



A Retail Investment Opportunity

545 North Bedford Road | Bedford Hills, NY

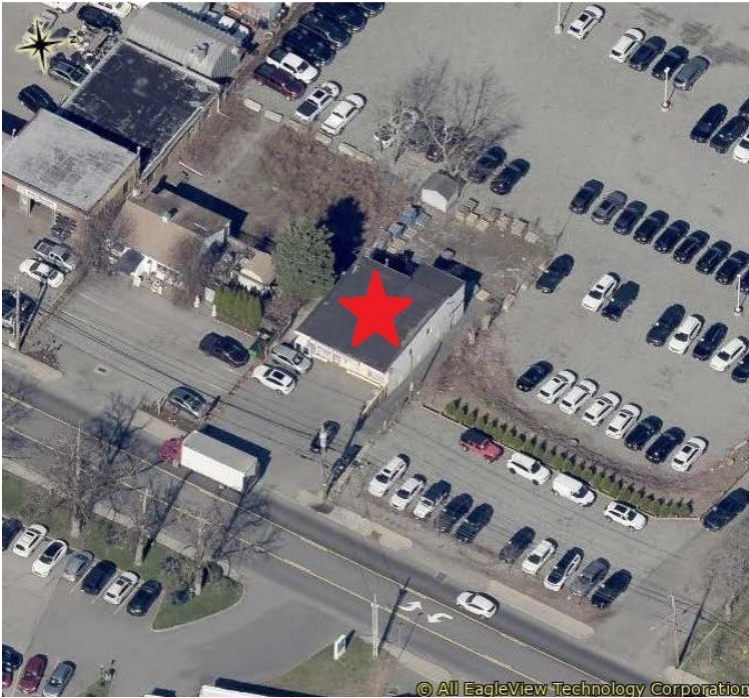
Retail Property For Sale Or Lease

Contact

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November 2025

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	3,000 SF
LOT SIZE	0.18 Acres
ZONING	RB
TAXES	\$14,000
PARKING	8 Spaces
SALE PRICE	\$1,099,000
TERMS	\$6,250 mo.
AVAILABILITY	Immediate

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the vibrant Bedford Hills area! Approximately 3,000SF, two level, free-standing building, ideally situated in the sought-after RB zone, presents an exciting prospect for retail investors. Boasting a strategic location and visibility, this property offers endless potential for retail expansion or development. With its favorable zoning, it's an attractive option for entrepreneurs looking to establish a lucrative presence in one of Bedford Hills' most coveted areas.

Utilized as a wholesale and retail beer and soda establishment for 50+ years, the site is located in the heart of the Route 117 retail corridor. Under the existing zoning, it offers excellent use capabilities and options. Built on two levels, the lower level offers drive-in access with two overhead doors and yard.

LOCATION OVERVIEW

The property is located on Bedford Road (Rt. 117), convenient to train and parkways. Neighbors include McDonalds, Acura, Honda, GMC, CVS, Jeep, Staples, ShopRite, Splash, Buick, Verizon, Kohl's, McDonalds, Target, Cadillac.

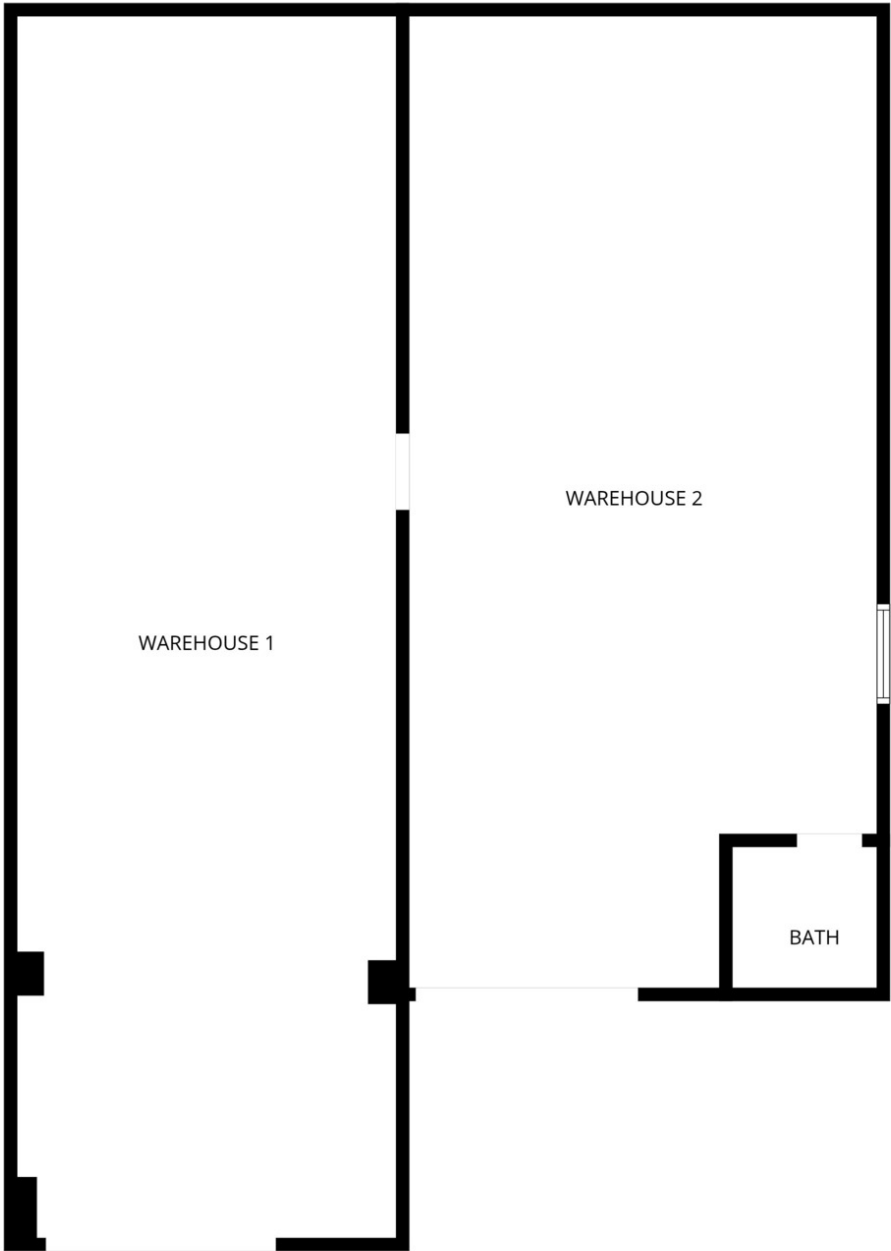
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1st Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Lower Level Plan



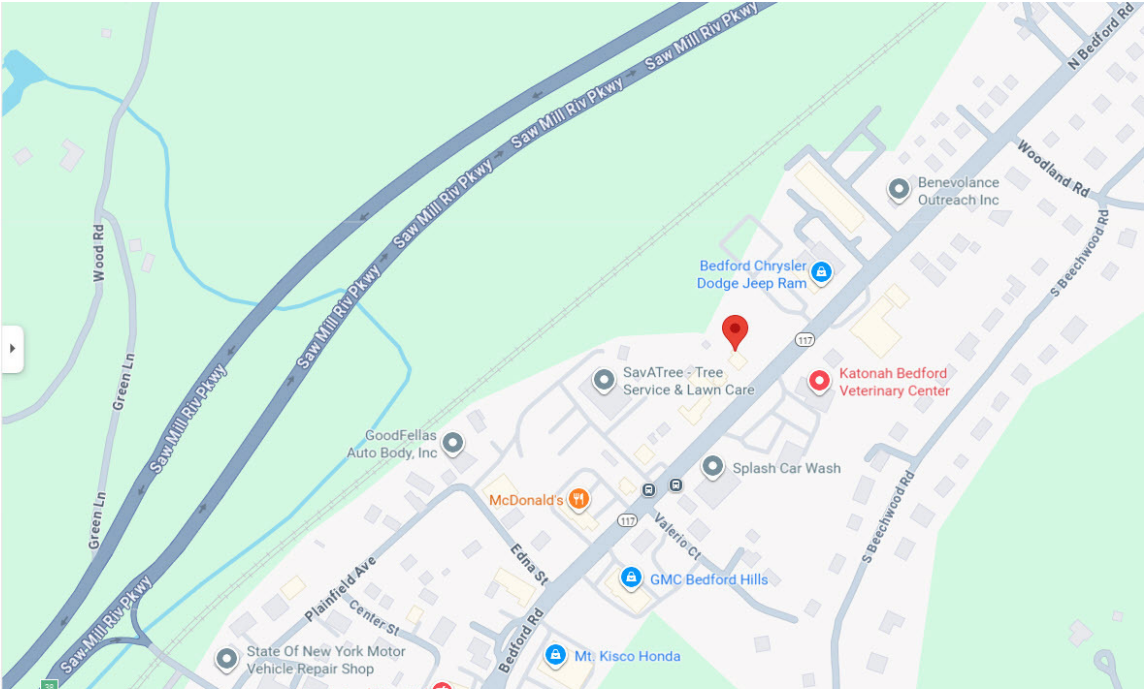
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RB Zoning Uses

P = Permitted principal use

Uses	R-4A; R-2A; R-1A	R-½A; R-¼A	TF	MF; VA	RO	PB-O	PB-R	NB	CB	RB	LI	EL	PB-O(K)
Single-family dwelling	P	P	P	P				P	P	P	P		P
Two-family dwelling ¹	P ¹	P ¹	P	P				P	P	P	P		
Townhouse dwelling ¹	P ¹	P ¹	P ¹	P				P	P	P	P		
Multifamily dwelling ¹	P ¹	P ¹	P ¹	P				P	P	P	P		
Crop farming	P	P	P	P	P ²	P	P	P	P	P	P		P
Public school	P	P	P	P	P ²	P	P	P	P	P	P		P
Municipal use	P	P	P	P	P ²	P	P	P	P	P	P		P
Business and professional offices, including executive, administrative, editorial, educational, engineering, financial and statistical purposes					P ²	P	P	P	P	P	P		
Medical office						P	P	P	P	P	P		
Bank							P	P	P	P	P		
Laboratory for research and development					P ²						P		
Retail sales							P	P	P	P	P		
Personal services							P	P	P	P	P		
Restaurant, except fast-food; delicatessen							P	P	P	P			
Fast-food restaurant										P			
Drive-through facility										P	P		
Motion-picture or other theater							P	P	P	P			
Funeral home								P	P	P			
Wholesale business, storage or warehouse											P		
Manufacturing, fabricating, assembling or finishing of products											P		
Outdoor storage of commercial and industrial vehicles and construction equipment; printing plants											P		
Railroad station or bus passenger shelter	P	P	P	P	P ²	P	P	P	P		P		

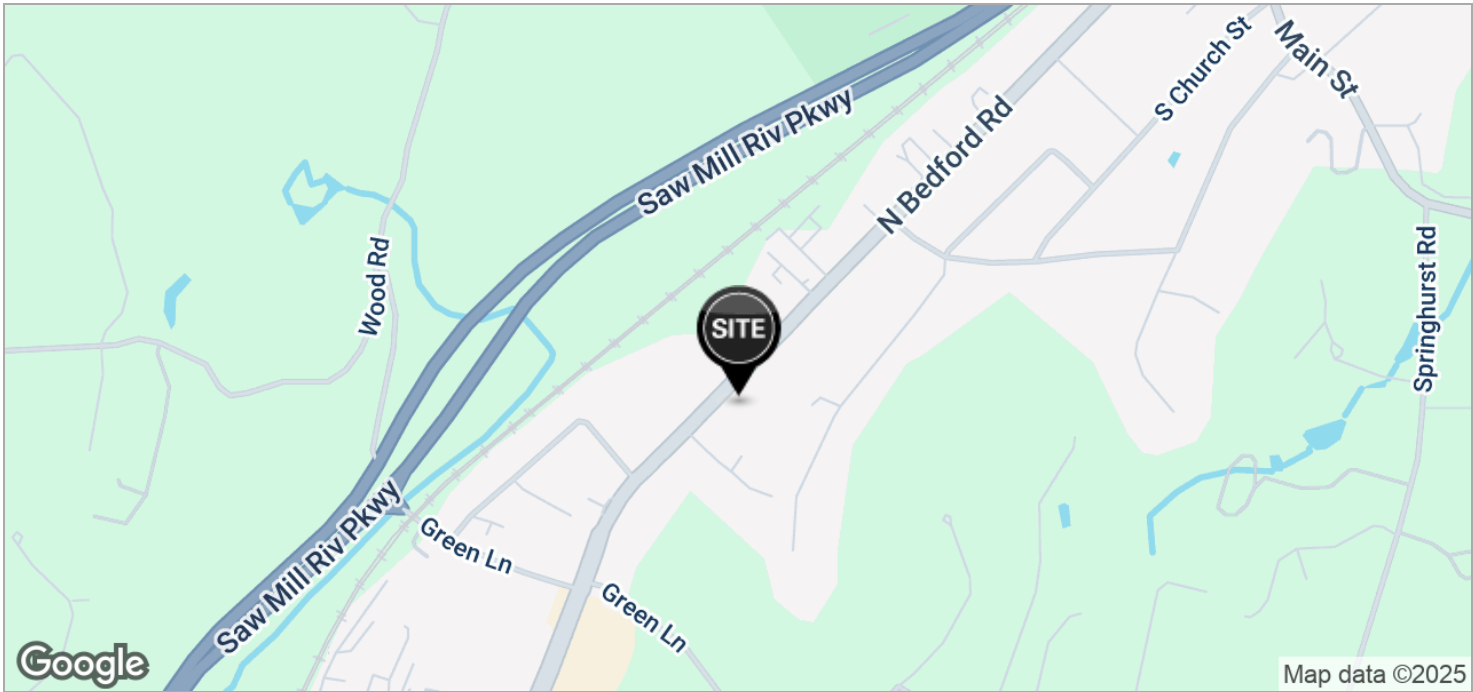
Tax Map - Retail Map



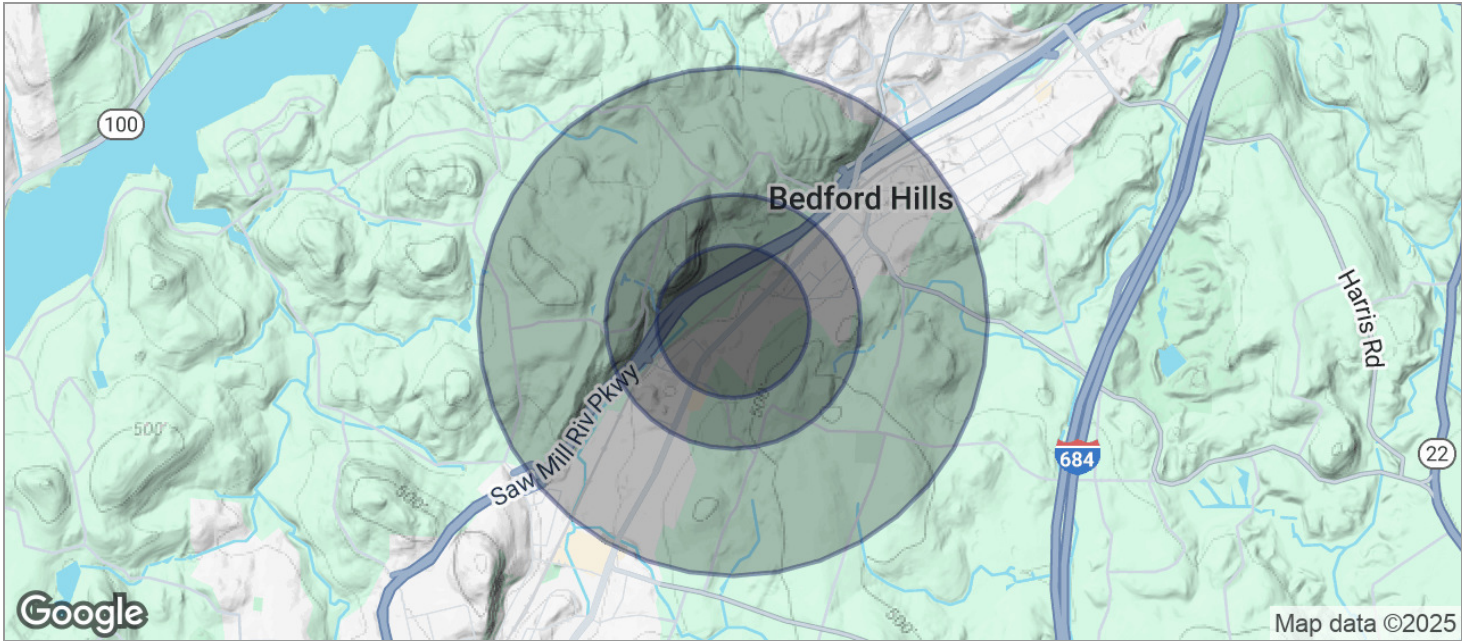
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RETAIL PROPERTY FOR SALE

Location Maps



Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	328	795	2,591
MEDIAN AGE	41	41	42
MEDIAN AGE (MALE)	40	40	41
MEDIAN AGE (FEMALE)	41	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	112	275	960
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$213,581	\$202,591	\$190,140
AVERAGE HOUSE VALUE	\$1,132,975	\$1,050,351	\$962,042

* Demographic data derived from 2020 ACS - US Census