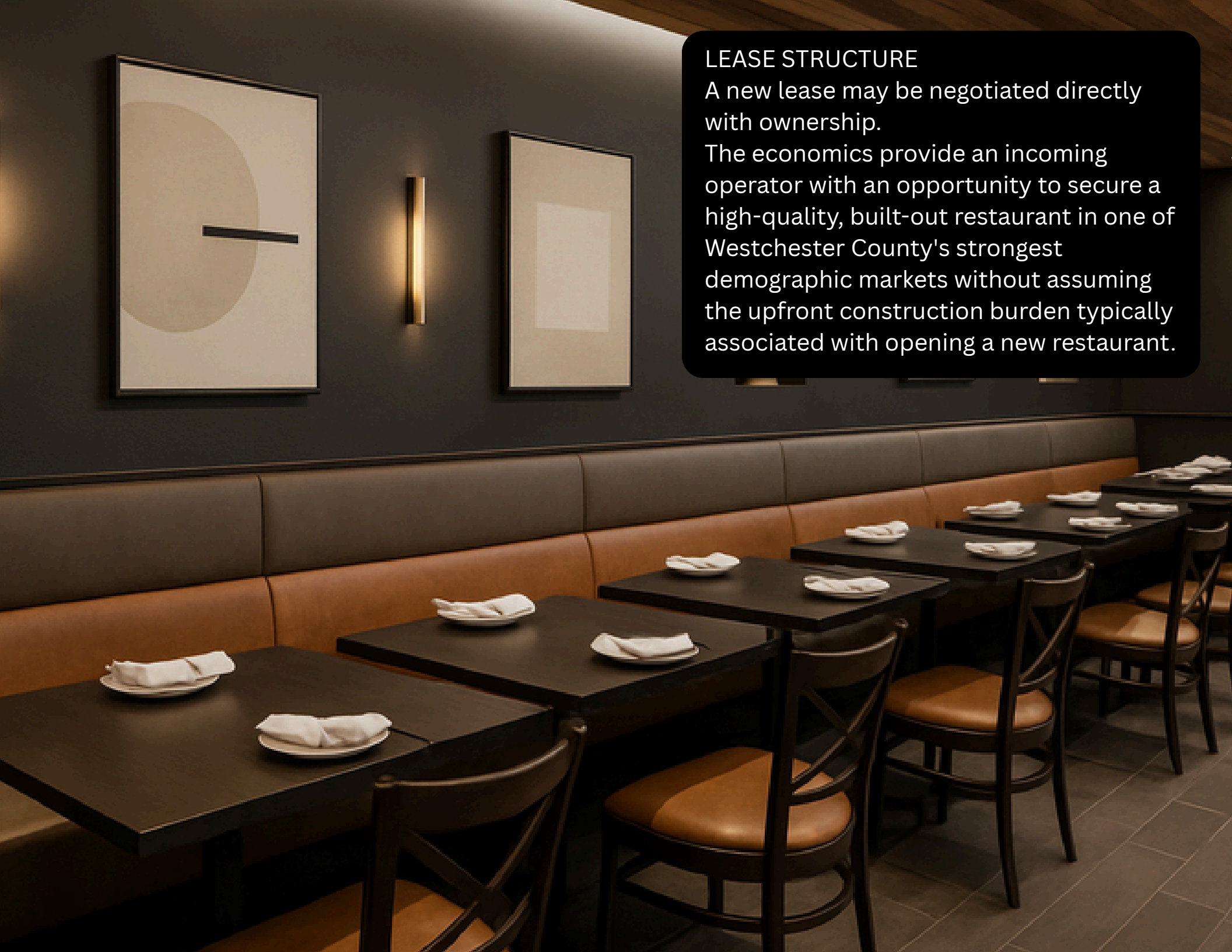
Westchester County has developed into one of the New York metropolitan area's most sophisticated suburban dining markets. The county's restaurant landscape includes chef-driven concepts, upscale neighborhood restaurants, international cuisine, casual dining, farm-to-table restaurants and Michelin-recognized establishments. Scarsdale sits within this broader ecosystem while providing the additional benefit of an exceptionally affluent immediate customer base.

For experienced operators, the location provides access not only to Scarsdale residents but also to surrounding Westchester communities and the broader regional consumer market.

LOCATION ADVANTAGE

Scarsdale combines the purchasing power of an affluent suburban community with excellent regional connectivity. The community is served by the Metro-North Railroad's Harlem Line, providing direct connectivity with Manhattan and contributing to the area's established commuter population.

The surrounding roadway network provides convenient access to neighboring Westchester communities and major regional corridors. This accessibility broadens the potential customer base beyond immediate residents and makes the location attractive for both neighborhood-driven and destination restaurant concepts.



LEASE STRUCTURE

A new lease may be negotiated directly with ownership.

The economics provide an incoming operator with an opportunity to secure a high-quality, built-out restaurant in one of Westchester County's strongest demographic markets without assuming the upfront construction burden typically associated with opening a new restaurant.

56 GARTH ROAD

SCARSDALE, NEW YORK

TRADE AREA MAP

POINTS OF INTEREST

- Scarsdale Village Center
Upscale shopping, dining & services
- The Westchester
Shopping Mall
- Chase Park
37 Acres
- Scarsdale High School
1,650+ Students
- Scarsdale Middle School
1,200+ Students
- Scarsdale Public Library
- Scarsdale Pool Complex
- Hyatt Park
20 Acres
- Scarsdale Golf Club
18-Hole Club
- Davis Park
18 Acres
- Scarsdale Bowl
Bowling & Entertainment
- Equinox Scarsdale
Luxury Fitness Club
- Whole Foods Market
- Trader Joe's
- CVS Pharmacy

TRANSIT

- Scarsdale Metro-North Station
Harlem Line
30 min to Grand Central
- Bus Stop (Bee-Line System)
Local & Regional Routes

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,014	67,659	169,755
Avg. HH Income	\$283,548	\$236,172	\$199,476
Median HH Income	\$250,000+	\$188,946	\$152,309
Daytime Population	10,200	57,714	150,634

Sources: Esri, Sites USA, ACS 2023

HUTCHINSON
RIVER PARKWAY

BRONX RIVER
PARKWAY

SCARSDALE
METRO-NORTH
STATION

Central Ave

Weaver St

SCARSDALE
VILLAGE CENTER
Indulgence Madewell
J.CREW W.CREW
WILLIAMS
SONOMA
SEPHORA

EQUINOX
SOULCYCLE
pure barre

SCARSDALE
HIGH SCHOOL
1,650+ STUDENTS

CHASE PARK
37 ACRES

BRONX RIVER
PARKWAY

56 GARTH
ROAD

WHOLE FOODS
MARKET
TRADER JOE'S
CVS pharmacy

RESTAURANTS & CAFÉS
THE LOBSTER
HOUSE Fontina MELT
NINETEEN

HYATT PARK
20 ACRES

THE
WESTCHESTER
macy's
Neiman Marcus
NORDSTROM
bloomingdale's

GARTH ROAD
18,000 VPD

SCARSDALE AVE
23,000 VPD

TO YONKERS
15 MINUTES

DEITS PARK
28 ACRES

DAVIS PARK
18 ACRES

SCARSDALE
GOLF CLUB
18-HOLE CLUB

SCARSDALE
MIDDLE SCHOOL
1,200+ STUDENTS

TO WHITE PLAINS
10 MINUTES

TO HARRISON
15 MINUTES

LEGEND

- Major Highways
- Interstate 87
- Metro-North Harlem Line
- Bus Stop (Bee-Line)





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