

90  
GARTH ROAD  
SCARSDALE, NEW YORK





# Prime Retail Opportunity in a High-Traffic Location

UNMATCHED EXPOSURE AT THE HEART OF WESTCHESTER

Presenting an exceptional retail opportunity located at the bustling intersection of Garth Road, offering unrivaled visibility. This freestanding building is strategically positioned with high traffic flow, both on foot and by vehicle, ensuring your business will be front and center in one of Westchester's most desirable and well-traveled neighborhoods.

With its prime location, this retail space offers unparalleled corner exposure to commuters and a dynamic local community, creating the perfect environment for businesses to flourish. This space provides the ideal setting to capture the attention of a steady stream of potential customers.

# Location

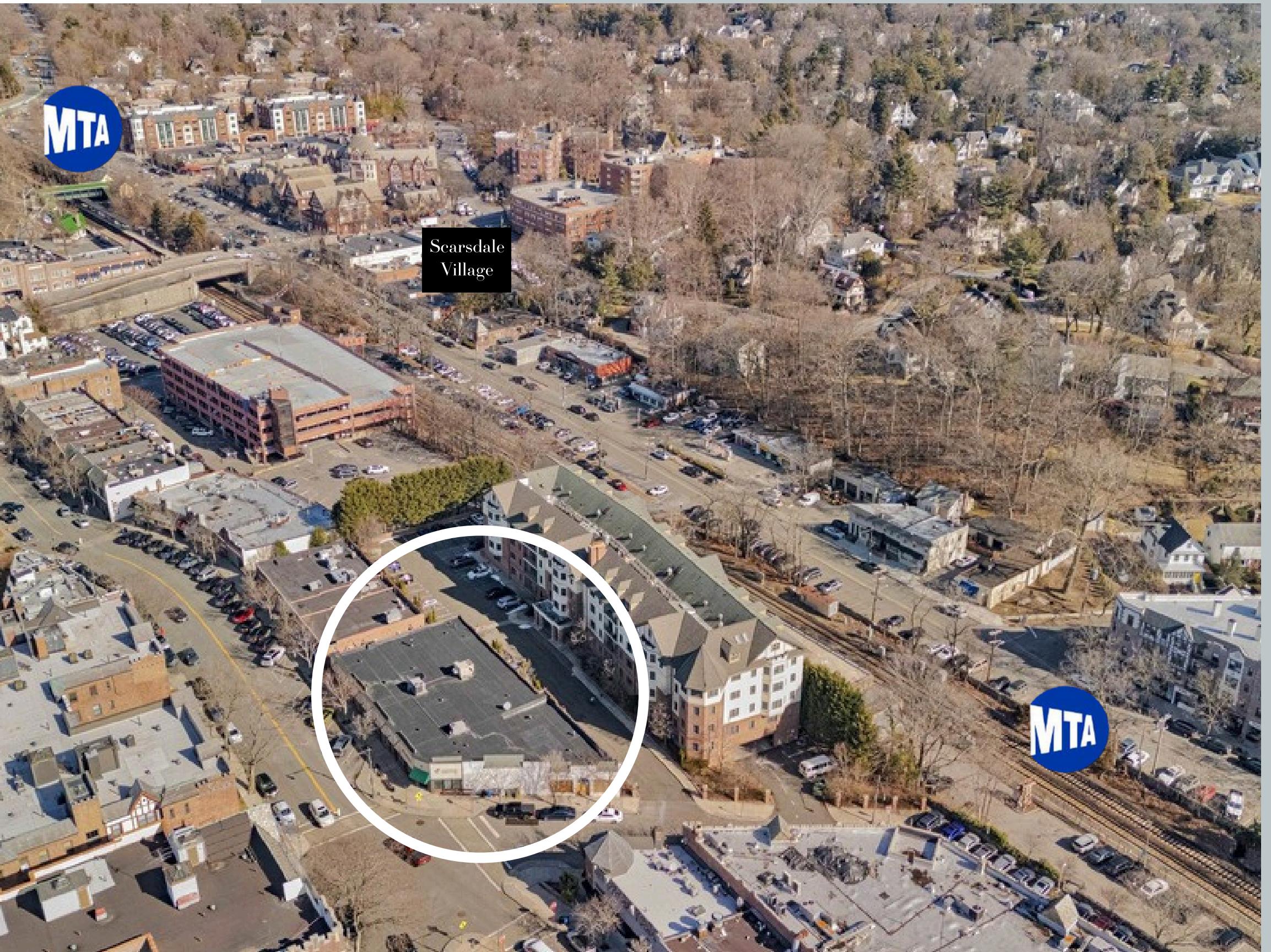
Located at the corner of Garth and Grayrock Road in the town of Eastchester, Scarsdale PO

## **Walking distance to Scarsdale Metro-North Train Station**

Brief ride to Grand Central Station in Manhattan  
15 miles/27 minutes

## **Convenient to Airports**

- LaGuardia**  
14.5 miles/25 minute drive
- Westchester County**  
17.4 miles/27 minute drive
- John F Kennedy International**  
22 miles/32 minute drive





# Key Features

## Flexible Space

Open-concept layout, allowing for customized buildouts ranging from 2,500 to 10,000 square feet. A series of windows stretches across the space, flooding it with natural light and creating a bright, inviting atmosphere.

## Prime Location

Just steps from the Scarsdale Metro-North Station, offering a quick 30-minute express train ride to Manhattan.

## Covered Indoor-Outdoor Space

Unique feature that enhances the appeal for various business types.

## High Traffic & Visibility

High traffic count, and in close proximity to the 2,000 + neighboring residential units.

# Key Features

## Ample Parking

Metered street parking and close proximity to municipal parking.

## Excellent Accessibility

Easy access to major highways including Bronx River, Sprain Brook, I-287, and Hutchinson River Parkways.

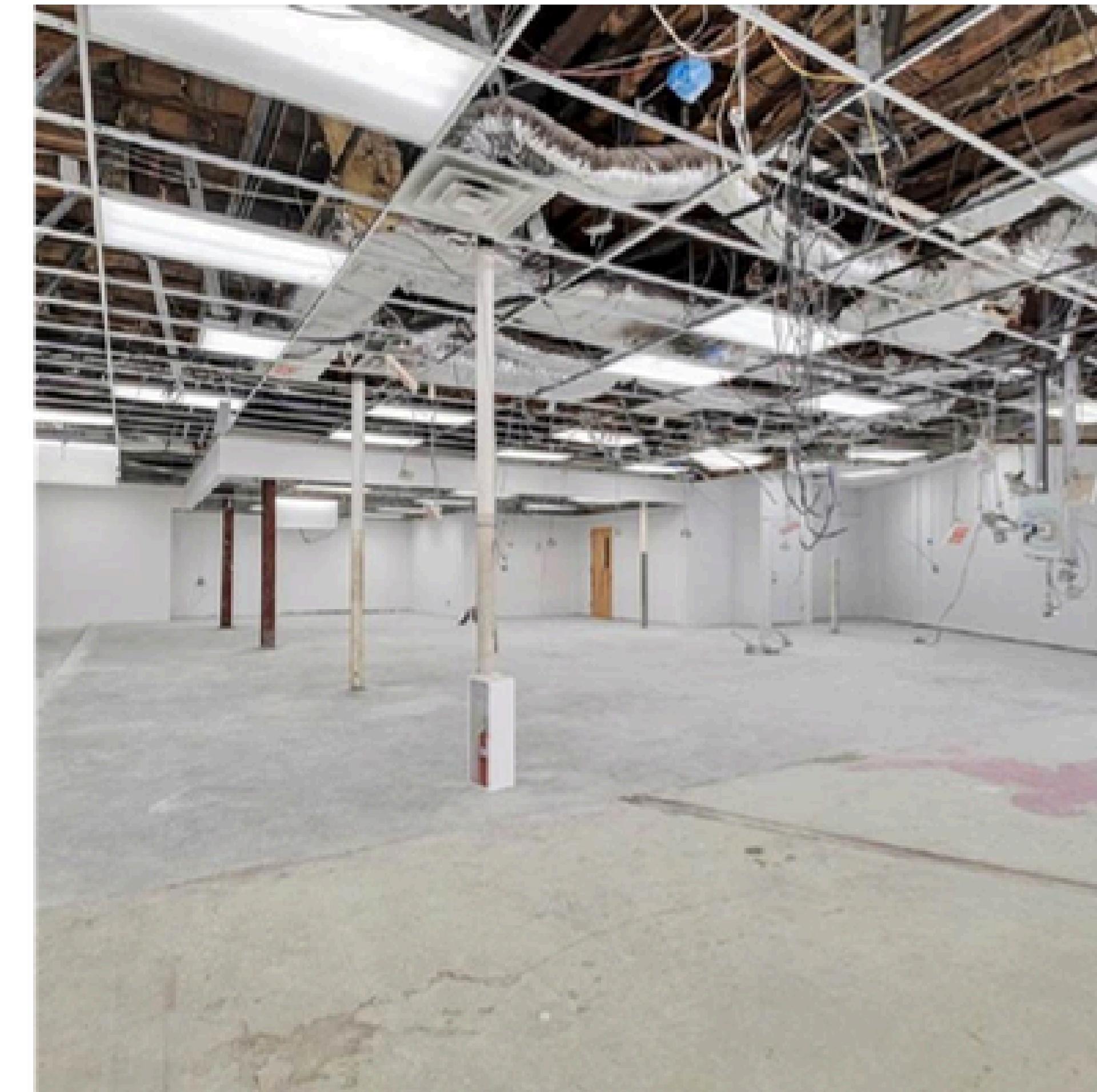
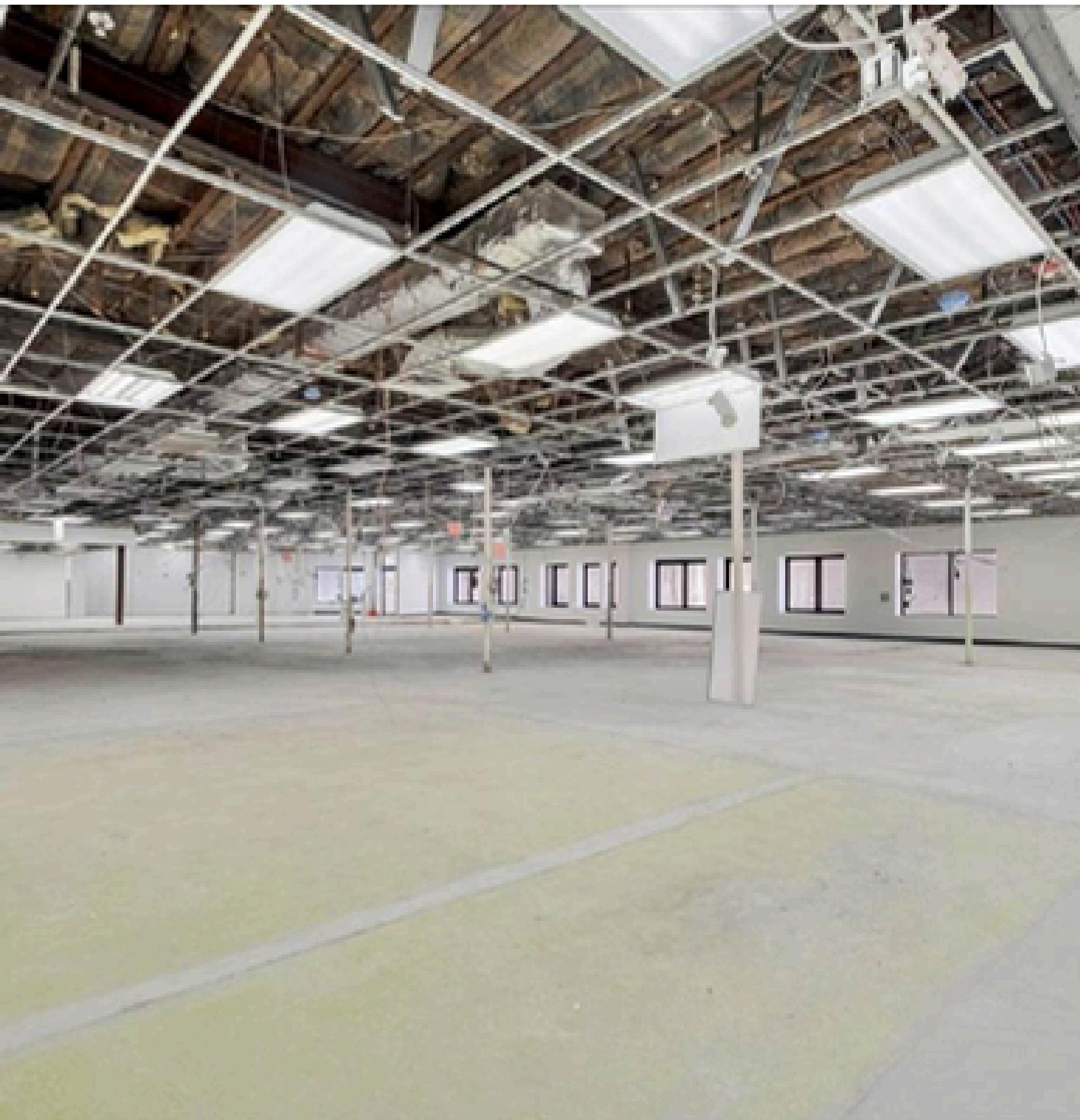
## Use

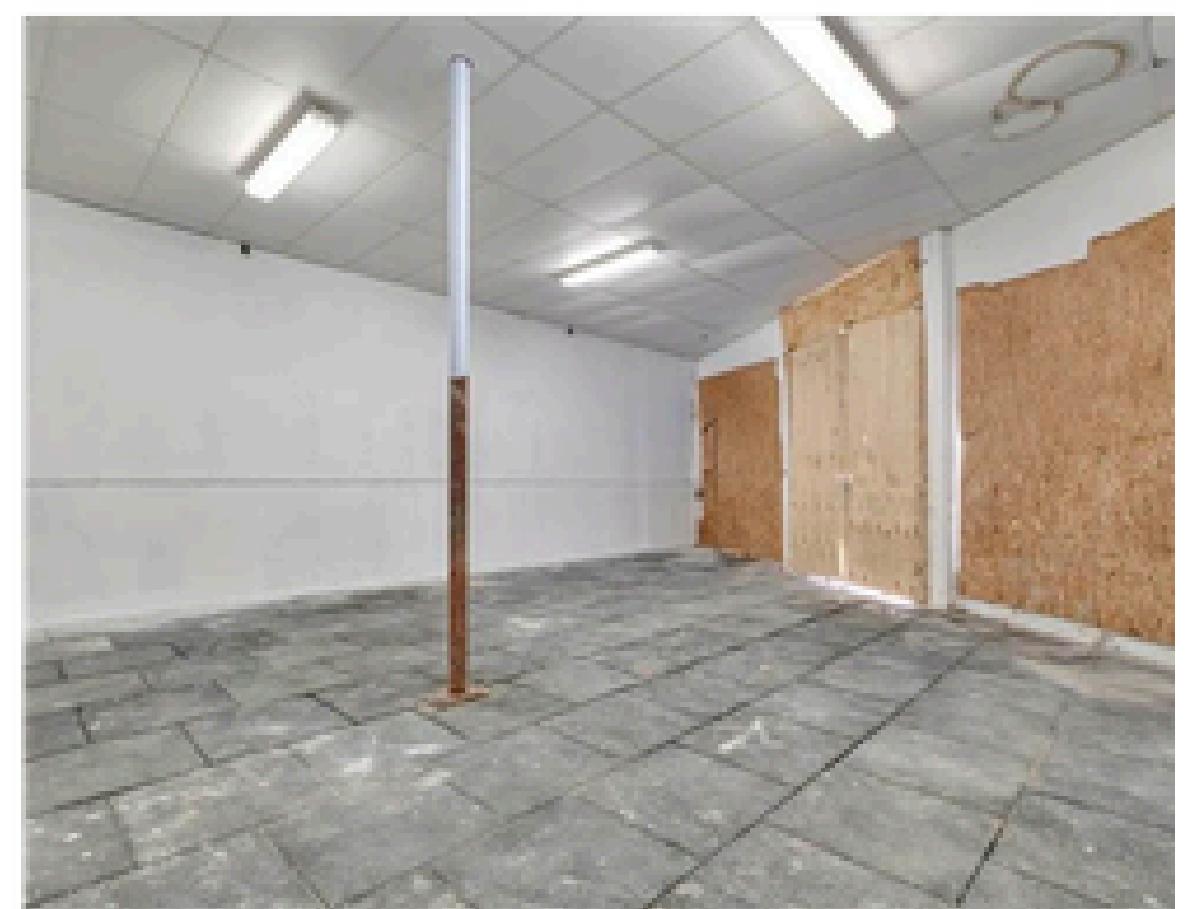
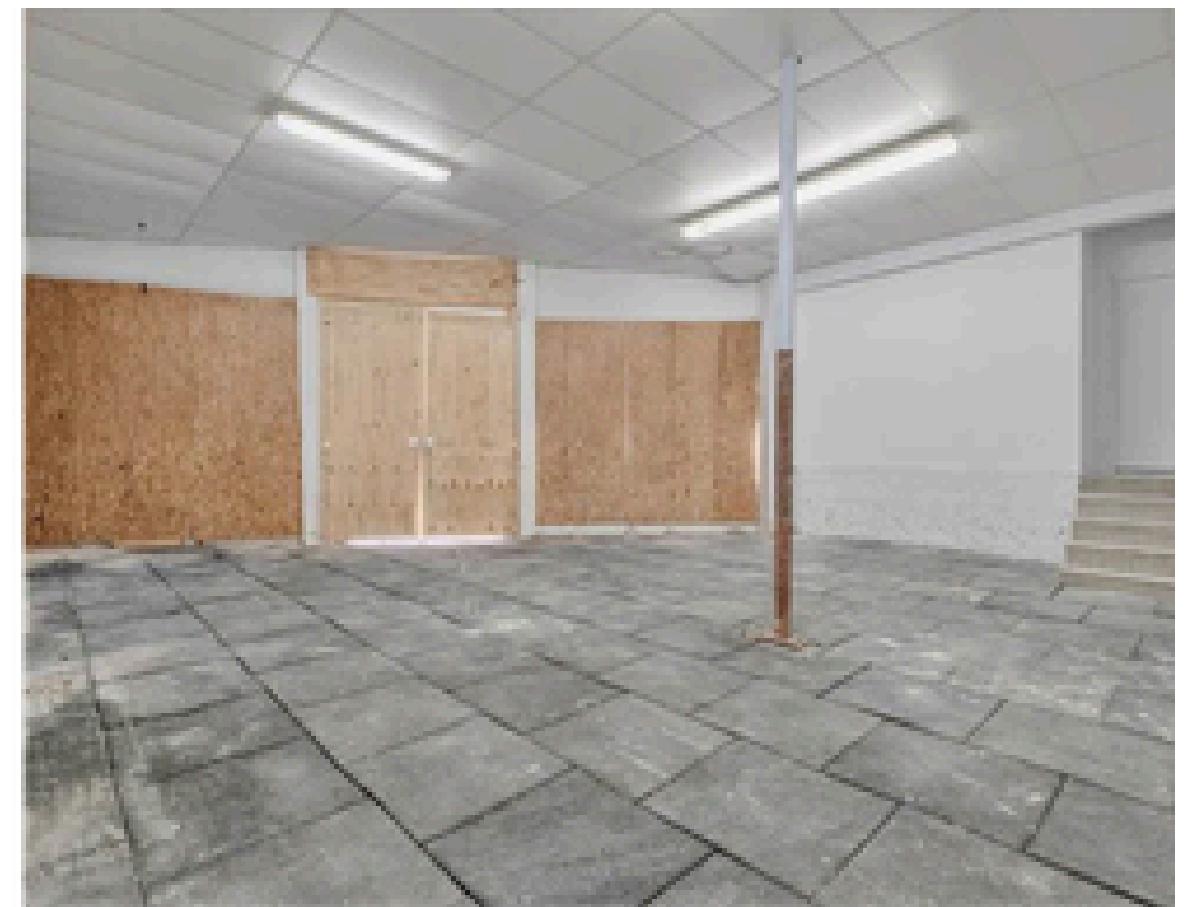
Ideal for daycare, child education, indoor play space, or other businesses looking to cater to the vibrant, family friendly community.

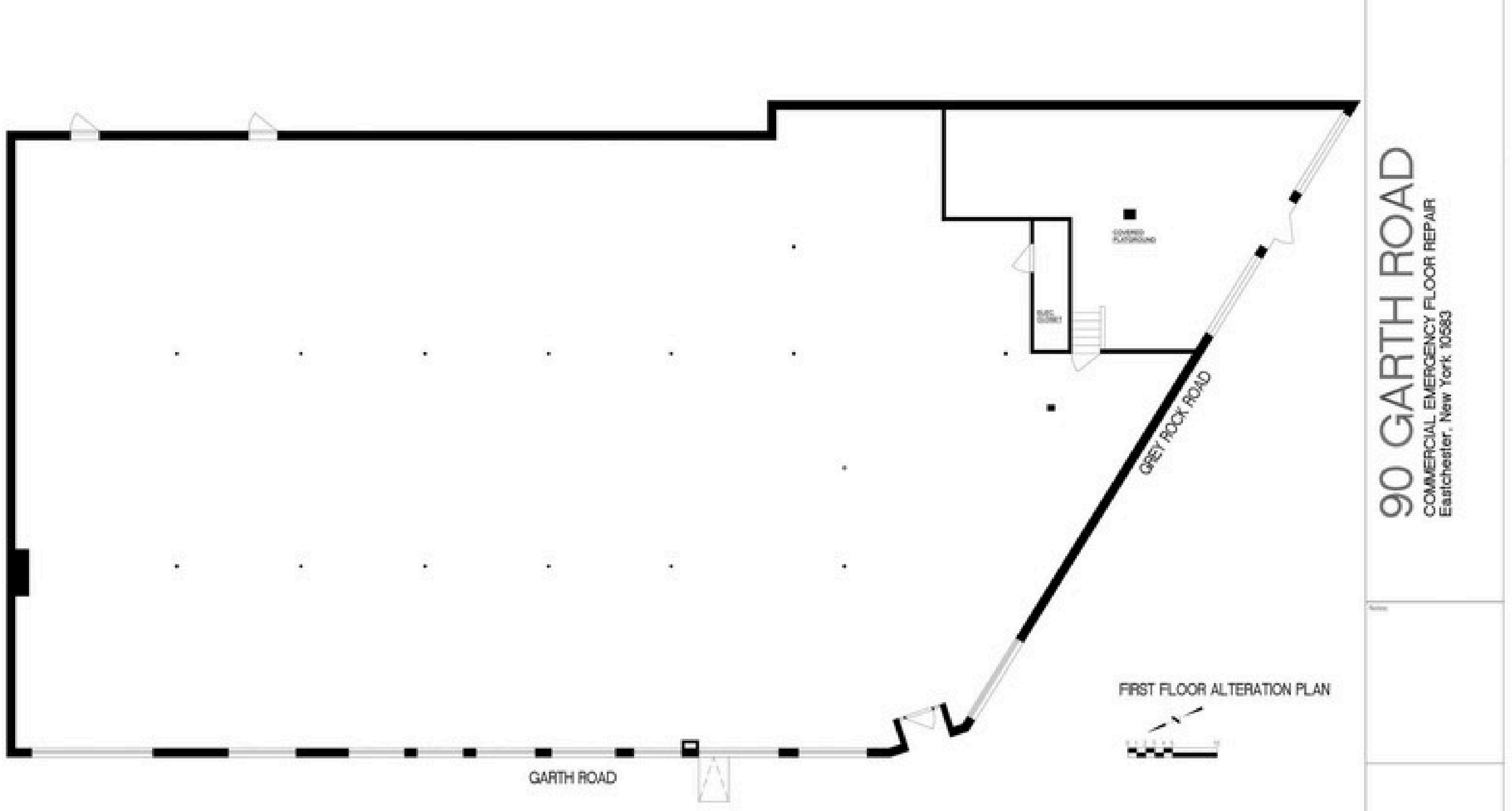


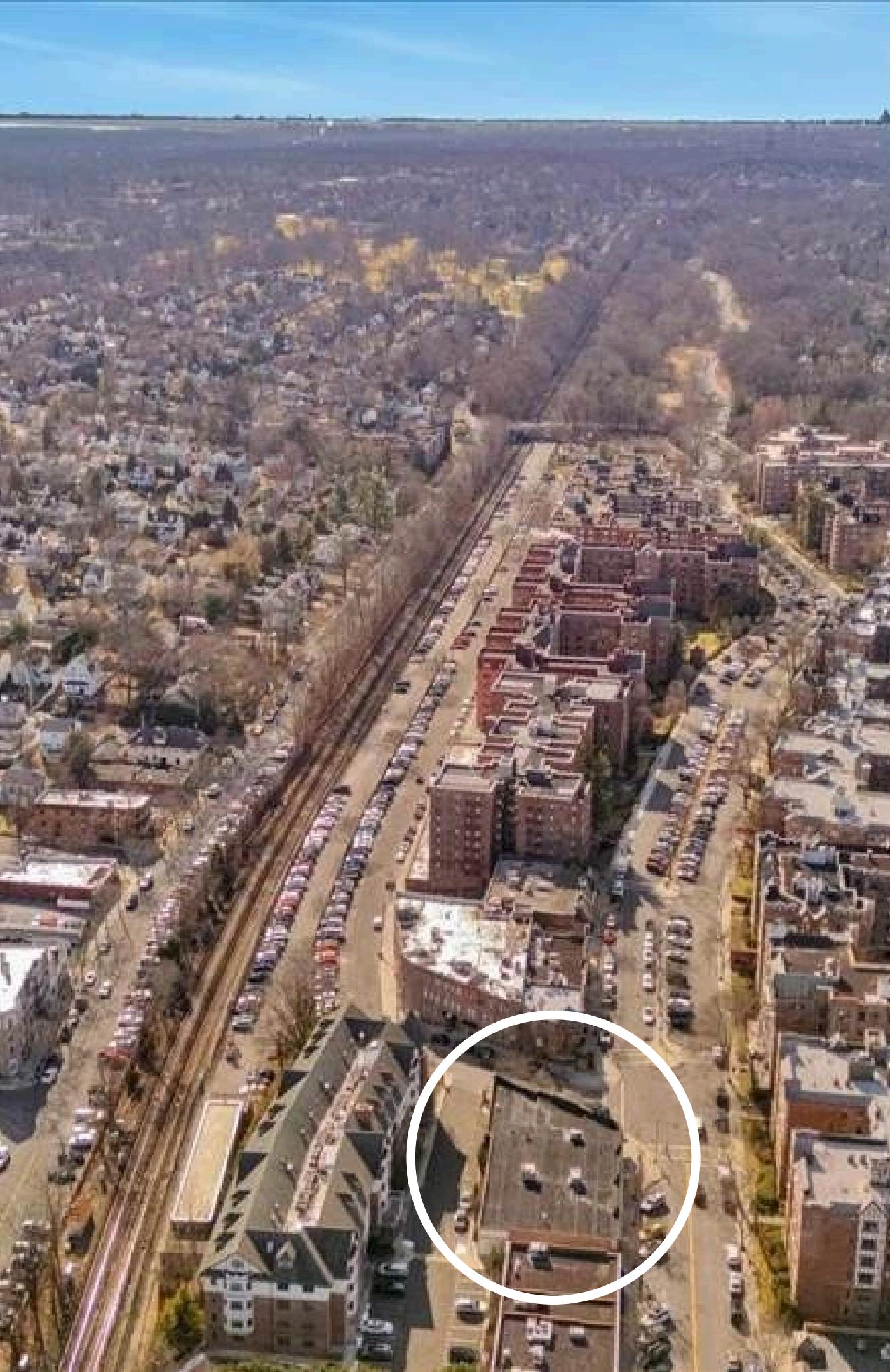










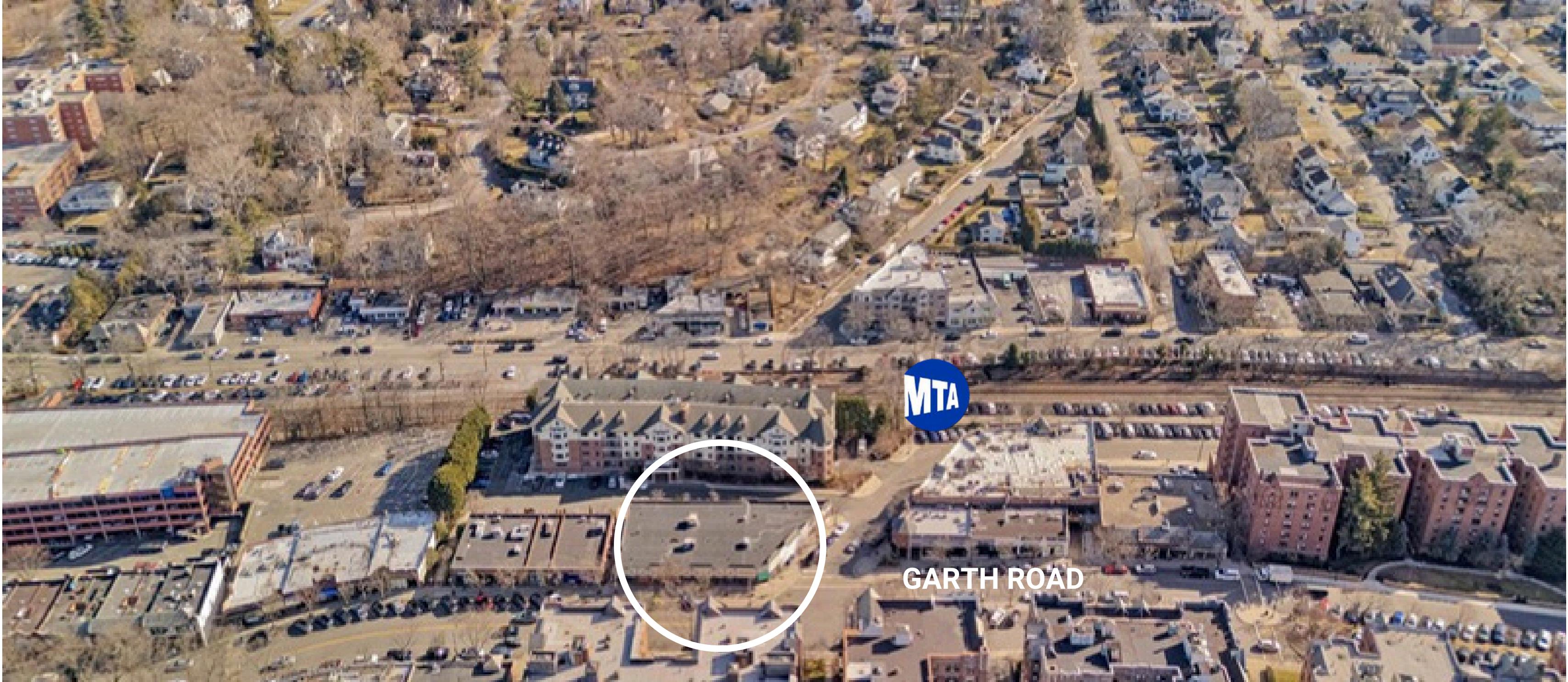


# Lease Information

<b>LEASE RATE</b>	.....	\$50.00 SF
<b>LEASE TERM</b>	.....	10 Year Minimum
<b>DIVISIBLE</b>	.....	2,500 - 10,000 SF
<b>TOTAL</b>	.....	10,000 SF

# Property Features

<b>LEGAL BLOCKANDLOT</b>	.....	4.9A - 3-1
<b>ZONING</b>	.....	RB - Retail Business
<b>YEAR BUILT</b>	.....	1928
<b>LAND</b>	.....	0.25 AC
<b>FRONTAGE</b>	.....	88.8 on Garth 88.8 on Grayrock
<b>CEILING HEIGHTS</b>	.....	10-13 FT
<b>OUTDOOR</b>	.....	Open Air Space



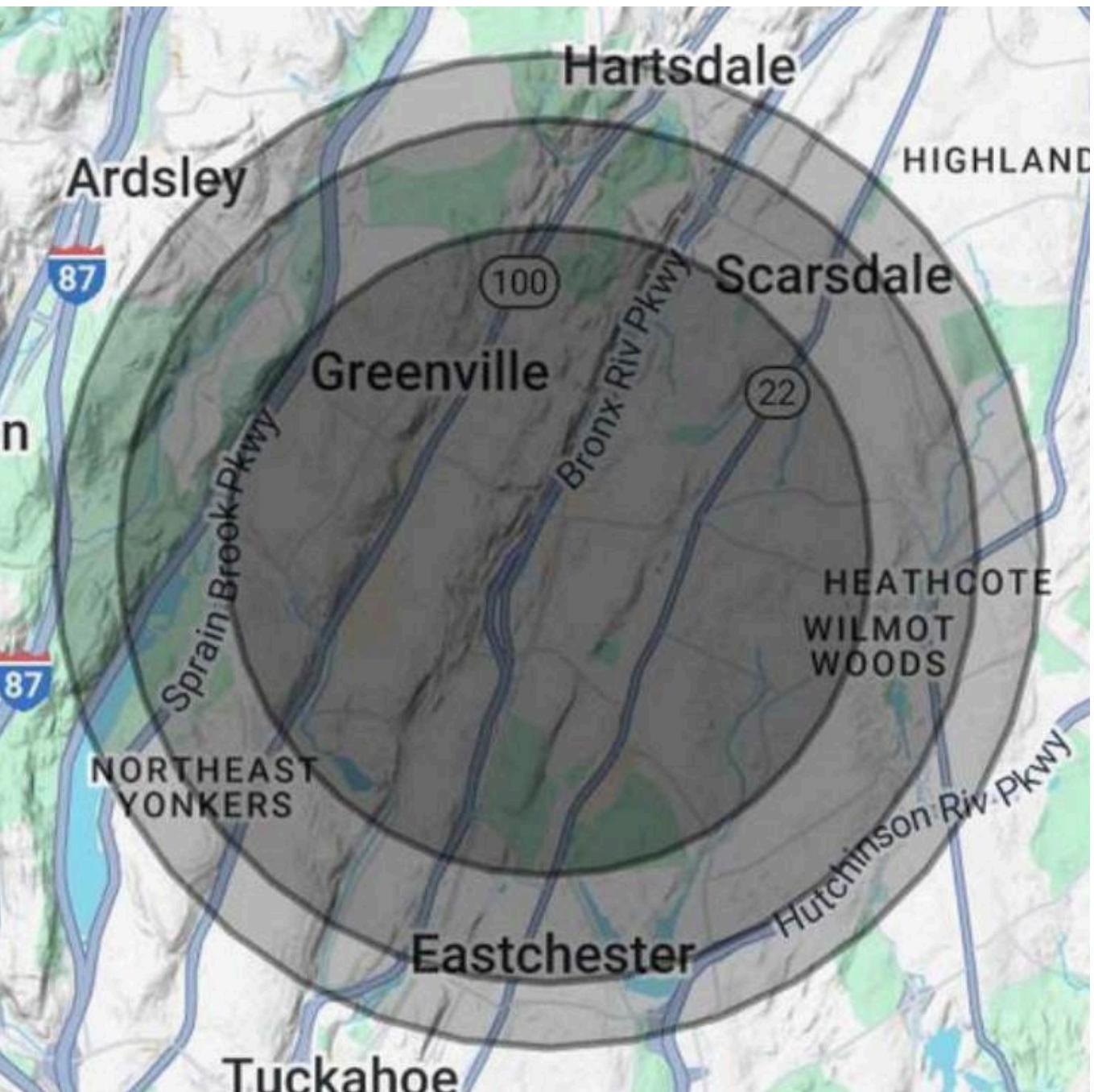
## LOCATION HIGHLIGHTS

- Main entrance on Garth Road, open air space faces Grayrock Road
- Exceptional visibility for both northbound and southbound vehicles
- One block from the Scarsdale Metro North train station
- Wide variety of neighboring businesses
- 8 minute walk to Scarsdale Village
- Large municipal parking lot one block away
- Walker's Paradise at a 93 Walk Score
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# Exceptional Potential

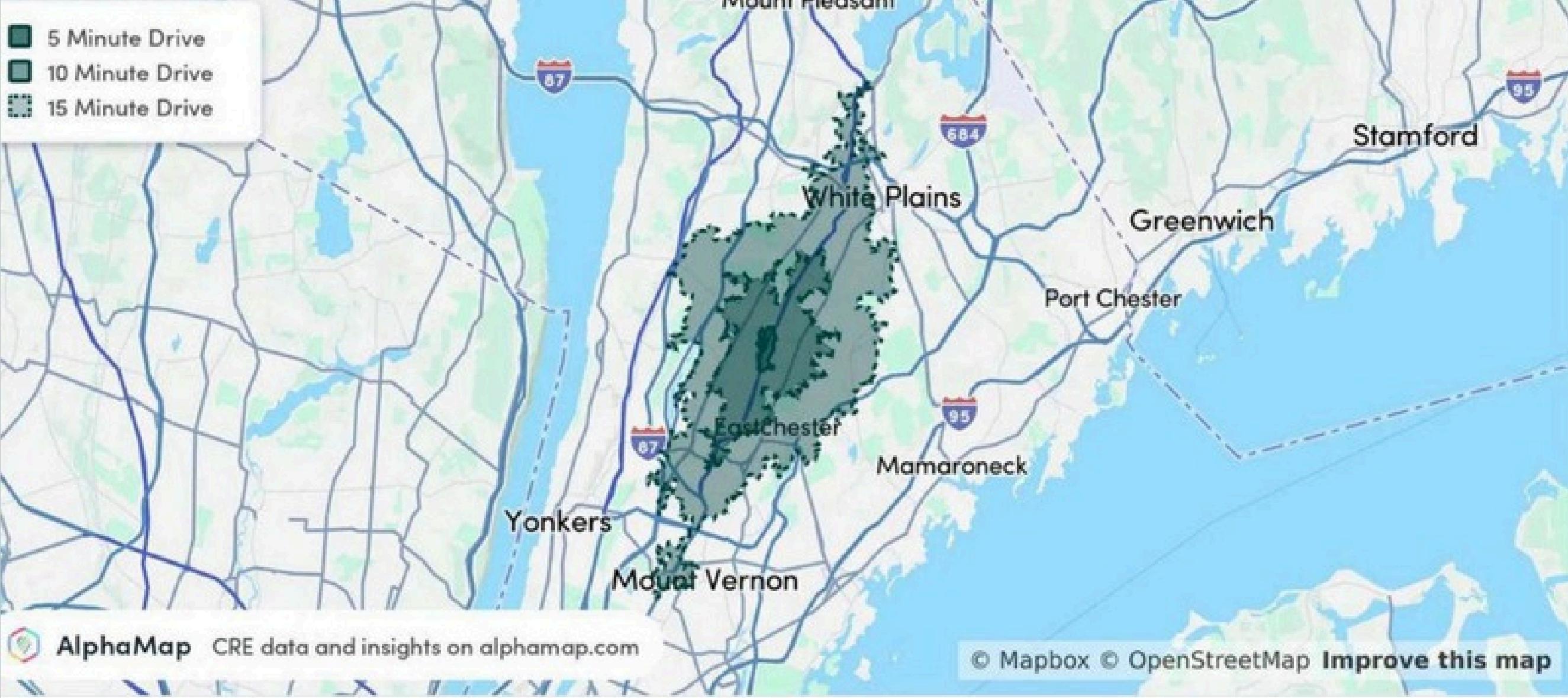
Garth Road is a dynamic and growing community, attracting new residents and businesses alike. Over the past few years, the area has experienced a surge of New York City residents relocating for the suburban lifestyle while maintaining close connectivity to Manhattan. This transformation has created a thriving hub for new retailers, restaurants, and entertainment options, all while preserving the town's walkable charm. Whether you're looking to establish your business in a high-traffic, high-visibility location, or you want to tap into the growing suburban market of Scarsdale, this property offers the perfect opportunity to make your mark. Don't miss out on this incredible retail space in one of Westchester's most desirable neighborhoods.





# Demographics

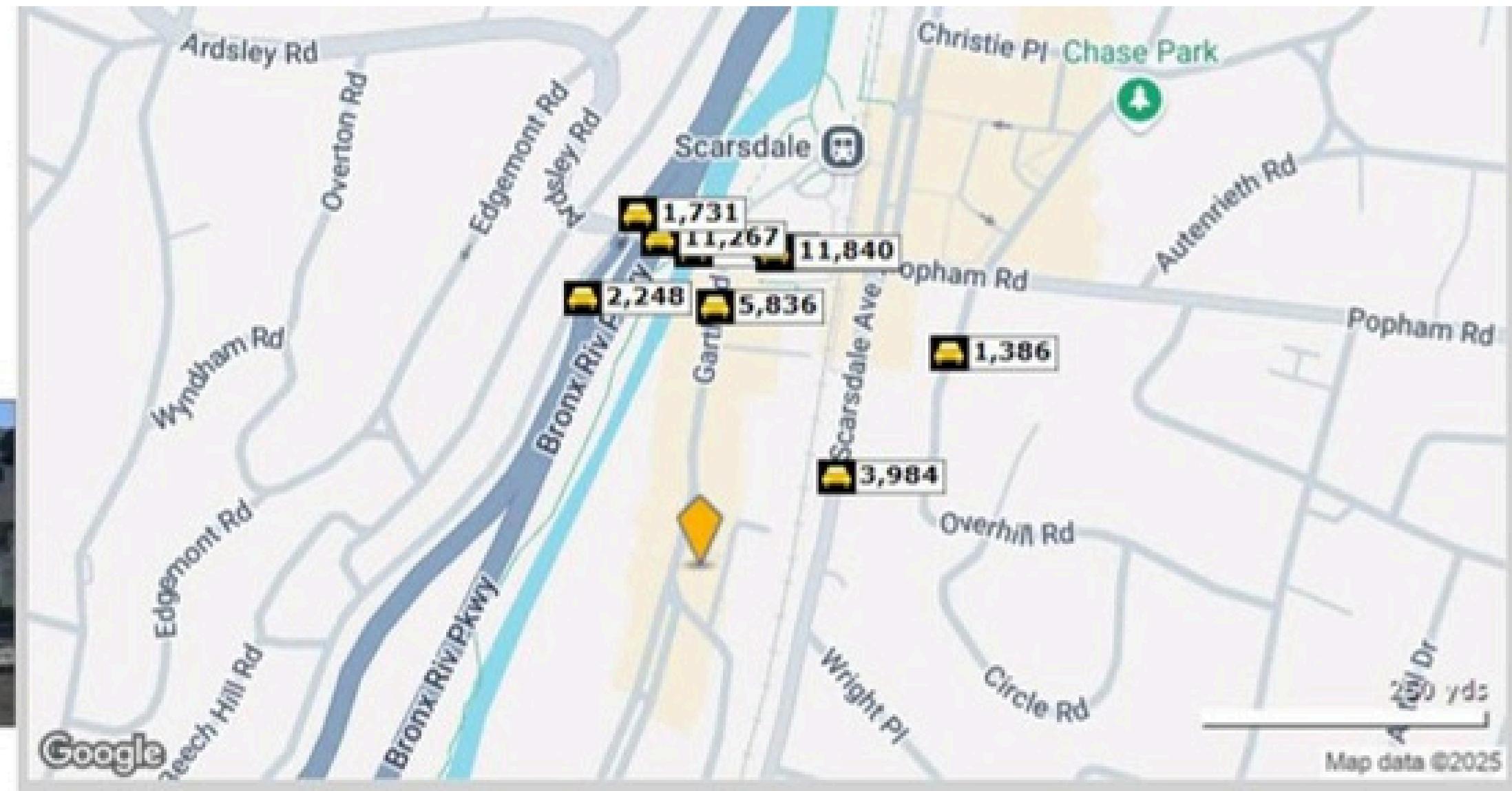
	2.3 Miles	1.5 Miles	2 Miles
<b>Population</b>			
Total Population	70,176	33,527	55,684
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44
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<b>Households &amp; Income</b>	2.3 Miles	1.5 Miles	2 Miles
Total Households # of Persons per	25,367	11,951	19,809
HH Average HH Income Average	2.8	2.8	2.8
House Value	\$246,408	\$257,215	\$248,120
<i>Demographics data derived from AlphaMap</i>	\$1,016,990	\$1,079,092	\$1,024,221



Population	5 Minutes	10 Minutes	15 Minutes
Total Population	3,587	37,872	137,391
Average Age	49	42	43
Average Age (Male)	46	40	41
Average Age (Female)	51	43	44
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Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	1,835	13,596	52,181
Persons per HH	2	2.8	2.6
Average HH Income	\$188,076	\$248,601	\$207,318
Average House Value	\$588,724	\$1,042,592	\$871,573
Per Capita Income	\$94,038	\$88,786	\$79,737

# Local Traffic Information

Building Type: General Retail  
 Secondary: Storefront  
 GLA: 9,500 SF  
 Year Built: -  
 Total Available: 0 SF  
 % Leased: 100%  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Scarsdale Ave	Wright Pl	0.08 S	2022	3,984	MPSI	.09
2	Garth Rd	Freightway	0.02 S	2022	5,836	MPSI	.14
3	Bronx River Pkwy	Ardsley Rd	0.05 NE	2018	2,097	MPSI	.15
4	Bronx River Pkwy	Ardsley Rd	0.05 NE	2022	2,248	MPSI	.15
5	Popham Rd	Garth Rd	0.01 E	2022	11,621	MPSI	.16
6	Popham Rd	Garth Rd	0.03 W	2020	11,911	MPSI	.17
7	Popham Rd	Garth Rd	0.03 W	2022	11,840	MPSI	.17
8	Overhill Rd	Popham Rd	0.04 N	2022	1,386	MPSI	.17
9	Ardsley Road	Garth Rd	0.01 E	2018	11,267	AADT	.17
10	Ardsley Rd	Bronx River Pkwy	0.01 SE	2018	1,731	MPSI	.18

# Discover Eastchester



HOULIHAN LAWRENCE



**32,638**  
POPULATION

**20**  
MILES TO NYC

**3.4**  
SQUARE MILES

## TOWN OF EASTCHESTER

Eastchester was a farming community at the outbreak of the Revolutionary War through the mid-19th century when it started to develop into a suburban enclave. In 1818 the town's first marble quarry was opened. The quarries produced heavily for almost a century and the high quality of "Tuckahoe Marble" was in great demand. Eastchester is rife with neighborhoods of single family homes. A community of apartments, detached houses and townhouses known as Lake Isle has grown up around a lake, the former town reservoir.

Eastchester encompasses the Villages of Bronxville and Tuckahoe, each self-governed,

but sharing some town services. What remains is known as the unincorporated area or the "town outside." Served by Metro North, with stations in Bronxville, Tuckahoe and Crestwood. Both the Bronx River and the Hutchinson River Parkways are nearby giving a 30 minute access to the airports. The Eastchester Mall and shops at Vernon Hills on Route 22 plus many stores along Central Avenue offer a variety of shopping.

## PARKS & RECREATION

The town of Eastchester offers attractive, safe and well-maintained recreational facilities. The town's ten parks and fields are available for residents' use. Lake Isle Country Club is a

beautiful town-owned facility available to all residents on a membership fee basis, providing swimming, golfing and a variety of recreational activities for adults and children.

## EDUCATION

One of Eastchester's draws is its wonderful school system with a concern for excellence in education. Eastchester Union Free School District consists of an early childhood center, three elementary schools, a three-year middle school and a four-year high school. The majority of the students are enrolled in a college preparatory program and of the graduating classes 98% pursue further education.



# Discover Scarsdale



HOULIHAN LAWRENCE



**17,837**  
POPULATION

**24**  
MILES TO NYC

**6.7**  
SQUARE MILES

## TOWN OF SCARSDALE

Scarsdale traces its roots back to Colonial times. In 1702, the "Lordship and Manor of Scarsdale" was granted to Caleb Heathcote by edict of King William III. The exquisite architecture is reminiscent of its English roots, making Scarsdale a community of classics. A quaint but bustling village of mostly single family detached homes, Scarsdale offers an enviable quality of life amid the beauty of its setting. Shopping is pleasant in the village area with charming storefronts and a supermarket. In addition, Scarsdale's proximity to Eastchester and White Plains puts The Westchester and branches of many New York department stores within reach. The Bronx River Parkway

and the Hutchinson River Parkway are nearby. The Harlem Division of the Metro-North services Scarsdale.

## PARKS & RECREATION

Opportunities for leisure activities abound in Scarsdale. Public facilities include 19 tennis courts and 9 platform tennis courts. The popular municipal pool complex attracts many residents. The Recreation Department sponsors a variety of sports and also runs an outstanding summer daycamp. There are many parks and play-grounds throughout the village.

## EDUCATION

The Scarsdale Union Free School District is

a nationally acclaimed school system with a concern for excellence in education. The district includes five neighborhood elementary schools, one middle school and one high school. Scarsdale students continue to be recognized locally and nationally for their achievements. Curriculum is basically college preparatory and 98% of Scarsdale's high school graduates continue their education in college with an exceptionally high number attending Ivy League Schools. Childcare is provided by the program "Kids B.A.S.E." (Kids Before And After School Education), for kindergarten through 6th and the "Little School" a preschool day care center.





HOULIHAN LAWRENCE  
COMMERCIAL

# Local Market Knowledge. World Class Connections.

CONTACT ME FOR MORE INFORMATION



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