



SCALZO
COMMERCIAL
NEW DEVELOPMENT

99 MONTGOMERY AVENUE

Scarsdale, NY 10583

For Lease





PROPERTY DESCRIPTION

Introducing 99 Montgomery Avenue, a prime commercial property available for lease in Scarsdale, NY. This spacious property offers versatile floor plans, modern architecture, large windows, and ample parking. Its strategic location and excellent visibility make it an ideal opportunity to establish or expand your business.

LOCATION DESCRIPTION

The area surrounding the property at 99 Montgomery Avenue in Scarsdale, NY offers convenient access to the Scarsdale Metro-North station, popular dining spots like Moscato and Chat American Grill, and nearby parks including the Weinberg Nature Center and Saxon Woods Park. With its charming downtown, excellent transportation links, and diverse amenities, this location presents an exceptional opportunity for your business.

PROPERTY HIGHLIGHTS

- Versatile floor plans for various business needs
- Modern architecture with abundant natural light
- Spacious interior with large windows
- Ample on-site parking for convenience
- Prominent location with excellent visibility
- Ideal for establishing or expanding your business

OFFERING SUMMARY

Lease Rate:	\$24.00 - 34.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,892 - 2,300 SF
Lot Size:	0.23 Acres
Building Size:	10,000 SF

SPACES	LEASE RATE	SPACE SIZE
Retail	\$34.00 SF/yr	2,300 SF
Office	\$24.00 SF/yr	1,892 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	598	3,186	6,903
Total Population	1,774	7,550	18,731
Average HH Income	\$227,422	\$216,841	\$250,387

Property Details

99 Montgomery Avenue
Scarsdale, NY 10583

LOCATION INFORMATION

Street Address	99 Montgomery Avenue
City, State, Zip	Scarsdale, NY 10583
County	Westchester

BUILDING INFORMATION

Building Size	10,000 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	2
Average Floor Size	5,000 SF
Year Built	1980
Gross Leasable Area	2 SF

Lease Rate

\$24.00 - 34.00 SF/YR

PROPERTY INFORMATION

Property Type	Office/Retail
Property Subtype	Office Building
Zoning	CB
Lot Size	0.23 Acres

PARKING & TRANSPORTATION

Parking Ratio	0.6
Number of Parking Spaces	6

TAXES & VALUATION

Foreclosure / Distressed	No
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Lease Spaces

99 Montgomery Avenue
Scarsdale, NY 10583



LEASE INFORMATION

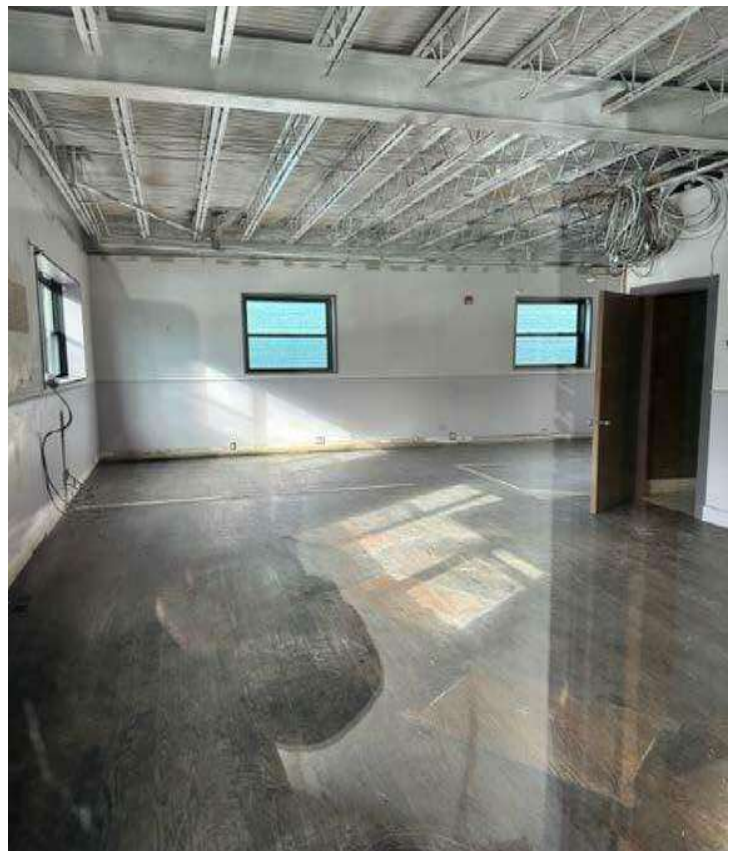
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,892 - 2,300 SF	Lease Rate:	\$24.00 - \$34.00 SF/yr

AVAILABLE SPACES

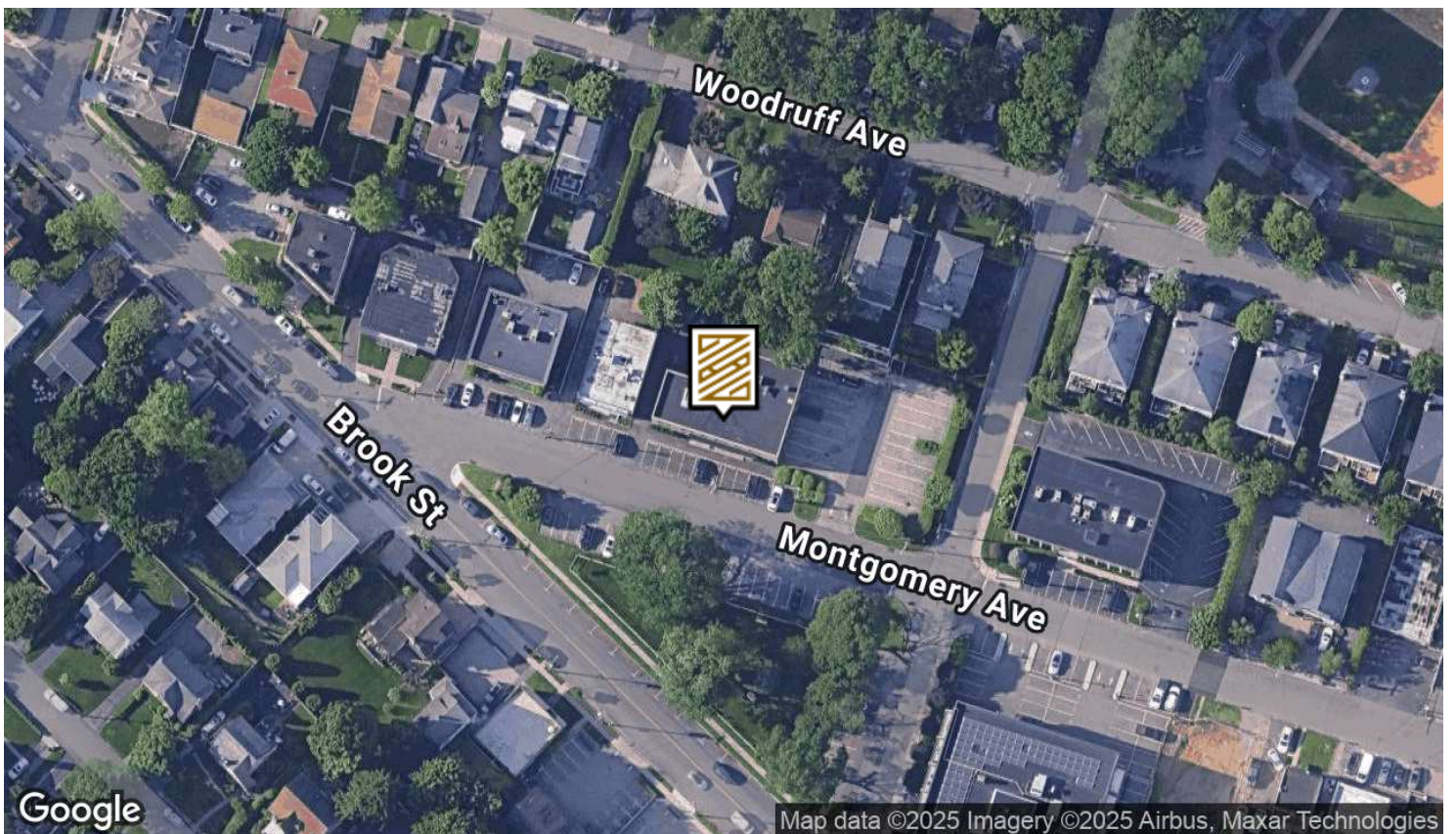
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail	Available	2,300 SF	Modified Gross	\$34.00 SF/yr	-
Office	Available	1,892 SF	Modified Gross	\$24.00 SF/yr	-

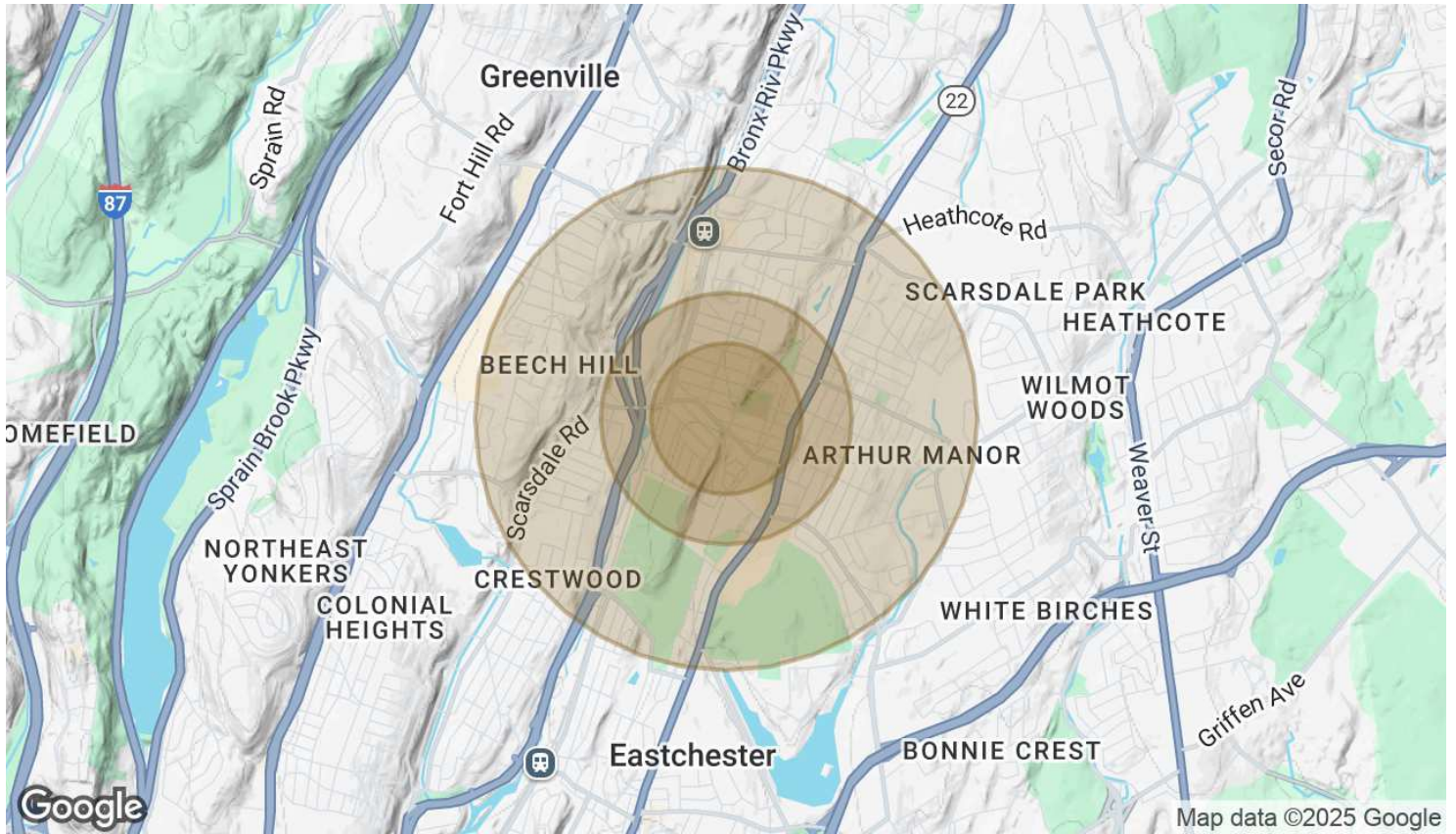
Additional Photos

**99 Montgomery Avenue
Scarsdale, NY 10583**



Location Map





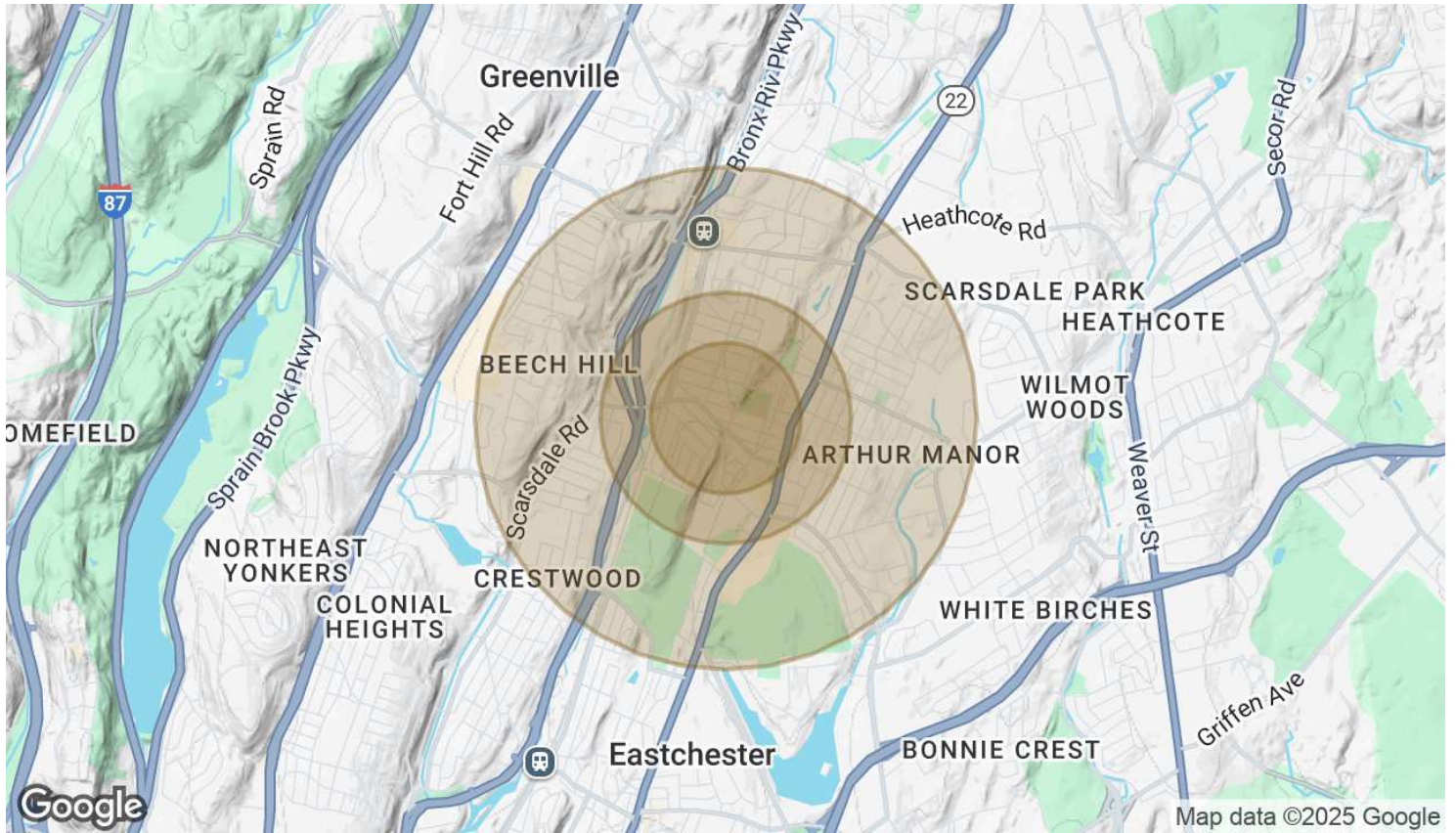
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,774	7,550	18,731
Average Age	40	45	43
Average Age (Male)	38	42	41
Average Age (Female)	41	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	598	3,186	6,903
# of Persons per HH	3	2.4	2.7
Average HH Income	\$227,422	\$216,841	\$250,387
Average House Value	\$901,277	\$787,392	\$994,454

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	71.0%	71.2%	69.3%
% Black	1.6%	2.2%	3.1%
% Asian	16.3%	15.4%	16.4%
% Hawaiian	0.1%	0.0%	0.0%
% American Indian	0.3%	0.3%	0.2%

Demographics Map & Report

99 Montgomery Avenue
Scarsdale, NY 10583



% Other	1.7%	2.5%	2.8%
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Demographics data derived from AlphaMap

Agents Contact

**99 Montgomery Avenue
Scarsdale, NY 10583**

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