



**FOR LEASE**  
**1 Fenimore Avenue**  
 HARTSDALE, NY 10543



HOULIHAN LAWRENCE  
 COMMERCIAL

**+ / - 1,600  
 SQFT**

**Please Call  
 OFFERED AT**

Former Starbucks Location



**DARREN GORDON**

Real Estate Salesperson

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 darrengordon@houlihanlawrence.com

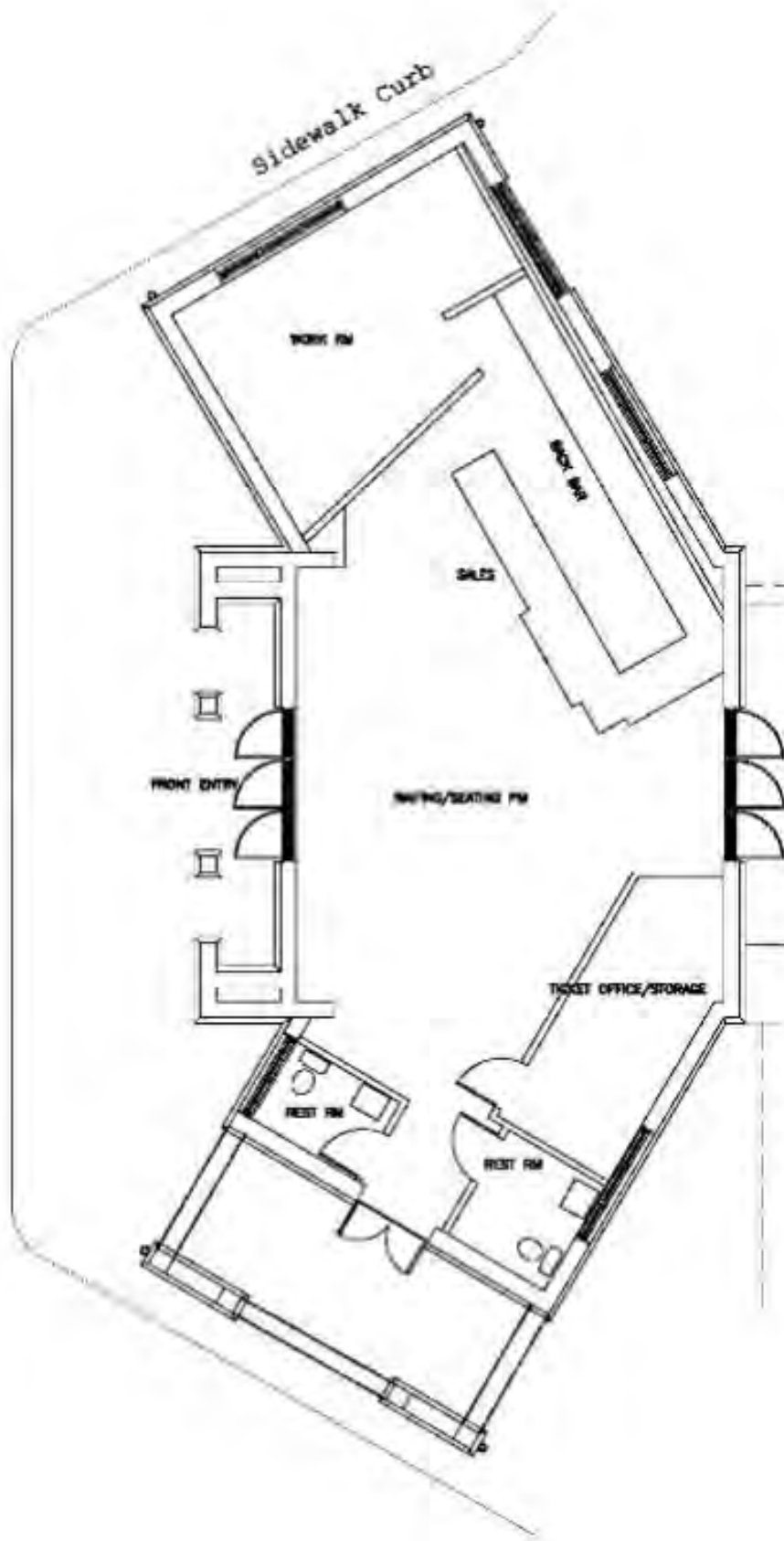
## UNIQUE RETAIL / RESTAURANT SPACE

- + / - 1,600 SF of prime retail space available
- Unique restaurant or retail opportunity
- Stand-alone building situated in center of business district
- Currently vacant and available for showings
- Easy to access
- Ample municipal parking
- Building equipped with Con Ed gas & electric
- Great highway access & convenient to public transportation



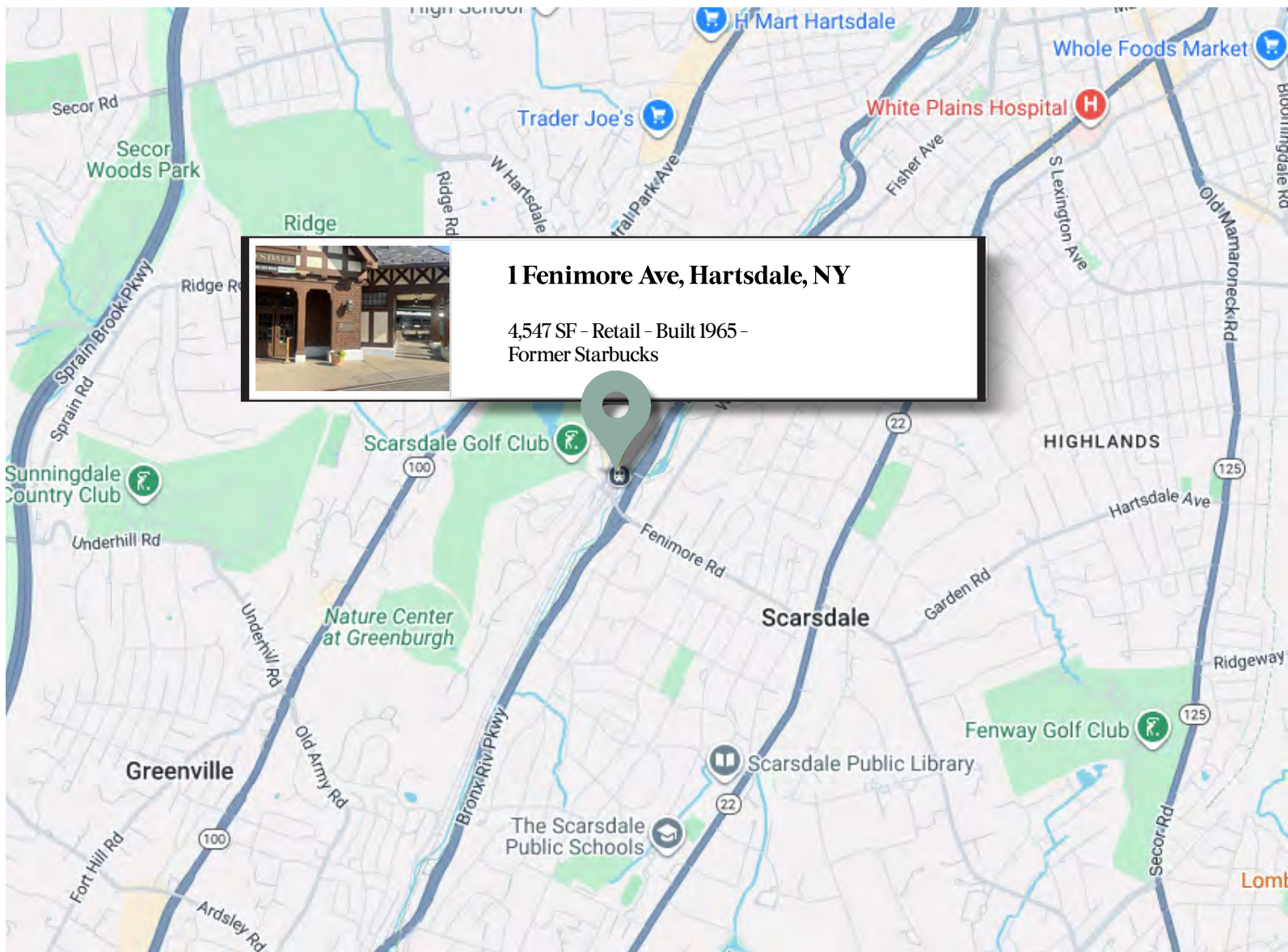


# Floor Plan





# Map

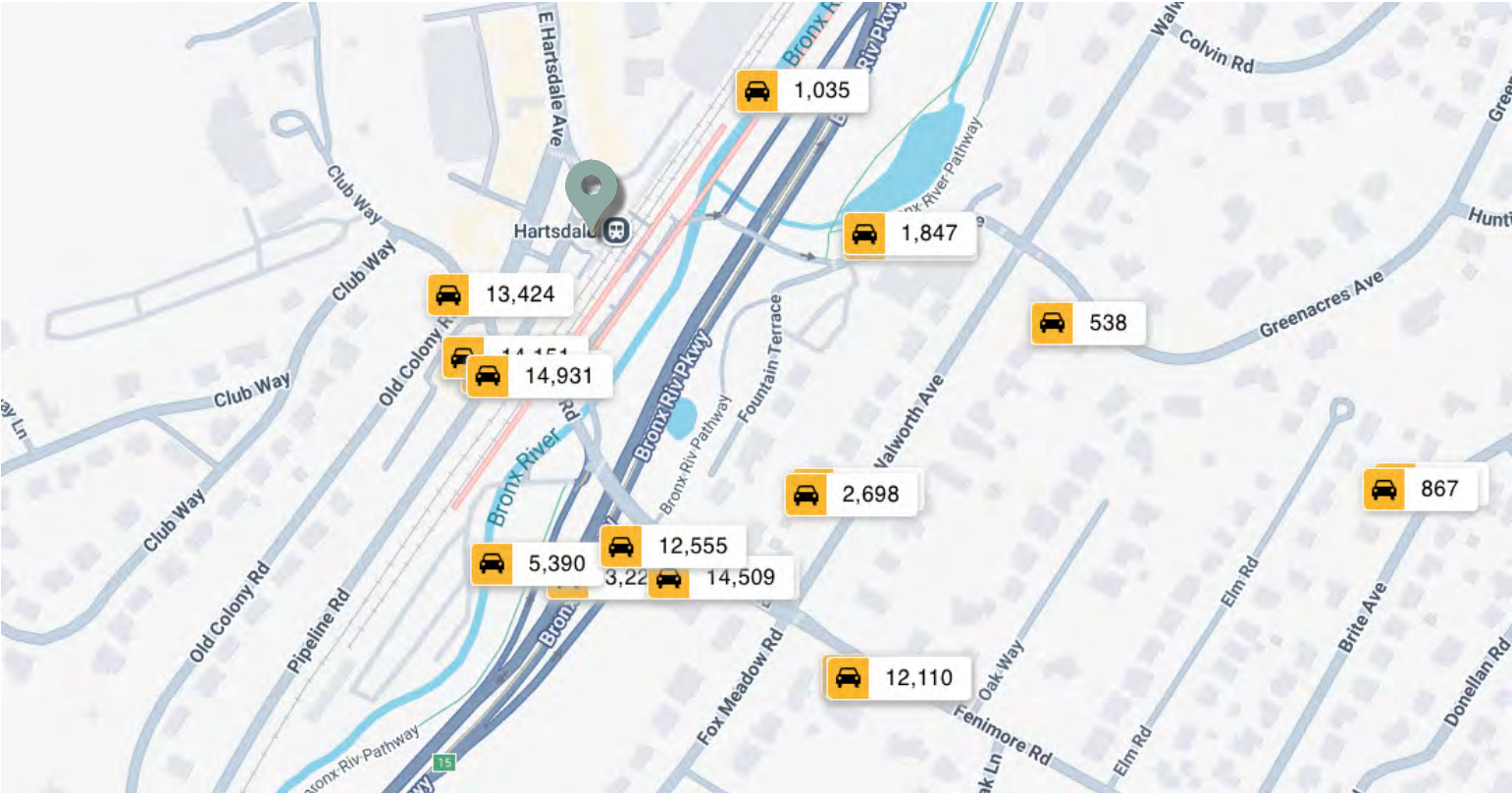


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# Traffic Count



STREET NAME		CROSS STREET		COUNT YEAR	TRAFFIC VOLUME
1	Fisher St	Old Colony Rd	0.01 SW	2025	13,424
2	Fenimore Road	Aqueduct Rd	0.00 SE	2023	14,975
3	Fenimore Road	Aqueduct Rd	0.02 NW	2025	12,833
4	Fenimore Rd	Fountain Ter	0.03 NW	2023	14,151
5	Fenimore Rd	Dobbs Ter	0.02 NW	2023	11,605
6	Fenimore Road	Dobbs Ter	0.02 NW	2025	11,409
7	Fenimore Rd	Aqueduct Rd	0.02 NW	2021	14,931
8	GREENACRES AVEN from BRONX		0.00	2023	3,375
9	Bronx River Pkwy	Greenacres Ave	0.06 SW	2024	1,035
10	Bronx River Pkwy	Greenacres Ave	0.06 SW	2025	1,032

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# Demographics

RADIUS	2 MILES	5 MILES	10 MILES
POPULATION			
2020 Population	59,805	272,542	1,078,964
2024 Population	61,168	273,880	1,033,445
2029 Population Projection	60,331	269,196	1,000,658
Annual Growth 2020-2024	0.6%	0.1%	-1.1%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.6%
HOUSEHOLDS			
2020 Households	22,497	101,360	397,782
2024 Households	23,148	101,725	380,531
2029 Household Projection	22,847	99,915	367,877
Annual Growth 2020-2024	1.5%	1.1%	0.6%
Annual Growth 2024-2029	-0.3%	-0.4%	-0.7%
Avg Household Size	2.5	2.6	2.6
Avg Household Vehicles	2	2	1
HOUSING			
Median Home Value	\$713,094	\$714,573	\$667,650
Median Year Built	1955	1958	1956
Owner Occupied Households	14,892	67,990	197,439
Renter Occupied Households	7,955	31,925	170,437
HOUSEHOLD INCOME			
< \$25,000	2,524	9,398	57,570
\$25,000 - 50,000	2,045	8,677	49,300
\$50,000 - 75,000	2,147	10,226	47,663
\$75,000 - 100,000	2,125	9,048	39,041
\$100,000 - 125,000	1,537	7,191	30,911
\$125,000 - 150,000	1,912	8,780	28,440
\$150,000 - 200,000	2,686	13,336	38,532
\$200,000+	8,174	35,068	89,076
Avg Household Income	\$167,230	\$168,100	\$133,202

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