

ULTRA PRIME RETAIL SITE AVAILABLE
Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708



**FOR LEASE:
LONG-STANDING, HIGHLY TRAFFICKED RETAIL SPACE**

- 1,430 Sq. Ft.
- Full Basement Included
- Available August 2024 (Potentially Sooner - Possession Arranged 30 Days from Lease Signing)
- W/D to Metro-North, Theater, and BXV School (Grades K-12)
- Tremendous Foot Traffic and Consumer Spending
- Located Steps from CVS and 1-Block from Value Drugs
- Ideal for Retail or Fitness
- Multiple Uses Considered
- Surrounded by Reputable Village Businesses Including Silk Road, Topps Bakery, Langes Deli, LaGravinese Jewelers, Underhill's Crossing, Park Place Bagels, Womrath Bookshop, and many more!

CONTACT FOR PRICING DETAILS



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 | jgordon@admiralrealestate.com

BROKERS
PROTECTED

ULTRA PRIME RETAIL SITE AVAILABLE
 Located in the Heart of Downtown Bronxville
 108 Pondfield Road, Bronxville, NY 10708

BUILDING DETAILS

Location:	Pondfield Rd between Park Pl and Cedar St
District:	Business District A (Central Business)
Parking:	Various Municipal Lots; Street Parking
Bus:	Across Street; SE Corner of Cedar & Pondfield
Near:	Scarsdale, Eastchester, Tuckahoe, Mt. Vernon
Nearest Highway:	0.5 Mile from Bronx & Sprain River Parkways

SPACE HIGHLIGHTS

- High Daily Pedestrian Foot Traffic
- Mostly Open Layout; Limited Columns
- Full Basement Included; No Additional Rental Fee
- Only 2 Doors Down from CVS; Around Corner from ACME

DEMOGRAPHICS

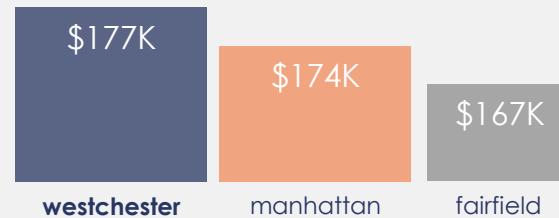
By Radius	.25-Mile	.50-Mile	.75-Mile
Average HH Income	\$211,188	\$213,967	\$209,863
Median HH Income	\$134,747	\$138,281	\$138,278
Population	1,742	7,072	15,012
Total Households	708	3,177	6,149
Disposable Income	\$132,819	\$134,869	\$133,020
Medical Expenses	\$13,286	\$13,640	\$13,194
Avg Net Worth	\$3.1M	\$3.2M	\$3.0M
Net Worth > \$2M	26.7%	28.1%	27.5%



NEW YORK'S **WESTCHESTER** COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester
 RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



KEY FACTS (0.50 Mile of Site)

POPULATION	MEDIAN AGE
7,072	49
AVG INCOME	NET WORTH
\$213,967	\$3.2M

DEC 2023 MEDIAN
 HOME SALES
 PRICE

\$2.3M



CONTACT OWNER'S
 EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 | jgordon@admiralrealestate.com

BROKERS
 PROTECTED

ULTRA PRIME RETAIL SITE AVAILABLE
Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708



ADDITIONAL
EXTERIOR
PHOTOGRAPHS



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 | jgordon@admiralrealestate.com

BROKERS
PROTECTED

ULTRA PRIME RETAIL SITE AVAILABLE

Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708

RETAIL MAP Downtown



ADMIRAL

Bronxville Village
Retail Map

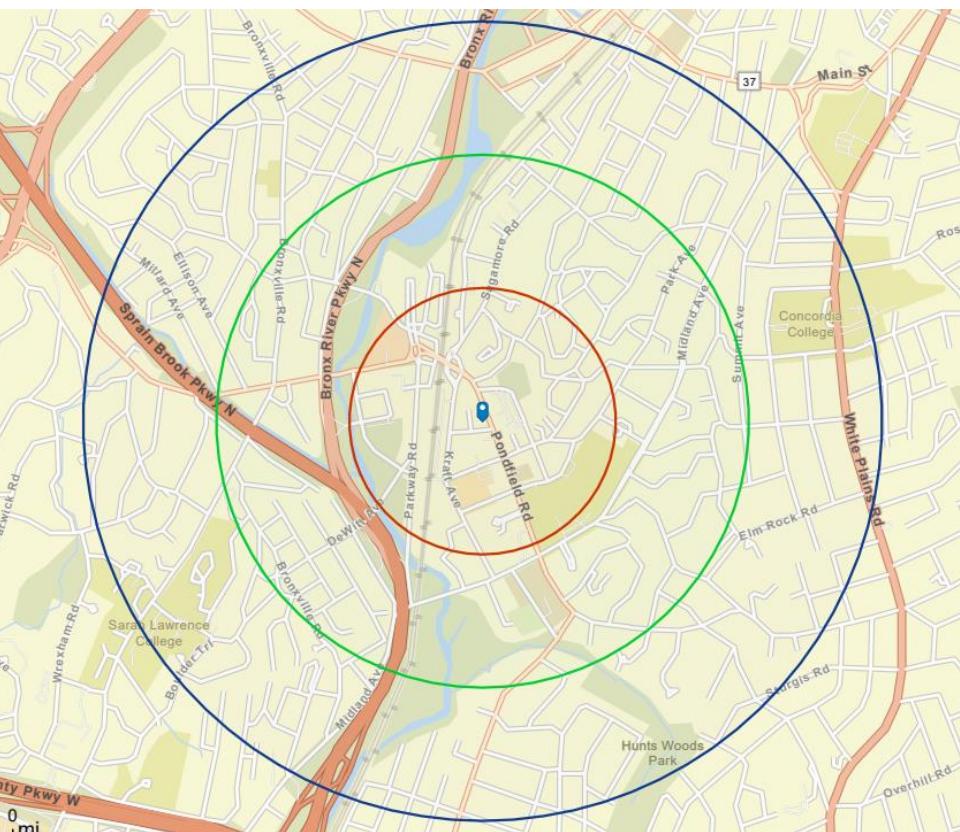
ULTRA PRIME RETAIL SITE AVAILABLE

Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708



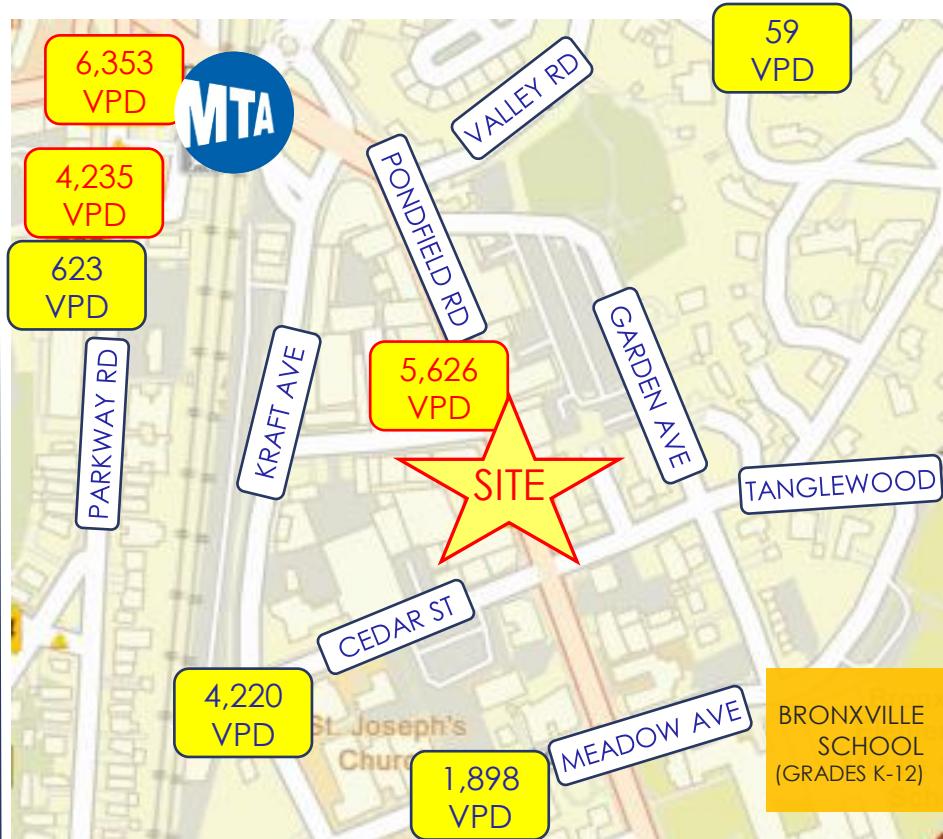
SITE MAP

RADIUS: **0.25-MILE** **0.50-MILE** **0.75-MILE**



TRAFFIC COUNT

+5,600 Vehicles Per Day on Mamaroneck Avenue



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 | jgordon@admiralrealestate.com

BROKERS
PROTECTED

ULTRA PRIME RETAIL SITE AVAILABLE
Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708



PARKING
AERIAL
Downtown
Bronxville



ULTRA PRIME RETAIL SITE AVAILABLE

Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708



PARKING MAP

Village of Bronxville



Bronxville's Metro-North train station is located just over one block from the subject space.



ULTRA PRIME RETAIL SITE AVAILABLE
Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708



LOCAL AERIAL



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 | jgordon@admiralrealestate.com

BROKERS
PROTECTED

ULTRA PRIME RETAIL SITE AVAILABLE
Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708

ADMIRAL
REAL ESTATE SERVICES



Pondfield Rd (CBD)

ABOUT BRONXVILLE

Concentrated in one square mile, Bronxville is a **uniquely walkable village**. Homes and apartments are within walking distance of town, where shoppers can walk between grocery store, pharmacies, restaurants, boutiques, banks, salons, fitness and dry cleaners all within a couple of blocks.

With its beautiful architecture, Bronxville offers an old-world version of the in-town, transit-oriented living that continues to rise in popularity. The village's schools consistently rank among the best in Westchester County.

Located only 15 miles north of Manhattan, Bronxville is one of the wealthiest suburbs of New York City, with an **average household income of over \$210,000+** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.



CONTACT OWNER'S
EXCLUSIVE AGENTS:

HARYN INTNER: 914-779-8200 x123
JON GORDON: 914-779-8200 x115

haryn@admiralrealestate.com
jgordon@admiralrealestate.com

BROKERS
PROTECTED

ULTRA PRIME RETAIL SITE AVAILABLE
Located in the Heart of Downtown Bronxville
108 Pondfield Road, Bronxville, NY 10708

ADMIRAL
REAL ESTATE SERVICES



BRONXVILLE



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON: 914-779-8200 x115 | jgordon@admiralrealestate.com

BROKERS
PROTECTED