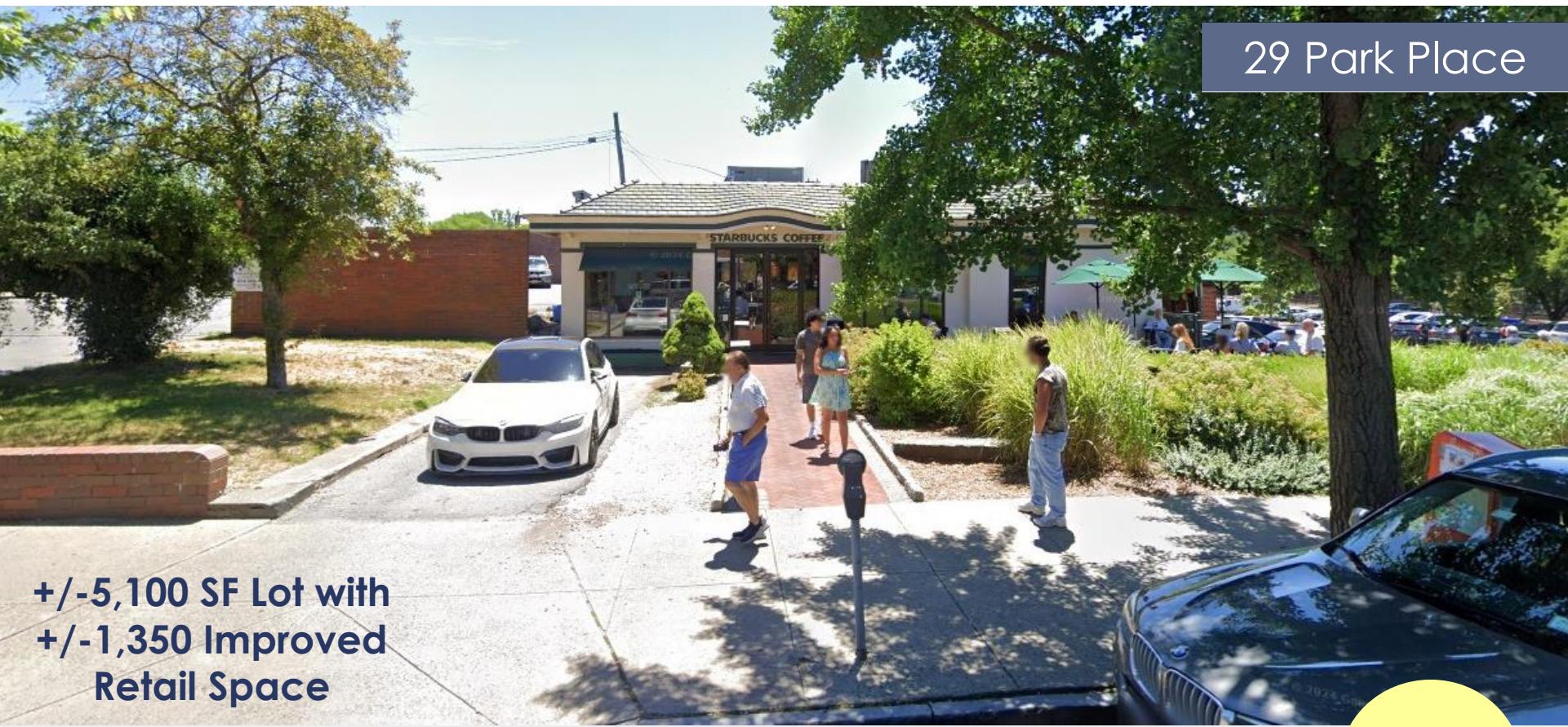


Coveted Retail Building For Sale in **BRONXVILLE, NY**

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 x115 jgordon@admiralrealestate.com

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PROPERTY DETAILS

BRONXVILLE, NY

29 Park Place

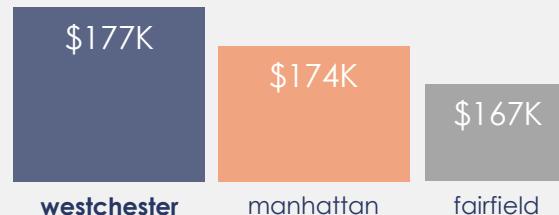
SITE DETAILS

- 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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EXTERIOR RENDERINGS

BRONXVILLE, NY
29 Park Place



A/I GENERATED PHOTOS



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ADDITIONAL EXTERIOR PHOTOS

BRONXVILLE, NY
29 Park Place



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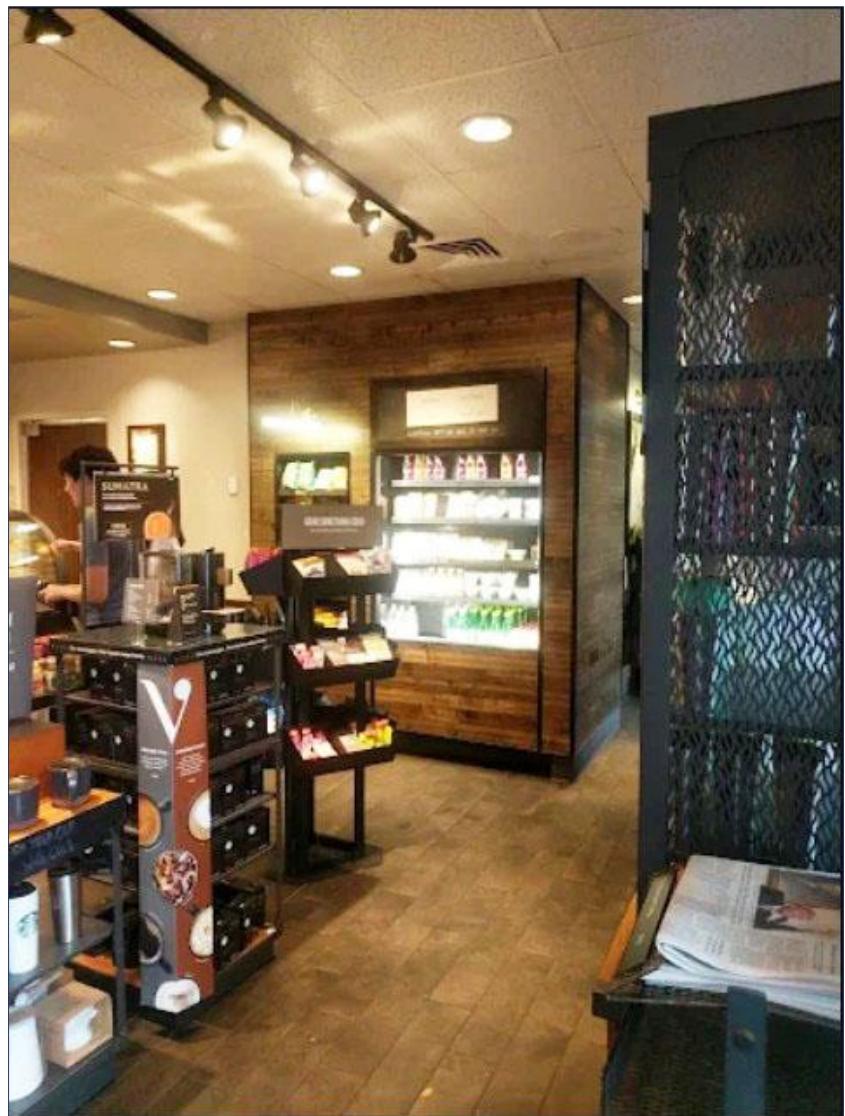
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INTERIOR PHOTOS | 2

BRONXVILLE, NY
29 Park Place



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AREA RETAIL MAP

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.

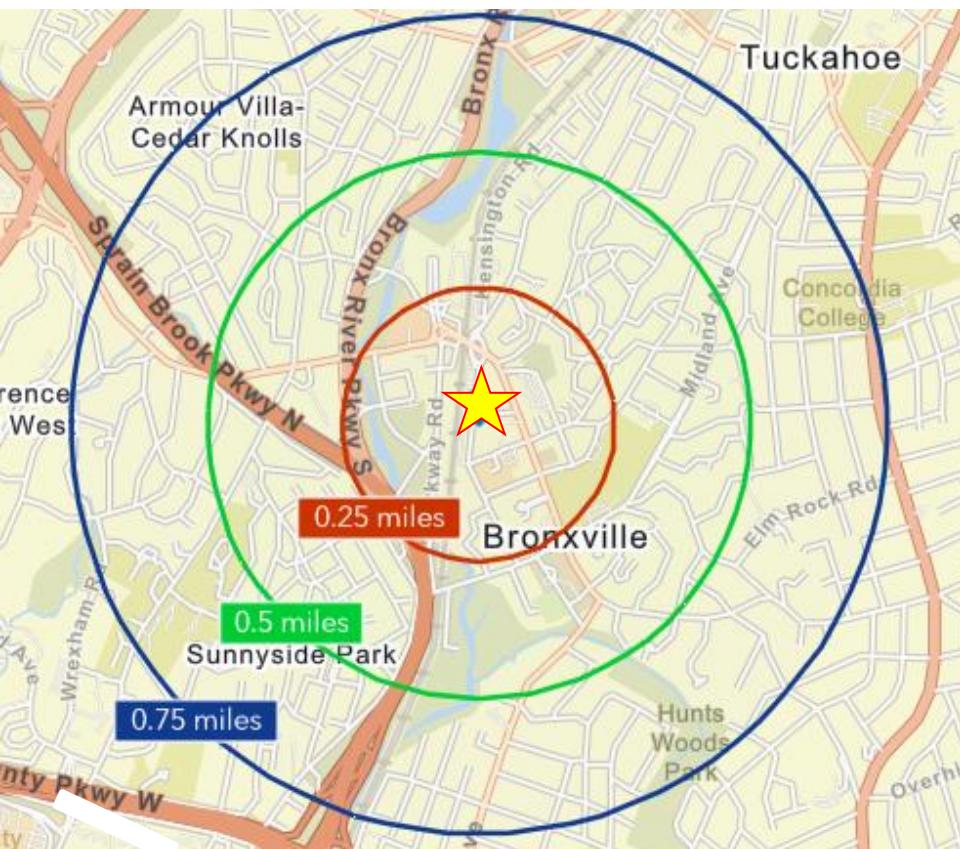


Sarah Lawrence College



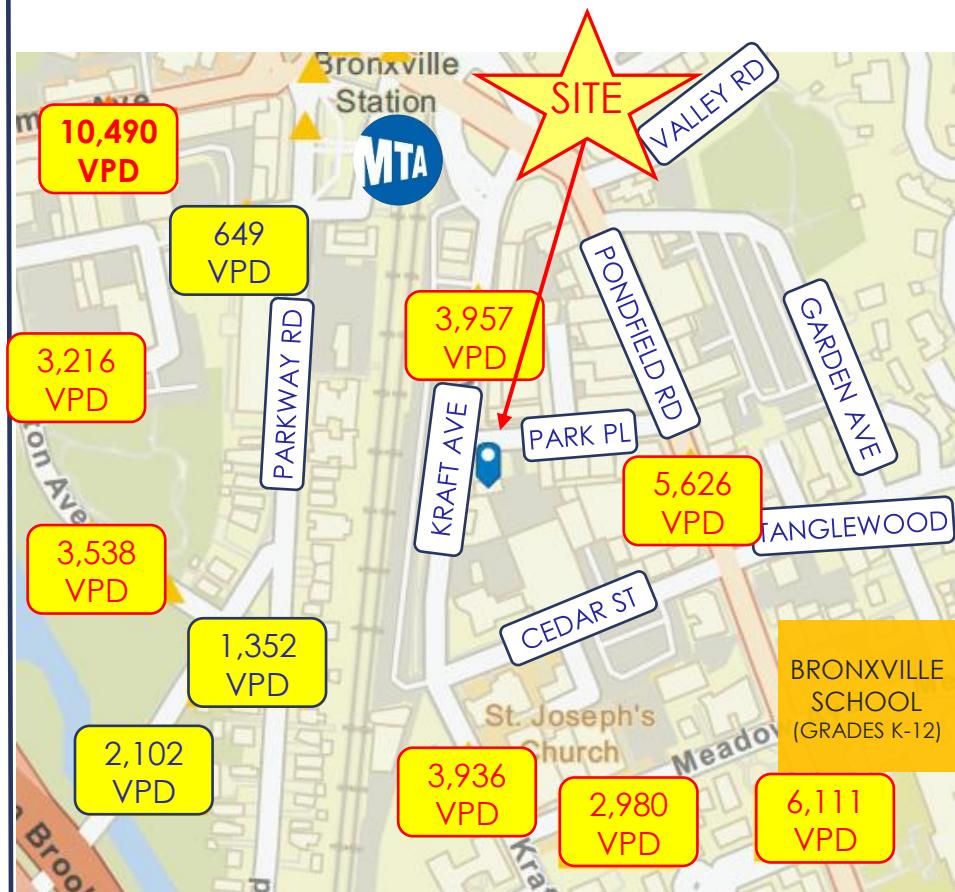
Iona University

SITE MAP

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

TRAFFIC COUNT

3,957 Vehicles Per Day on Kraft Avenue

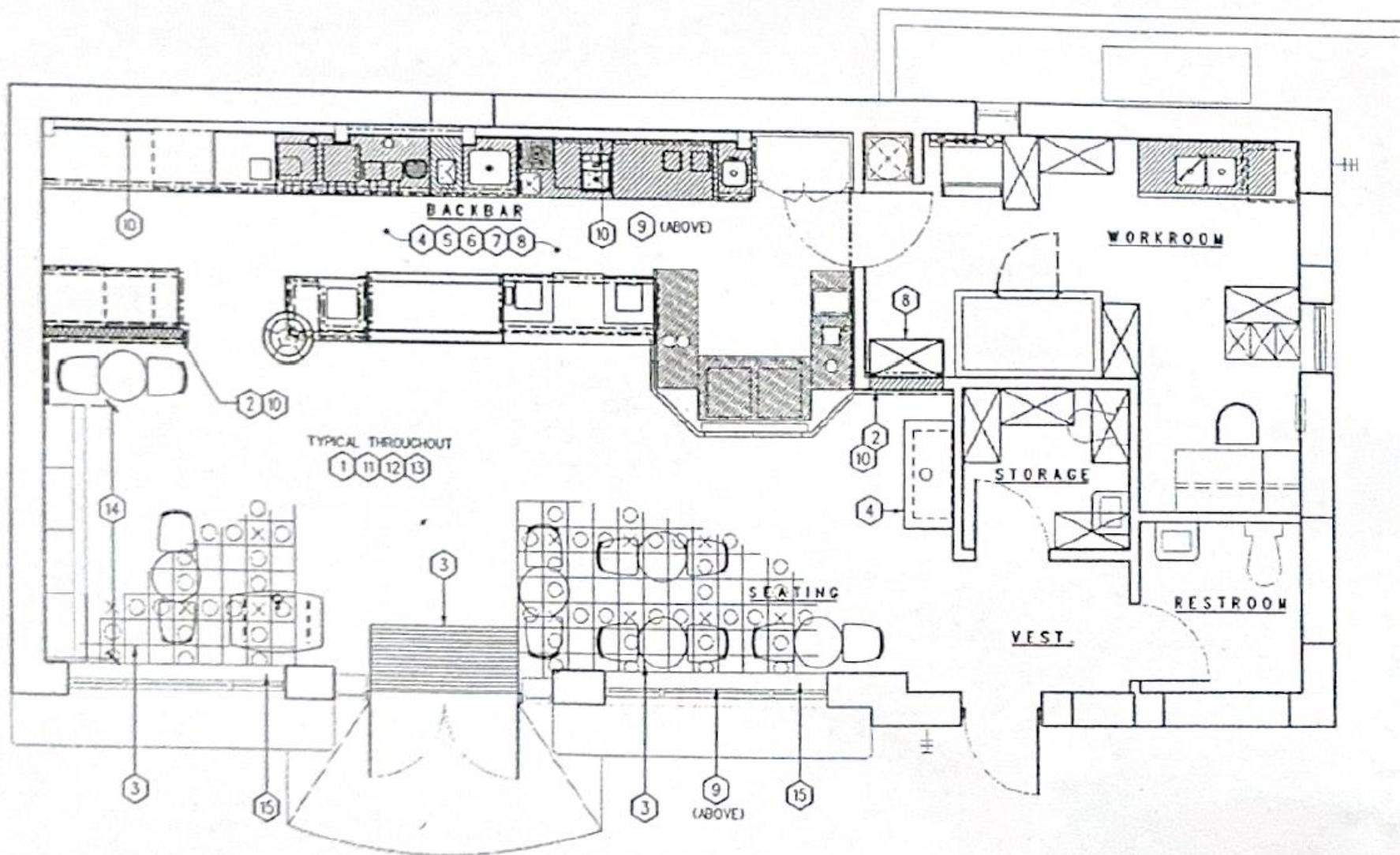
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FLOOR PLAN

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. <u>1</u> OF <u>1</u>						
								ACTIVITY N = NONE L = LISTED M = MEASURED ONLY		4-3-1										
								ENTRY 1 = INTERIOR INSPECTION 2 = INTERIOR REFUSAL 3 = TOTAL REFUSAL 4 = ESTIMATE 5 = NO ENTRY		SITE INFORMATION SECTION				SITE NO. <u>0,1</u>	PROP CLASS <u>482</u>	USED AS <u>C03</u>				
								NEIGHBORHOOD CODE												
								ZONING CODE								B A				
								SEWER		1 NONE	2 PRIVATE	3 COMM/PUBLIC					3			
								WATER		1 NONE	2 PRIVATE	3 COMM/PUBLIC					3			
								UTILITIES		1 NONE	2 GAS	3 ELECTRIC	4 GAS & ELECTRIC					4		
								OVERALL DESIRABILITY		1 POOR	2 FAIR	3 NORMAL	4 GOOD	5 EXCEL					5	
								OVERALL CONDITION		1 POOR	2 FAIR	3 NORMAL	4 GOOD	5 EXCEL					5	
								OVERALL EFFECTIVE YEAR BUILT						1992						
								OVERALL GRADE		A EXCEL	B GOOD	C AVERAGE	D ECONOMY	E MINIMUM					B	
								VALID												
								0 = INVALID SALE												
								1 = VALID SALE												
AUDIT CONTROL SECTION								NOTES: 2014-0029 INT ALT - STARBUCKS - \$100,000 - UNAPPLIED -												
QUALITY CONTROL REVIEWER								DATE												
REJECT CODE								ASSISTANCE CODE												
SIGNATURE BELOW DOES NOT MEAN CONTENTS VERIFIED, ONLY THAT DATA WAS COLLECTED IN YOUR PRESENCE.																				
SIGNATURE _____ DATE _____																				
COLLECTOR	DATE (MMDDYY)		TIME	ACTIVITY	ENTRY	SOURCE														
TOM	08/19/06		12:10	L	1	3														
SALES INFORMATION SECTION																				
DATE (MMDDYY)		SALE PRICE			TYPE		VALID													
ALTERNATE NAME: <u>Starbucks</u>												I&E SENT		I&E RECEIVED		LAND CODES				
LAND BREAKDOWN SECTION												/ /		/ /		LAND TYPES				
LAND TYPE	FRONT FEET	DEPTH	ACRES			SQUARE FEET		SOIL RTNG	WTR TYP	INF COE	INFLUENCE %	SOIL RATING		INFLUENCE CODE						
0,1	62	72	50.79									P POOR (05)	01 - 10	1 TOPOGRAPHY						
												N NORMAL (06)	01 - 10	2 LOCATION						
												G GOOD (07)	01 - 04	3 SHAPE						
												(09)	01 - 04	4 RESTRICTED USE						
												(11)	01 - 10	5 VIEW						
												(13)	01 - 10	6 WETNESS						
												1 POND		7 OTHER						
												2 RIVER								
												3 LAKE								
												4 CANAL								
												5 OCEAN								
												6 BAY								

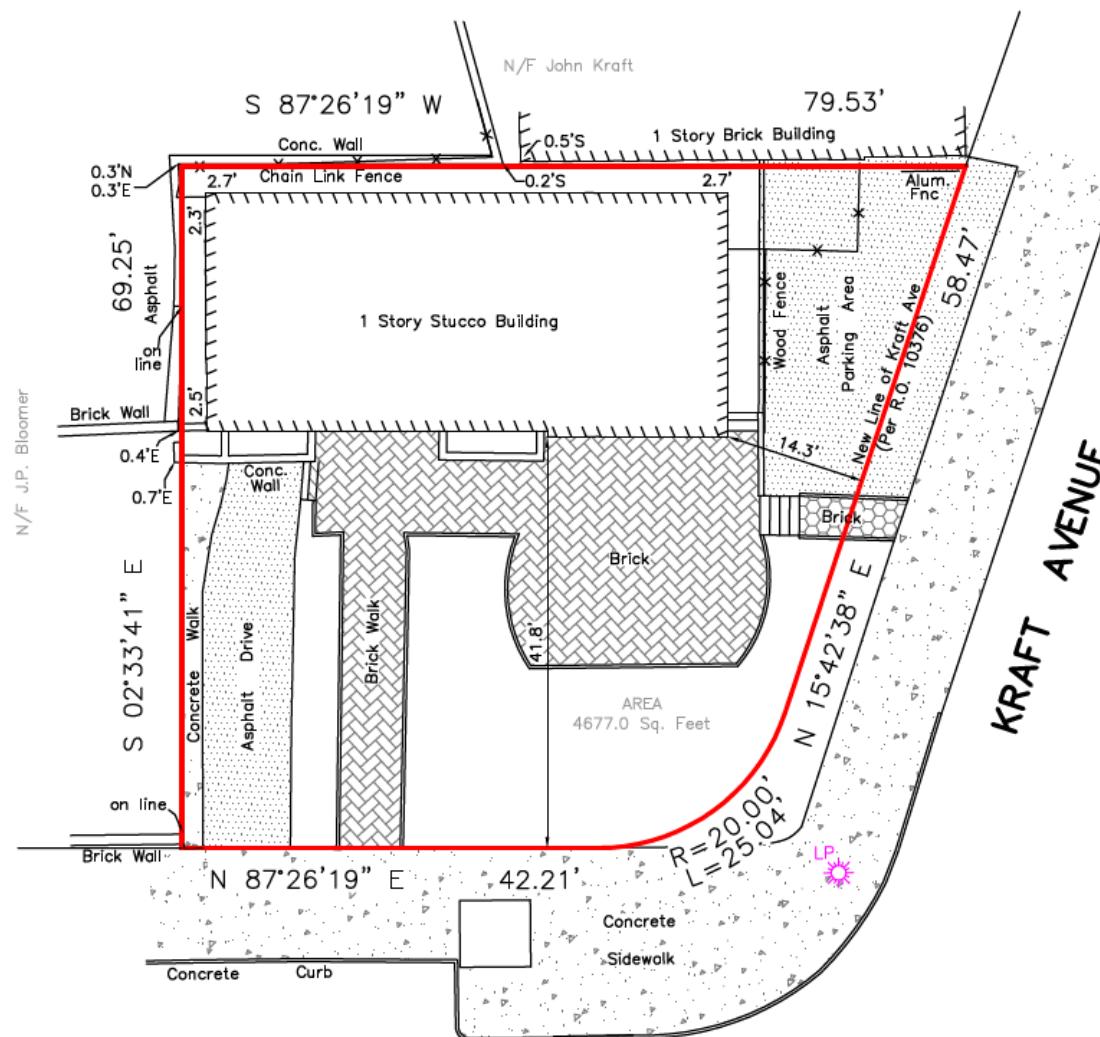
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PARK PLACE



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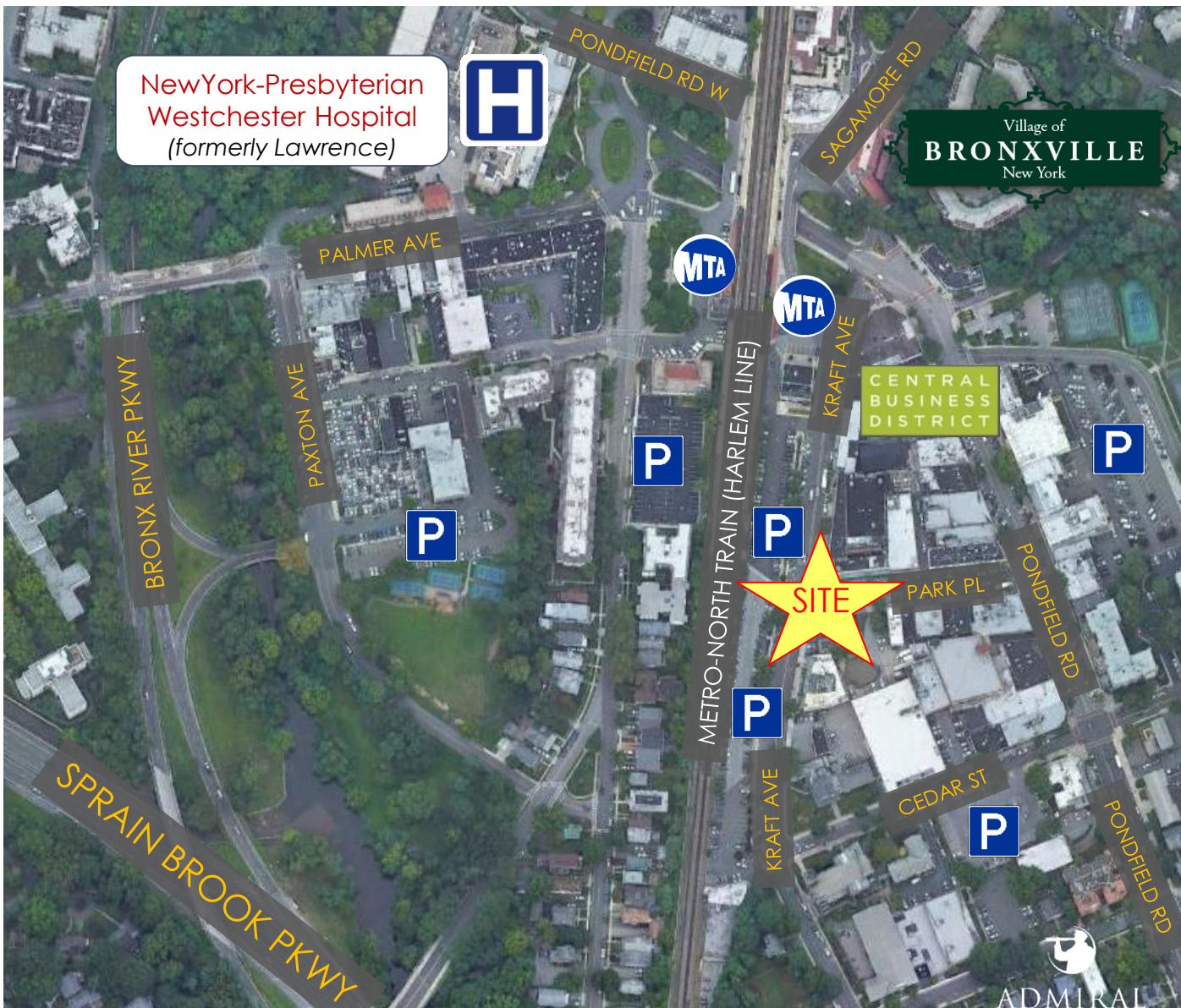
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MUNICIPAL PARKING AERIAL

BRONXVILLE, NY

29 Park Place

DOWNTOWN BRONXVILLE



METRO-NORTH PROXIMITY

BRONXVILLE, NY

29 Park Place

DOWNTOWN BRONXVILLE AND PARKING AERIAL



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





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BRONXVILLE, NY

Pondfield Rd (CBD)

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.

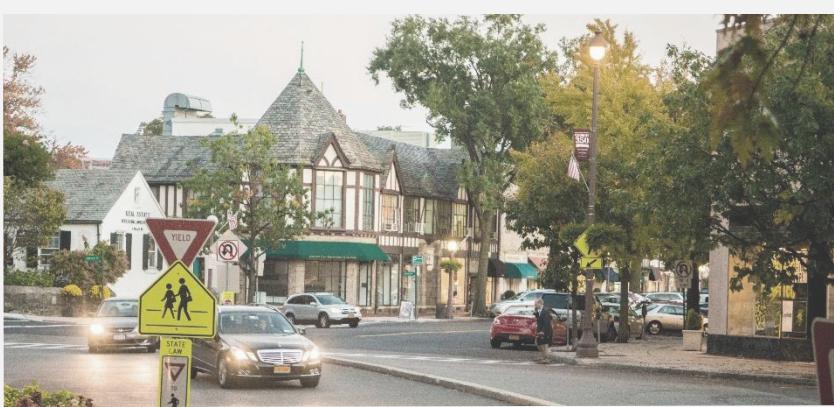
Located only 15 miles north of Manhattan, Bronxville is one of the wealthiest suburbs of New York City, with an **average household income of over \$280,000+** within a 0-0.25 mile radius. The village's schools consistently rank among the best in Westchester County.



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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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