

# Coveted Retail Building For Sale in **BRONXVILLE, NY**

29 Park Place



**+/-5,100 SF Lot with  
+/-1,350 Improved  
Retail Space**

- Prominent Corner Site; Exceptional Visibility
- +/- 3,000 SF Improved Patio/Garden Space
- (5) Designated Parking Spaces
- Rare, Grandfathered QSR Site in CBD
- Excellent Neighboring Retailers, inc. ACME
- Delivered as Vanilla Shell
- Multiple Additional Uses Considered
- Historic, Affluent WESTCHESTER COUNTY SUBURB

**CONTACT  
FOR  
PRICING**

*\$26K Annum  
R/E Tax*



CONTACT OWNER'S  
EXCLUSIVE AGENT:

JON GORDON: [914-779-8200](tel:914-779-8200) x115 [jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

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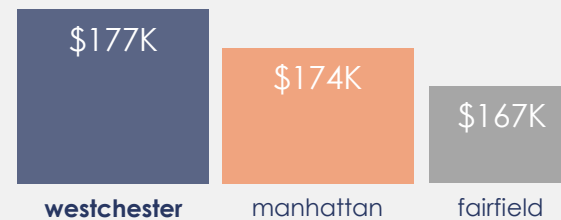
## SITE DETAILS

- Located in Exceptionally Prime Downtown Area
- Directly Across from Bronxville Metro-North Station
- Across from Walkable Municipal Lot
- Coveted Private Parking Area
- Near All Downtown Amenities Including CVS, ACME, Value Drug, Bronxville School (K-12), Toney Toni & The Gang, Shoes N' More, Harry's, Underhill's Crossing, Slave to the Grind, Taco Project, and many more!
- +/-5,100 SF Lot with +/-1,350 Improved Retail Space
- Tremendous Foot Traffic
- Strong Consumer Spending
- Zoning: Business District A (Central Business)
- Ample Additional Street Parking
- Only ½ Mile from Bronx River and Sprain River Parkways
- Very Close to Scarsdale, Eastchester, and Tuckahoe

## NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

### HIGH AVERAGE HOUSEHOLD INCOME



## DEMOGRAPHICS

By Radius	.25-Mile	.50 Mile	.75 Mile
Average HH Income	\$241,719	\$265,637	\$257,017
Median HH Income	\$161,692	\$159,992	\$158,102
Population	1,692	7,203	15,026
Total Households	740	3,238	6,001
Median Age	51	50	47
Per Capita Income	\$107,287	\$115,894	\$104,727

## KEY FACTS (.25 Mile Radius)

POPULATION MEDIAN AGE

1,692

51

HOUSEHOLDS AVG INCOME

740

\$241,719

OCT 2024 MEDIAN  
HOME SALES  
PRICE

\$1.8M



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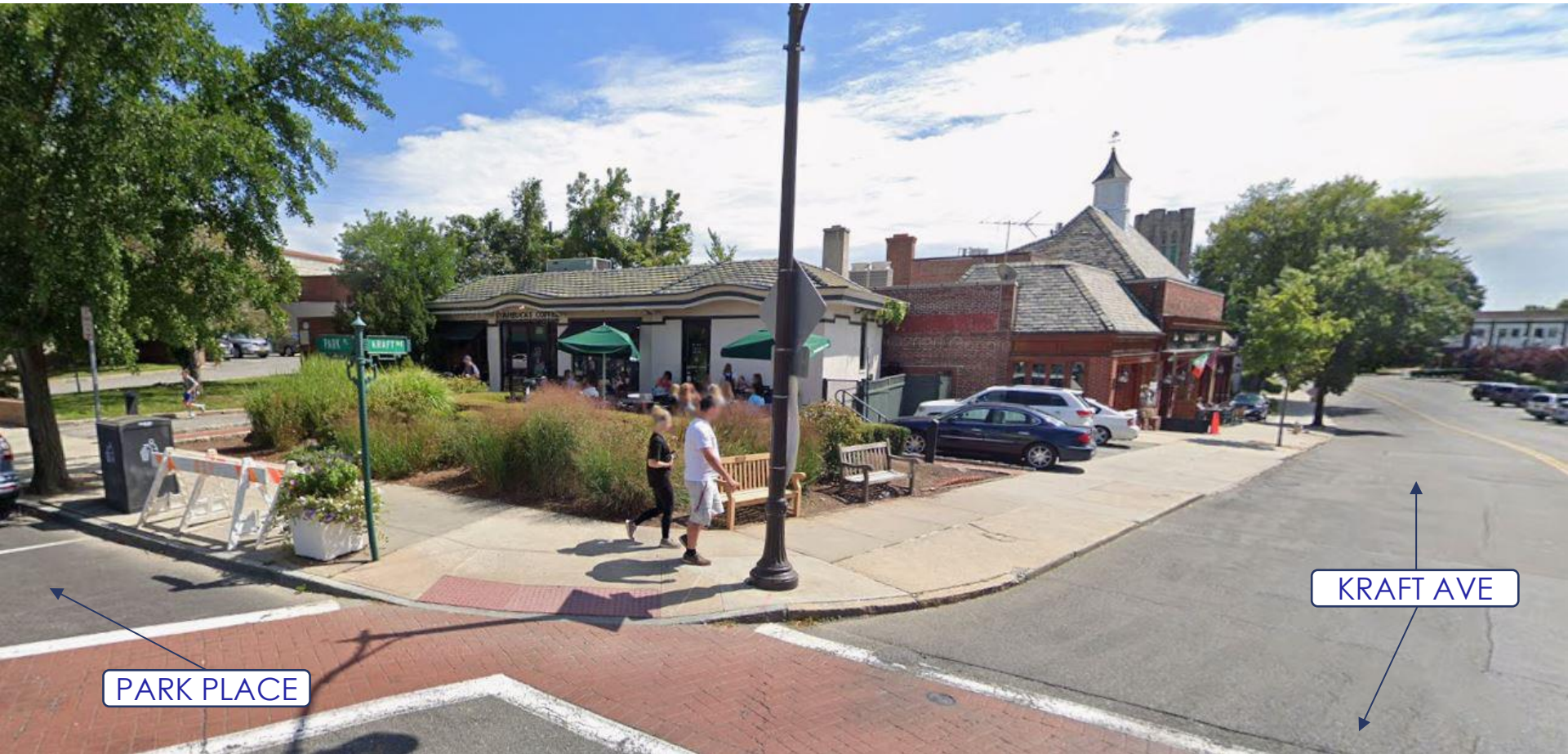
A/I GENERATED PHOTOS



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## ADDITIONAL EXTERIOR PHOTOS

# BRONXVILLE, NY

29 Park Place



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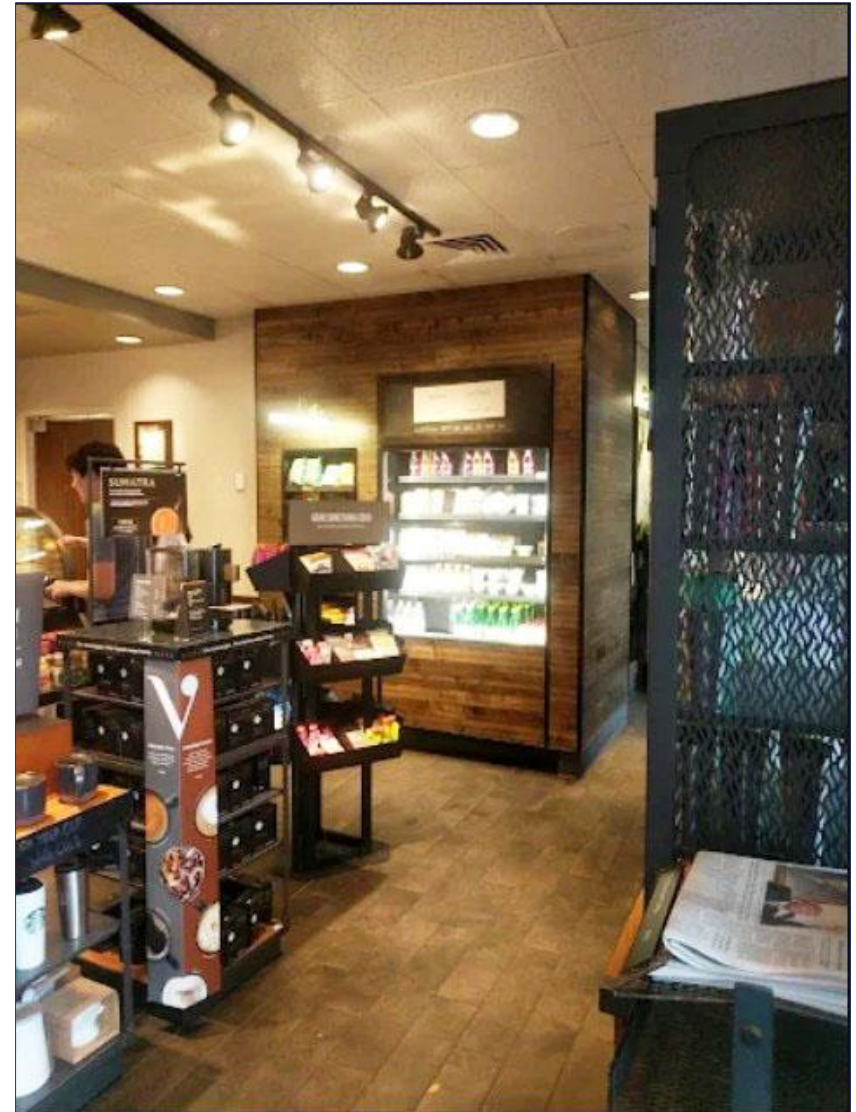


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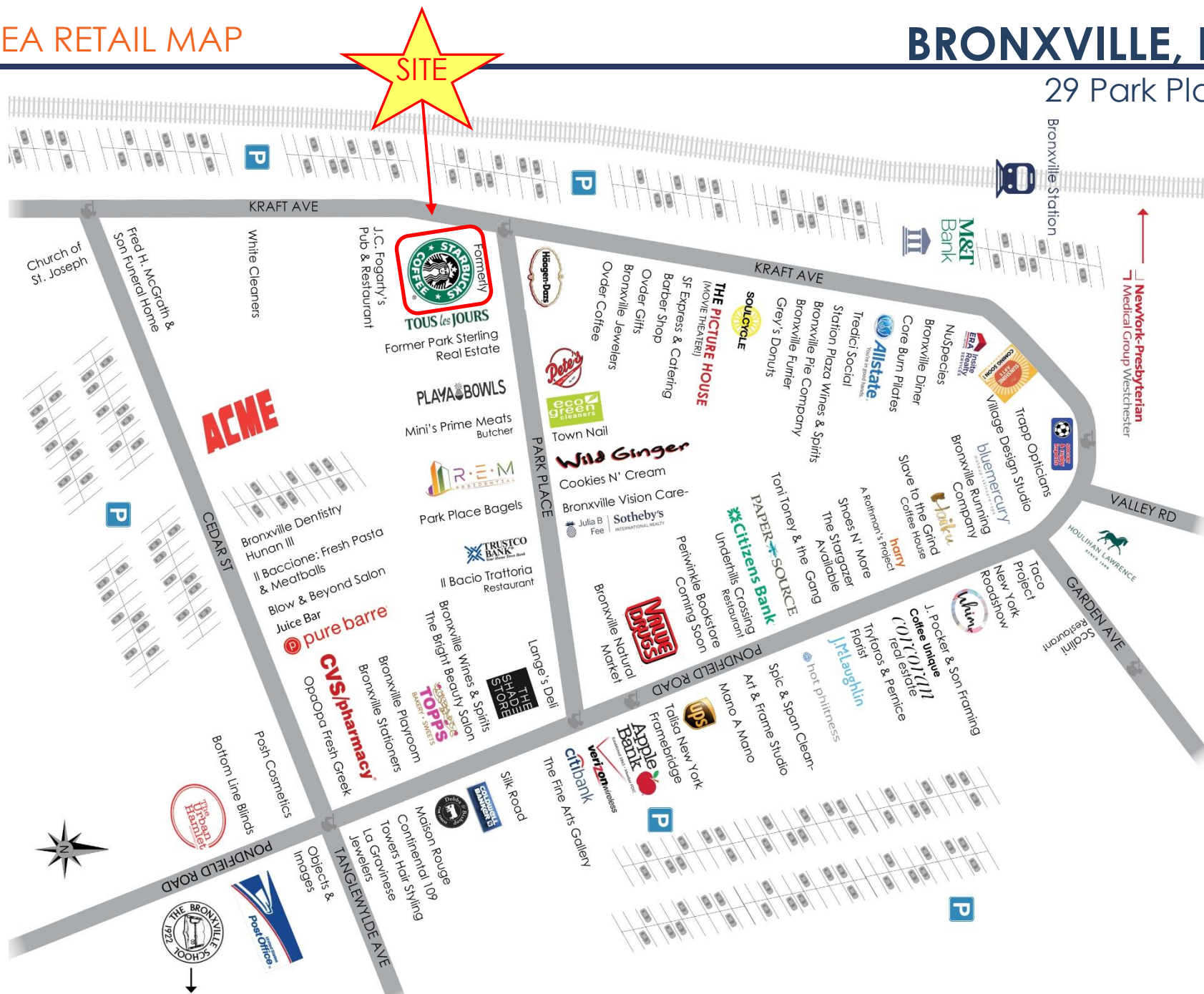
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## AREA RETAIL MAP

## BRONXVILLE, NY

## 29 Park Place





## NEARBY FACULTY, STAFF & STUDENTS

# BRONXVILLE, NY

29 Park Place



### New York-Presbyterian / Lawrence Hospital

Of the 6,000 employees working in Bronxville, 1,100 work at the New York-Presbyterian Lawrence Hospital. The hospital provides emergency care to 35,000 people annually and in 2016 opened a new 40,000 SF, \$65 million cancer & surgery center.



### Sarah Lawrence College & Iona University

Located exclusively in Bronxville, Sarah Lawrence, among the most expensive colleges in the U.S., employs about 300 faculty & enrolls 1,800 students. Roughly 500 of Iona's 4,000 students & 300 faculty study on their 28-acre Bronxville campus.



NYP-Lawrence Hospital



Sarah Lawrence College



Iona University

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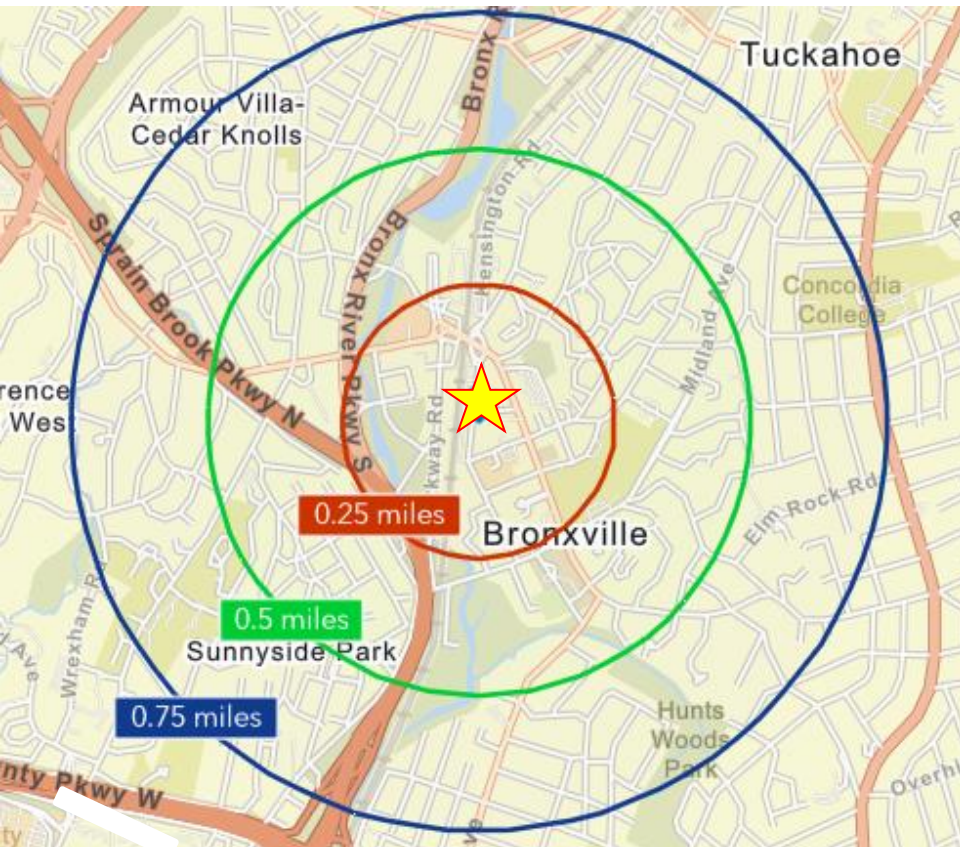
ADMIRAL  
REAL ESTATE SERVICES





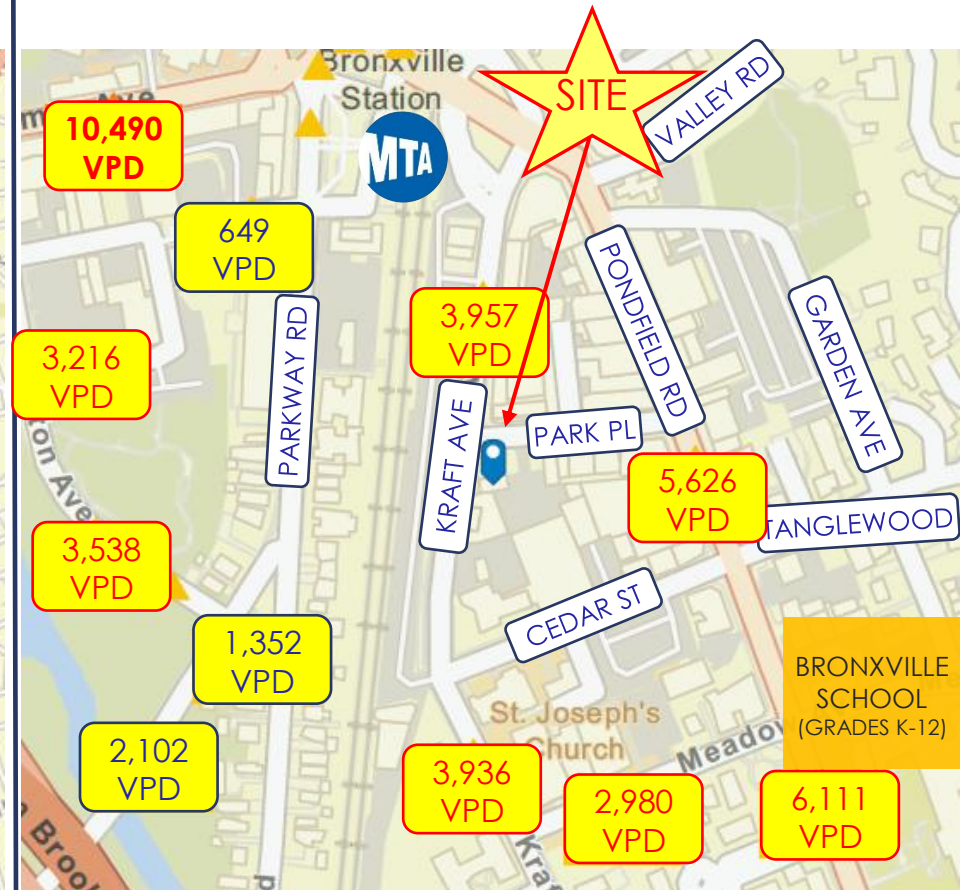
### SITE MAP

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



### TRAFFIC COUNT

3,957 Vehicles Per Day on Kraft Avenue



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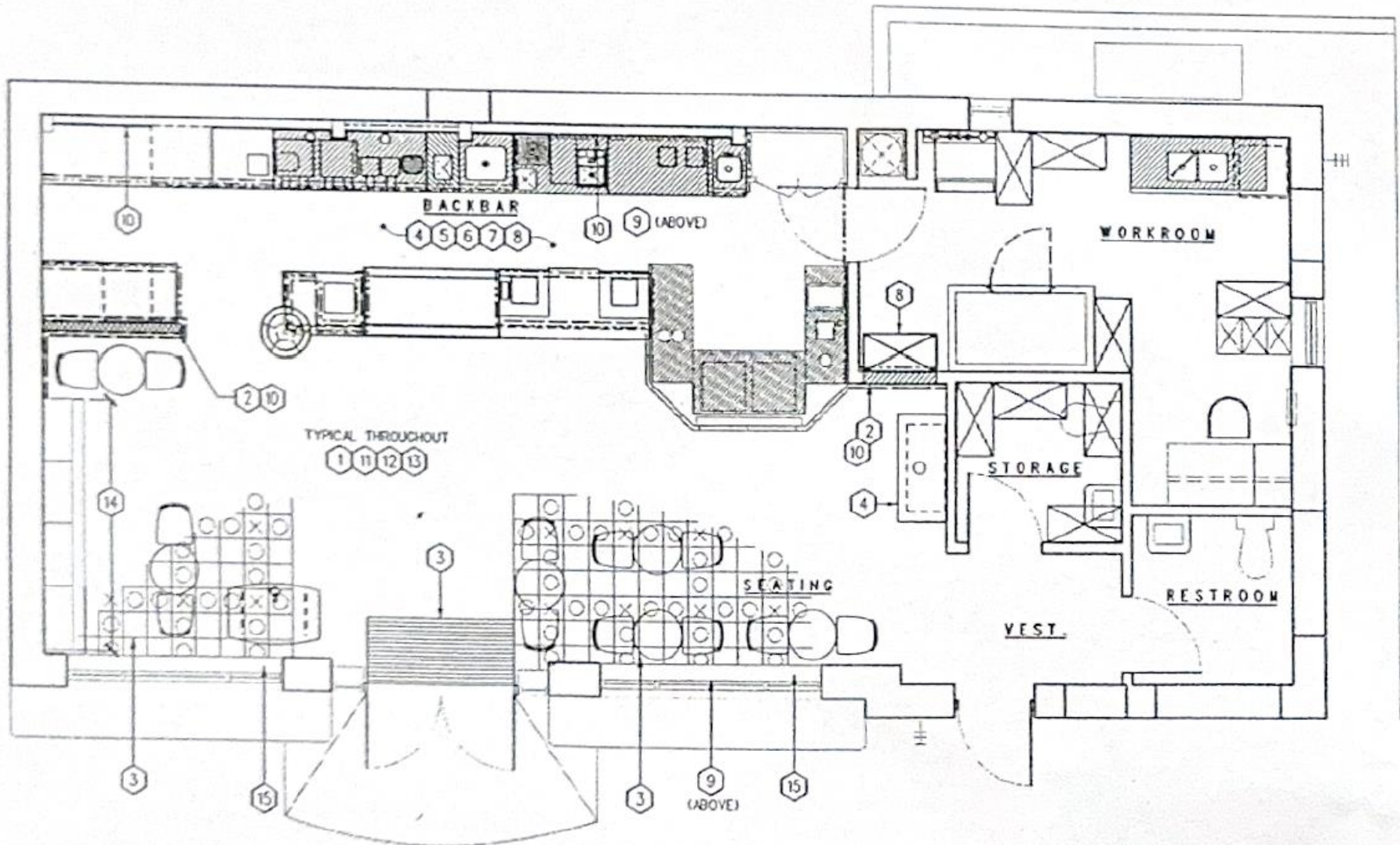
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# FLOOR PLAN

## BRONXVILLE, NY

29 Park Place



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NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES COMMERCIAL PROPERTY RECORD CARD										AUDIT CONTROL CODES		SWIS/SBL/CD		CARD NO. 1 OF 1	
SWIS: 4/3/1 TAX MAP NUMBER: Mc Grath, H. F. CD: 29 Park Place LLC 29 Park Place 482 T/V:										ACTIVITY N = NONE M = MEASURED ONLY L = LISTED		SITE NO. 0.1 PROP CLASS 482 USED AS C03		NEIGHBORHOOD CODE ZONING CODE SEWER 1 NONE 2 PRIVATE 3 COMM/PUBLIC WATER 1 NONE 2 PRIVATE 3 COMM/PUBLIC UTILITIES 1 NONE 2 GAS 3 ELECTRIC 4 GAS & ELECTRIC OVERALL DESIRABILITY 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL OVERALL CONDITION 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL OVERALL EFFECTIVE YEAR BUILT 1992 OVERALL GRADE A EXCEL B GOOD C AVERAGE D ECONOMY E MINIMUM	
ENTRY 1 = INTERIOR INSPECTION 2 = INTERIOR REFUSAL 3 = TOTAL REFUSAL 4 = ESTIMATE 5 = NO ENTRY SOURCE 1 = OWNER 4 = OTHER 2 = RELATIVE 5 = NOAA 3 = TENANT 6 = ASSESSOR DATA										SALES INFORMATION CODES SALE TYPE 1 = LAND ONLY 2 = BLDG. ONLY 3 = LAND & BLDG.		VALID 0 = INVALID SALE 1 = VALID SALE		NOTES: 2014-0029 INT ALT - STARBUCKS - 8/100,000 - IMPLIED -	
LABEL CORRECTION AREA SIGNATURE BELOW DOES NOT MEAN CONTENTS VERIFIED, ONLY THAT DATA WAS COLLECTED IN YOUR PRESENCE. SIGNATURE: DATE: COLLECTOR DATE (MMDDYY) TIME ACTIVITY ENTRY SOURCE 7.0.1.1 08.11.10 12:10 L 1 3										I&E SENT I&E RECEIVED		LAND CODES LAND TYPES 01 PRIMARY 06 PASTURE 11 ORCHARD 02 SECONDARY 07 WOODLAND 12 REAR 03 UNDEVELOPED 08 WASTELAND 13 VINEYARD 04 RESIDUAL 09 MUCK 14 WETLAND 05 TILLABLE 10 WATERFRONT 15 LEASED LAND			
SALES INFORMATION SECTION DATE (MMDDYY) SALE PRICE TYPE VALID ALTERNATE NAME: Starbucks										LAND BREAKDOWN SECTION LAND TYPE FRONT FEET DEPTH ACRES SQUARE FEET SOIL RTNG WTR TYP INF CDE INFLUENCE % 0.1 62 72 50.79		SOIL RATING P POOR (05) 01 - 10 N NORMAL (06) 01 - 10 G GOOD (07) 01 - 04 (08) 01 - 04 (11) 01 - 10 (13) 01 - 10 INFLUENCE CODE 1 TOPOGRAPHY 2 LOCATION 3 SHAPE 4 RESTRICTED USE 5 VIEW 6 WETNESS 7 OTHER			
WATERFRONT TYPE 1 POND RIVER 3 LAKE 5 OCEAN 2 CANAL 4 BAY															



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COMMERCIAL BUILDING SECTION										SWIS/SBL/CD		MAP #	
BUILDING & SECTION	11												
NO. IDENTICAL BLDGS.	1												
MODEL	04112												
EFFECTIVE YEAR BUILT	1992												
CONSTRUCTION QUALITY	2												
USER ADJUSTMENT	1.40												
CONDITION	3												
PERIMETER	154												
GROSS FLOOR AREA	1266												
NO. STORIES	1												
STORY HEIGHT	11.8												
WALL A PERCENT	100												
WALL B PERCENT													
WALL C PERCENT													
AIR COND. PERCENT	100												
SPRINKLER PERCENT													
ALARM PERCENT													
NO. ELEVATORS													
BASEMENT TYPE													
BASEMENT PERIMETER													
BASEMENT SQ. FT.													

IMPROVEMENT SECTION									
STRUC CD	MC	DIMENSION 1	DIMENSION 2	QUANTITY	GR	CD	YEAR BUILT		
L04	2	352			C	3	1992		

COMMERCIAL RENTABLE SECTION					
USED AS	SQUARE FEET	UNIT	# UNITS	TOTAL RENT	TYP
G03	1266				

APARTMENT SECTION					
TOTAL	USED AS	SQUARE FEET	# APARTMENTS	TOTAL RENT	TYP
E618					
2BED					
3BED					

UNIT CODES	
02 APTS	10 BAYS
03 ROOMS	11 GALLONS
04 SEATS	12 PADS
05 BEDS	13 RUNS
06 STALLS	14 HOLES
07 LANES	15 PLOTS
08 COURTS	16 BARRELS
09 SLIPS	17 ACRES

IMPROVEMENT CODES	
1 QUANTITY	3 SQUARE FEET
2 DIMENSIONS	4 DOLLARS
GRADE	CONDITION
A EXCELLENT	1 POOR
B GOOD	2 FAIR
C AVERAGE	3 NORMAL
D ECONOMY	4 GOOD
E MINIMUM	5 EXCELLENT

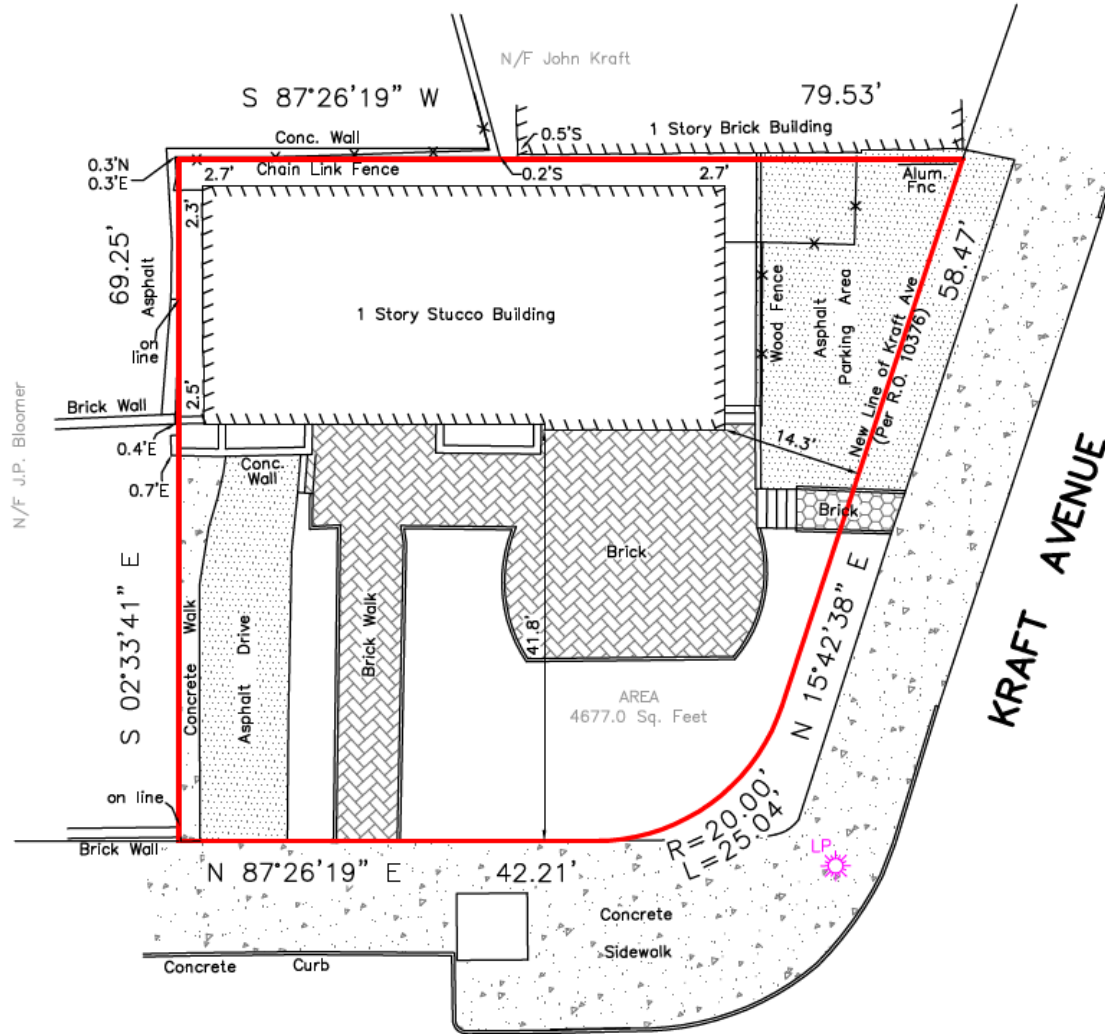
I & E SUMMARY SECTION		
RENT RESTRICTED	1=YES	2=NO
DOLLAR/PERCENT CODE	1=PERCENT	2=DOLLARS
POTENTIAL GROSS INCOME		
VACANCY & CREDIT LOSS		
ADDITIONAL INCOME		
EFFECTIVE GROSS INCOME		
TOTAL EXPENSES		
NET OPERATING INCOME		



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**PARK PLACE**



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## DOWNTOWN BRONXVILLE





## DOWNTOWN BRONXVILLE AND PARKING AERIAL



Bronxville's Metro-North train is located across the street from the subject property.







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Pondfield Rd (CBD)

## BRONXVILLE, NY

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 \$280,000+** within a 0-.25mile radius. The village's schools consistently rank among the best in Westchester County.



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This COM contains select information pertaining to the property. It is not all inclusive nor does it contain all of the information which prospective investors may require to evaluate a purchase of the property. The information contained herein has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the property. All references to acreages, square footages, and other measurements are approximations. Any reliance on the content of this COM is solely at your own risk, and you are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and property's suitability for your needs.

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