



770 Central Park Avenue

SCARSDALE, NY

FOR SALE / LEASE

- Opportunity to OWN or LEASE prime location in Scarsdale!
- 2000 SF renovated with partial raw space to make your own!
- 2 unit property | 2nd space is leased to long term tenant
- Corner building with onsite parking with easy entrance and exit.
- On-site parking with drive around entrance and exit (approx. 15 spaces)
- Food use acceptable with 1/2" gas line intact with 200 AMPS
- AVAILABLE IMMEDIATELY

RETAIL FOR LEASE

2,000	\$38 PSF/NNN
SQFT	OFFERED AT

RETAIL BUILDING FOR SALE

4,000	\$2,400,000
SQFT	OFFERED AT



KIM GALTON

Licensed Real Estate Salesperson

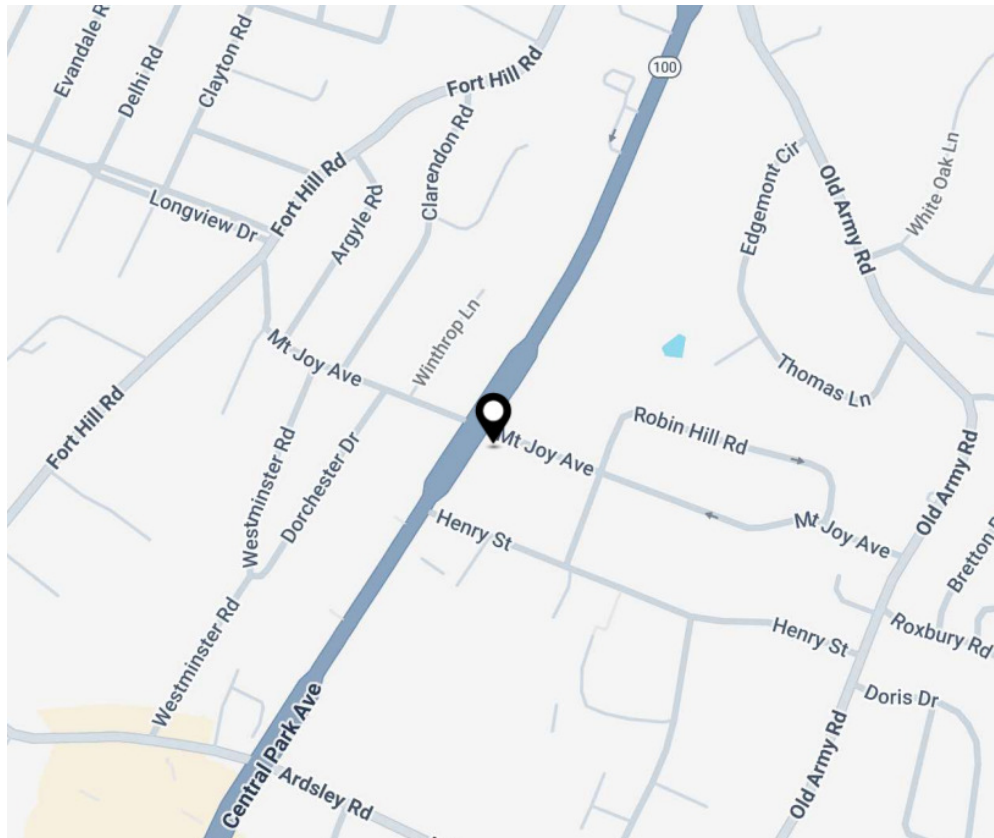
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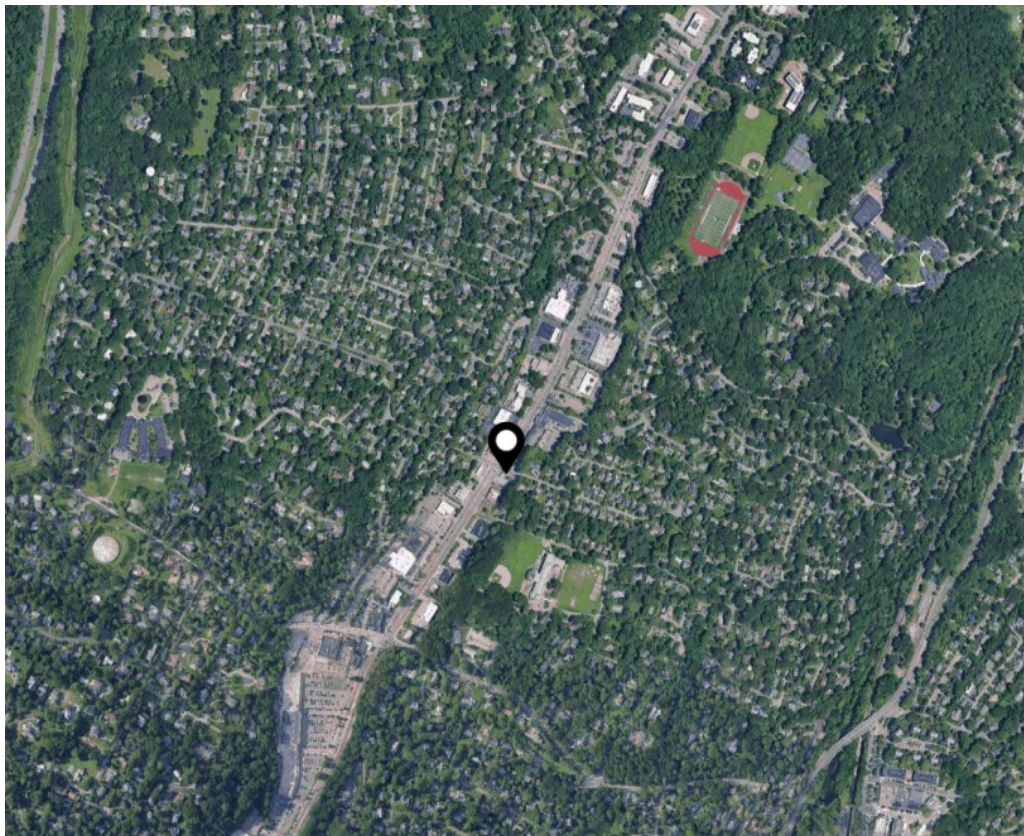
HOULIHAN LAWRENCE
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Location Map

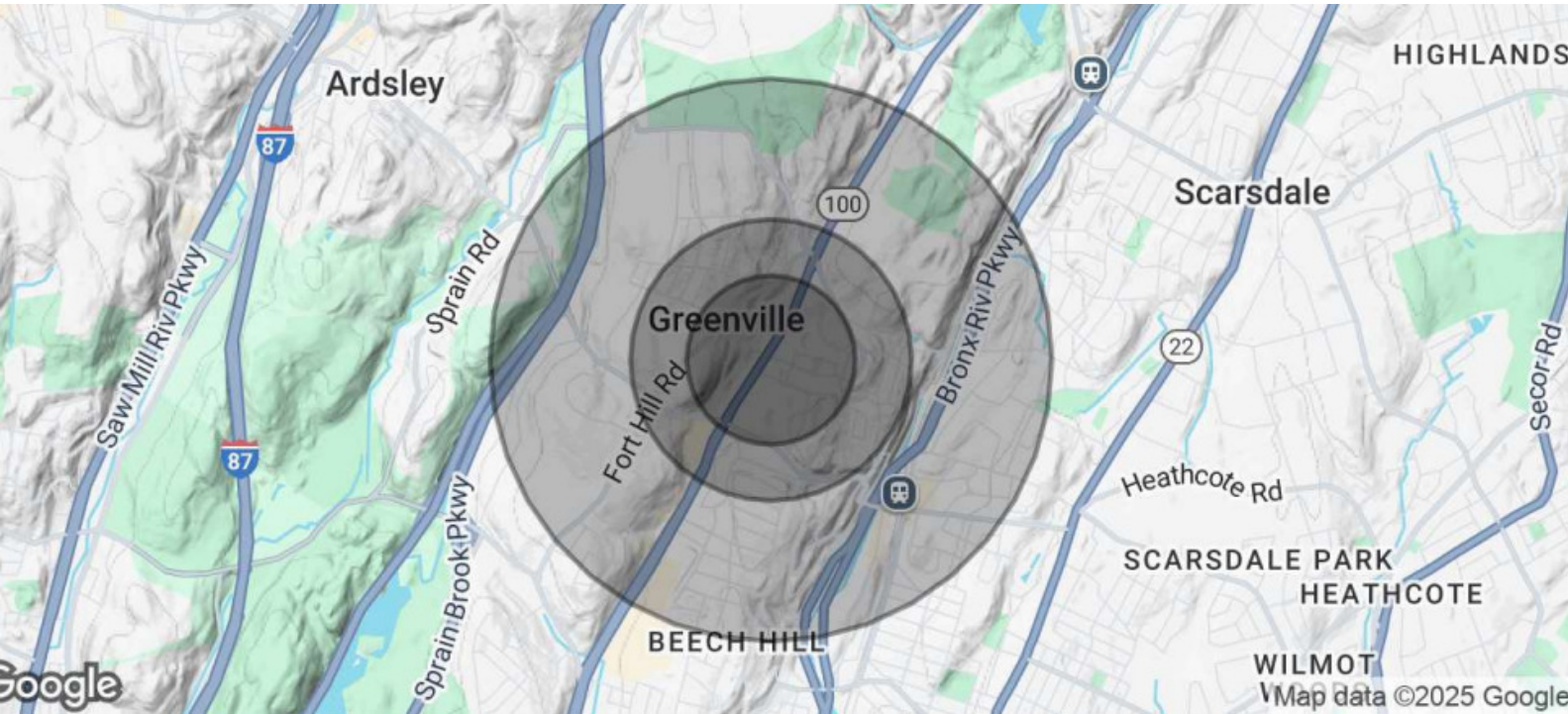


Aerial Map



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Demographics



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,045	3,257	11,075
Average Age	39	39	42
Average Age (Male)	38	38	40
Average Age (Female)	40	40	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	325	976	3,851
# of Persons per HH	3.2	3.3	2.9
Average HH Income	\$335,639	\$350,679	\$300,754
Average House Value	\$1,349,391	\$1,373,788	\$1,230,912

Demographics data derived from AlphaMap

