

Ardsey | New York
500 Ashford Avenue

1,100 sf

High Visibility Professional Office | Retail Opportunity
With Dedicated Parking Lot



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP
COMMERCIAL DIVISION

Asking \$5,040 Monthly

(Modified Gross – taxes, insurance, and CAM included)

PROPERTY HIGHLIGHTS

- **Corner unit** with private front & rear entrances
- **Abundant natural light** creating a bright, polished atmosphere
- **Versatile, open layout** adaptable for retail, office, or professional use
- **Private, large restroom onsite**
- **Central air & heating**
- **19 dedicated parking spaces** for the building
- **Easy access** to Saw Mill River Parkway & I-87
- **Rental Rate:** \$55 PSF/YR (Modified Gross – taxes, insurance, and CAM included)

Traffic & Exposure

- Prime visibility along **Ashford Avenue**, a high-traffic corridor in Ardsley
- Approx. **24,000 vehicles daily** in the immediate vicinity
- Excellent exposure for client-facing businesses



Ardsley is a vibrant, commuter-friendly village in the heart of southern Westchester County. Its location between Dobbs Ferry, Hartsdale, and Scarsdale makes it a central hub with consistent local and regional traffic. With proximity to the Saw Mill River Parkway and I-87, businesses here benefit from easy access to Manhattan, Yonkers, and the Hudson Valley.



Ardsey and surrounding Rivertowns have affluent populations with strong disposable income, making them highly attractive for retail and service-based businesses.

Median household incomes in nearby communities (Scarsdale, Dobbs Ferry, Hartsdale) range from \$125,000–\$250,000+, providing a solid consumer base.



The area is experiencing a shift toward smaller footprint retail and professional spaces, driven by modern work trends, boutique service offerings, and customer preference for convenience.

Businesses such as medical practices, wellness studios, boutique retailers, financial services, and specialty food & beverage concepts thrive in high-visibility, easily accessible spaces like this.

CHRISTIE'S

INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

Nearby Amenities & Destinations

Dobbs Ferry– A thriving riverfront community known for its restaurants, schools, and Mercy College.

Hartsdale– A strong commercial corridor with a mix of retail, dining, and residential density.

Scarsdale– One of Westchester's most affluent towns, drawing clientele from across the county.

Ardley Village Center– Local retail, dining, and services just steps away.

Proximity to parks, schools, and commuter hubs further enhances daily traffic and visibility.

500 Ashford Avenue offers a polished, flexible corner space in one of Westchester's most accessible locations. With high traffic counts, strong demographics, abundant parking, and a growing trend toward smaller, adaptable retail/professional footprints, this property is ideal for any business looking to capture both local residents and regional commuters.

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— GROUP —

COMMERCIAL DIVISION

LOCATION

CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION





Stephania Ortiz

Licensed Real Estate Salesperson

M: 914.877.0203 O: 914.262.2598

sortiz@ciregroupcommercial.com

www.CRECIRE.com



Bryan Lanza

Director of Commercial, Licensed Associate Real Estate
Broker

M: 914.262.2598 O: 914.262.2598

blanza@ciregroupcommercial.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP
COMMERCIAL DIVISION

Christie's International Real Estate Group
Commercial Division

1133 Westchester Ave N-228, White Plains, NY 10605

For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

