

## Retail Location in Scarsdale Available - Great Space with Extraordinary Visibility

735-737 WHITE PLAINS RD  
SCARSDALE, NY 10583

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- Renovated retail space with ample zoning allowing for personal services and medical use. Located in a highly visible location, contiguous to the Scarsdale/Eastchester Trader Joe's and one block from the Grenville Elementary School. The Property enjoys extraordinary visibility, both from White Plains Road (Rt 22), and from the Trader Joes' pedestrian and trade area.
- Space consists of approximately 1,800 square feet of light open space that will be delivered as a "white box". The space was recently updated, has new AC units and alarm system. Large windows in the front (facing RT 22) and in the back (facing the Trader Joe's trade area and parking) allow for a flexible internal design that maintains light and openness. There is front and back access to the space. The back access has an open lift from the Trader Joe's parking area that facilitates access for individuals with mobility challenges.
- The usable basement is equipped with a "dumb waiter" that communicates it with the space. Space is mostly open with three columns and high ceilings.
- Nearby stores include Trader Joe's, CITIBANK, and the Vernon Shopping Center (Fresh Market, Haiku, New York Presbyterian) and many others.
- The area enjoys outstanding demographics.
- Owner flexible – will subdivide in two 900 sf spaces

## Property Photos

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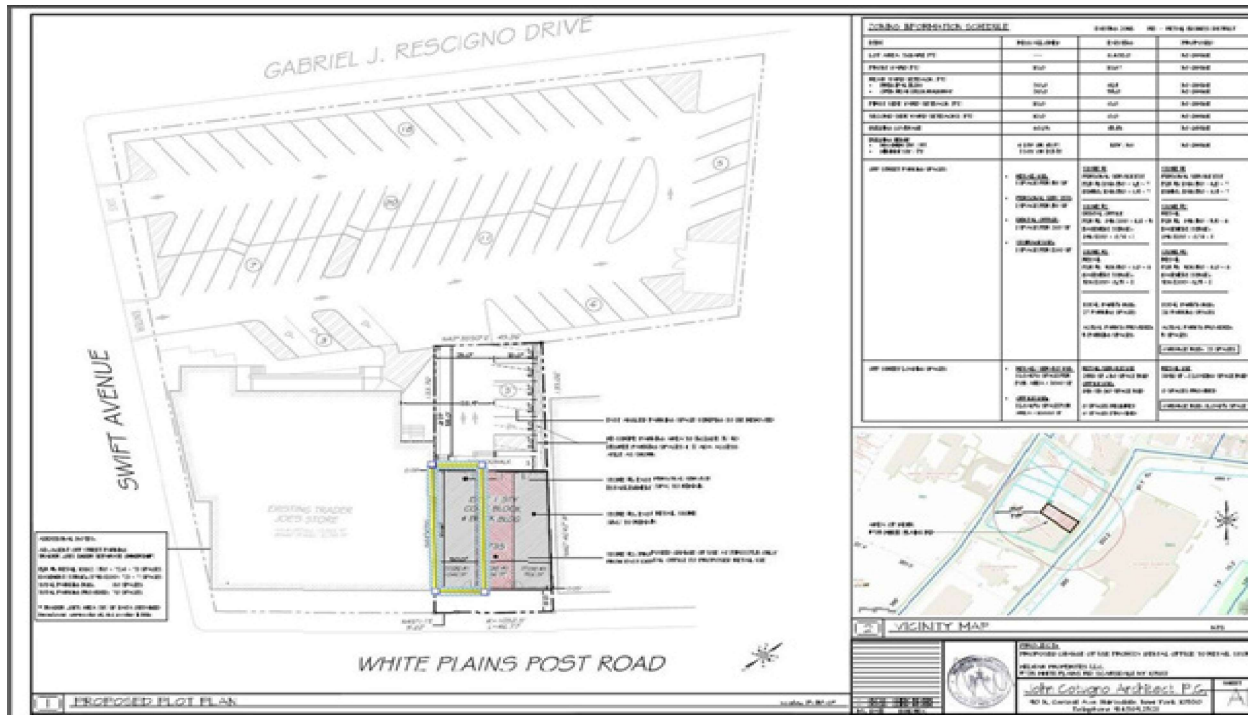


800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O. 914.798.4900

## Floor Plan & Demographics

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### Income

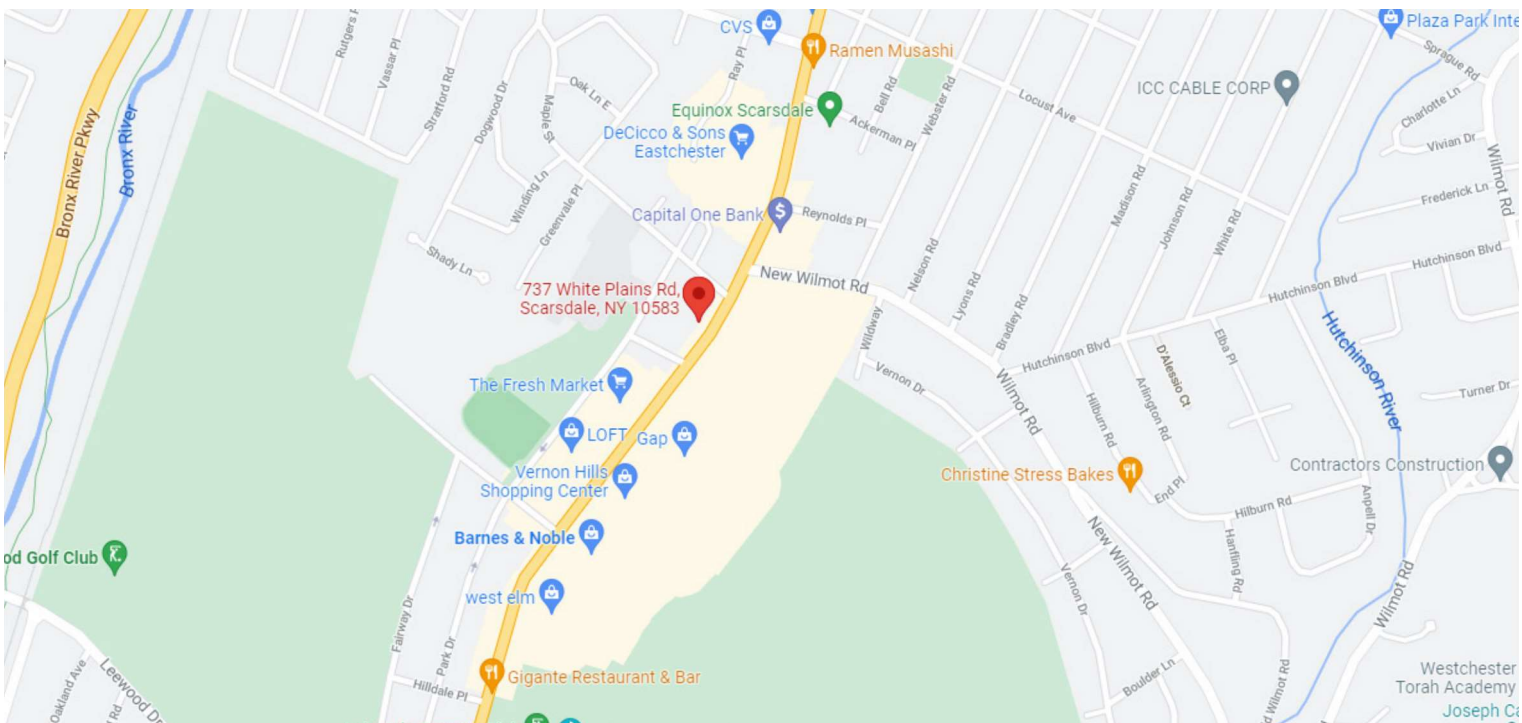
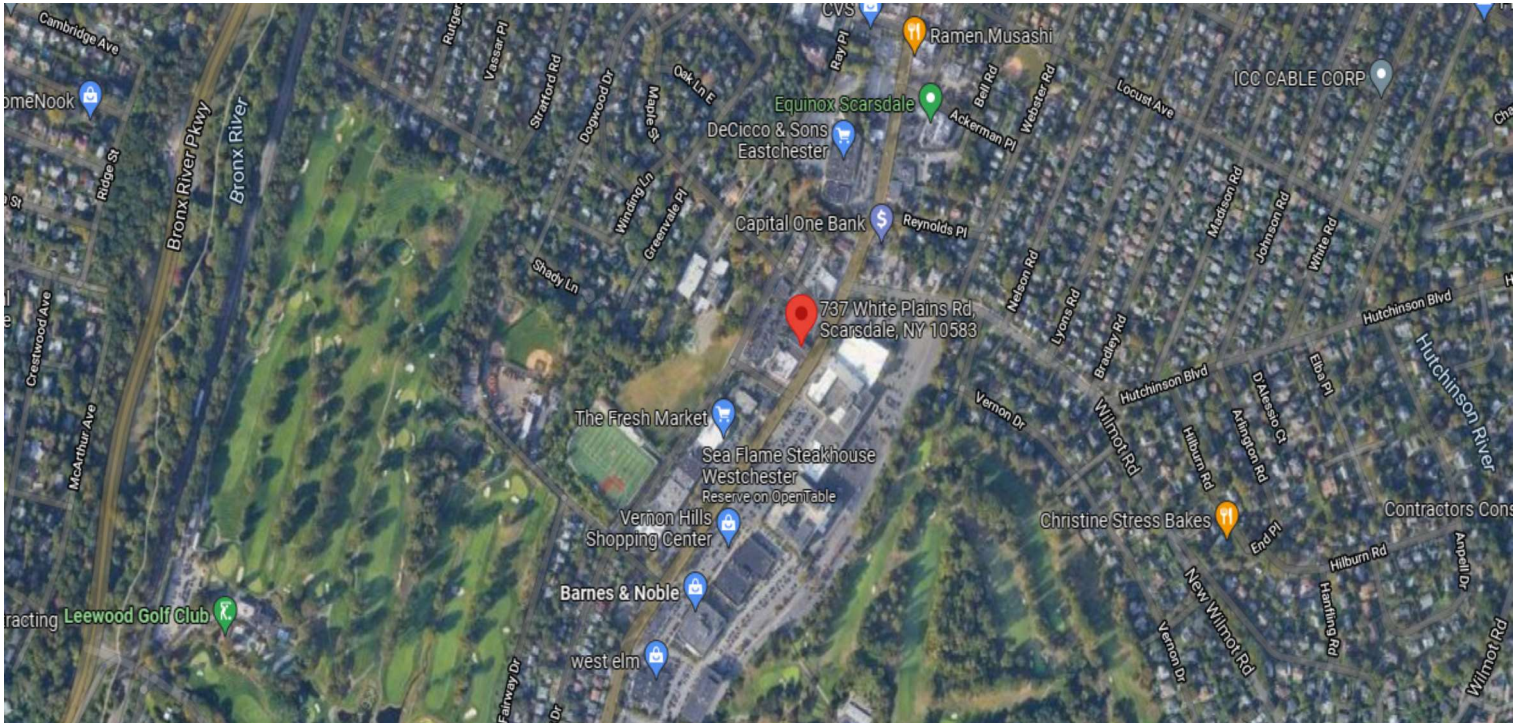
	2 mile	5 mile	10 mile
Avg Household Income	\$177,780	\$139,288	\$102,770
Median Household Income	\$151,939	\$104,614	\$70,227
< \$25,000	1,902	22,034	131,286
\$25,000 - 50,000	2,219	21,855	102,557
\$50,000 - 75,000	2,111	19,047	90,413
\$75,000 - 100,000	1,799	18,979	67,165
\$100,000 - 125,000	2,174	17,480	55,379
\$125,000 - 150,000	1,798	11,672	34,441
\$150,000 - 200,000	2,759	16,077	44,716
\$200,000+	9,458	43,138	87,996

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## Aerial View and Regional Map

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