

FOR LEASE: PRIME DOWNTOWN BRONXVILLE SITE

Fantastic Location Next to Movie Theater and SoulCycle

BRONXVILLE, NY

96 Kraft Avenue

CONTACT FOR FULL RENTAL INFORMATION



- Small Education/Retail Site in Center of Shopping District
- Exceptional Location Situated Adjacent to SoulCycle
- Located Downtown Directly Across from Metro-North Train
- Only 2 Doors Down from New Bronxville Theater
- Street Parking; Municipal Parking Lot Across Street
- Zoning – Education/Retail Add'l Use: Office & Fitness



CONTACT OWNER'S EXCLUSIVE AGENTS:

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PROPERTY DETAILS

BRONXVILLE, NY

96 Kraft Avenue

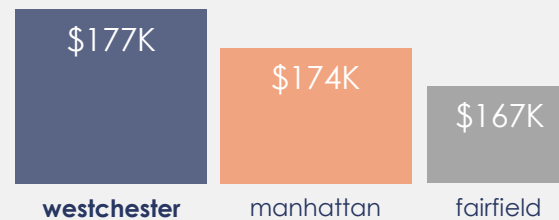
District: Business District A (Central Business)
 Uses Allowed: Non-Food Retail, Office, Fitness, etc.
 Current Tenancy: SoulCycle, New Theater, Tredici Social
 Near: Scarsdale, Eastchester, Tuckahoe, Yonkers
 Nearest Highway: 0.5 Mile from Bronx & Sprain River Parkways

- Located in exceptionally prime downtown area
- Directly across from Bronxville Metro-North Station
- Across from municipal parking lot; ample street parking
- Near all downtown amenities including CVS, ACME, Value Drug, Bronxville School (K-12), Toney Harry's, Underhill's Crossing, Slave to the Grind, Taco Project, and many more!
- Tremendous foot traffic and strong consumer spending
- Zoning: Business District A (Central Business)
- Only 1/2 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

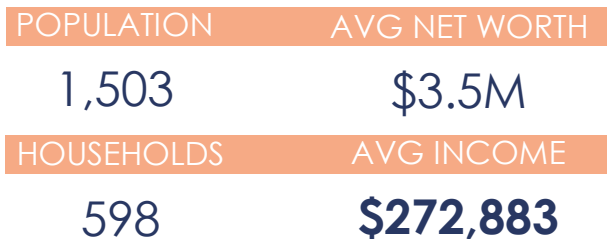
HIGH AVERAGE HOUSEHOLD INCOME



DEMOGRAPHICS

By Radius	0.25-Mile	0.50-Mile	0.75-Mile
AVG HH Income	\$272,883	\$271,346	\$258,058
Median HH Income	\$167,472	\$164,309	\$159,206
Population	1,503	7,187	14,912
Total Households	598	3,214	5,960
Disposable Income	\$124,258	\$123,002	\$118,945
Avg Net Worth	\$3.5M	\$3.8M	\$3.3M
Net Worth > \$2M	36.0%	37.4%	33.2%

KEY FACTS (.25 Mile Radius)



OCT 2024 MEDIAN
HOME SALES
PRICE

\$1.8M



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ADDITIONAL EXTERIOR PHOTOS

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Downtown Bronxville is one of Westchester's most desired boutique retail shopping districts.



CVS/pharmacy

ACME

bluemercury[®]
makeup • skincare • spa



pure barre[®]
lift • tone • burn

PAPER SOURCE



J. McLaughlin



PLAYA BOWLS

vadiathan
LIFE & HOME

Haiku



Wild Ginger
OPAOPA FRESH GREEK



THE SHADY STORE



FRAMEBRIDGE

Underhills Crossing
A MANHATTAN DINING EXPERIENCE IN BRONXVILLE

citibank



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DOWNTOWN RETAIL MAP

BRONXVILLE, NY

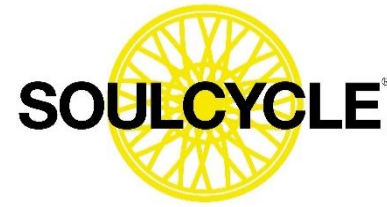
96 Kraft Avenue



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THE
BRONXVILLE
FURRIER



THE PICTURE
HOUSE
(New Theater)



KRAFT AVE



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tredici
SOCIAL

SOULCYCLE®

THE PICTURE
HOUSE
(New Theater)

Allstate®

Bronxville Pie Co.
(Coming Soon!)

MTA Metro-North
Railroad



KRAFT AVE



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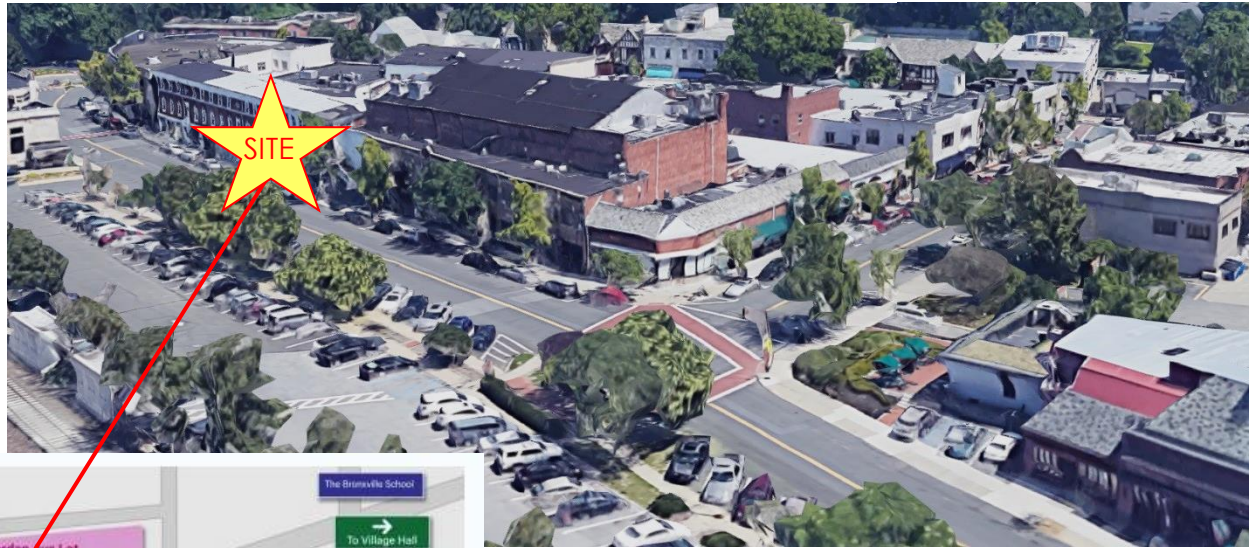
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VILLAGE PARKING MAP

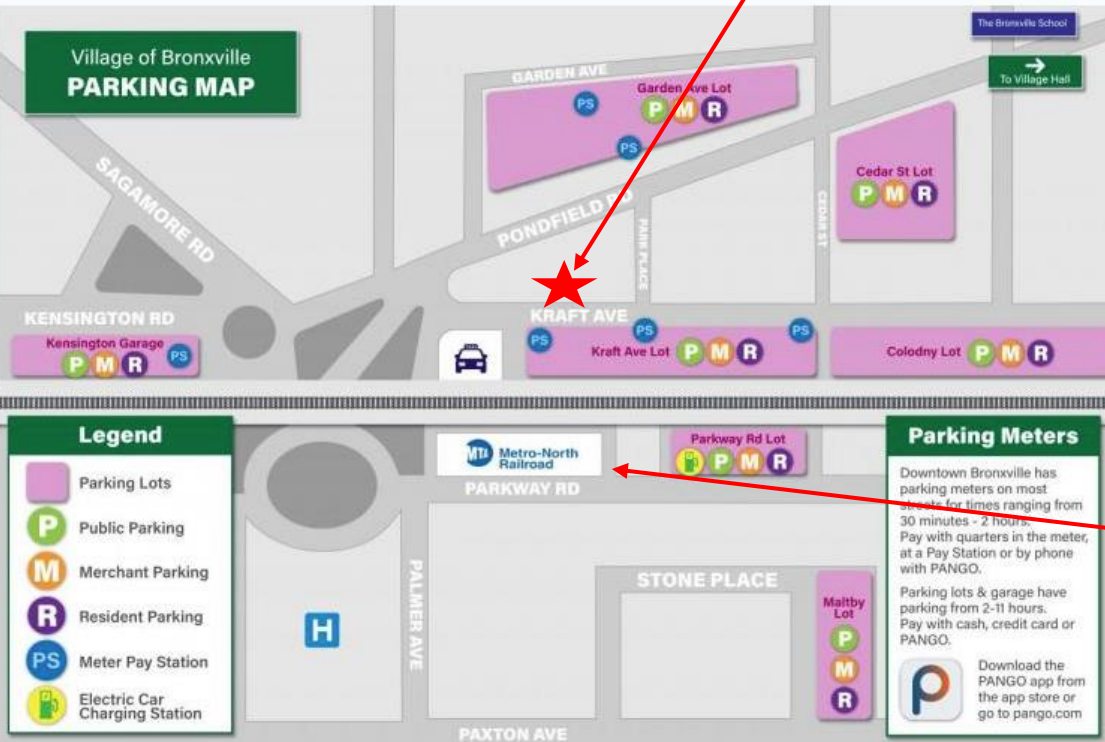
BRONXVILLE, NY

96 Kraft Avenue



Aerial overlooking Kraft Avenue facing northeast.

Bronxville's Metro-North train station is located exceptionally close to the subject space.





New York-Presbyterian Westchester



Village of
BRONXVILLE
New York



CENTRAL BUSINESS DISTRICT



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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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