

# APPLE BANK PLAZA

Highly Visible Building with Ample On-Site Parking  
1075 Central Park Avenue, Scarsdale, NY 10583



**GREAT LOCATION ON  
CENTRAL PARK AVENUE  
IN SCARSDALE**



## FOR LEASE: ULTRA PRIME STAND-ALONE SITE

- Located at Signalized Intersection
- Move-In Ready Offices w/ Elevator
- Join Numerous Reputable Medical Tenants and Businesses
- Ample Parking with Over 300 Spaces
- Four (4) Tiered Parking
- Multiple Entrances Including Direct Covered Access from Rear Lots

**1,586 SF &  
2,117 SF**

CONTACT BROKER  
FOR RENTAL RATE



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118

JON GORDON: [914-779-8200](tel:914-779-8200) x115

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## SITE MAP

(4) Tiered  
Parking with  
Direct Covered  
Access



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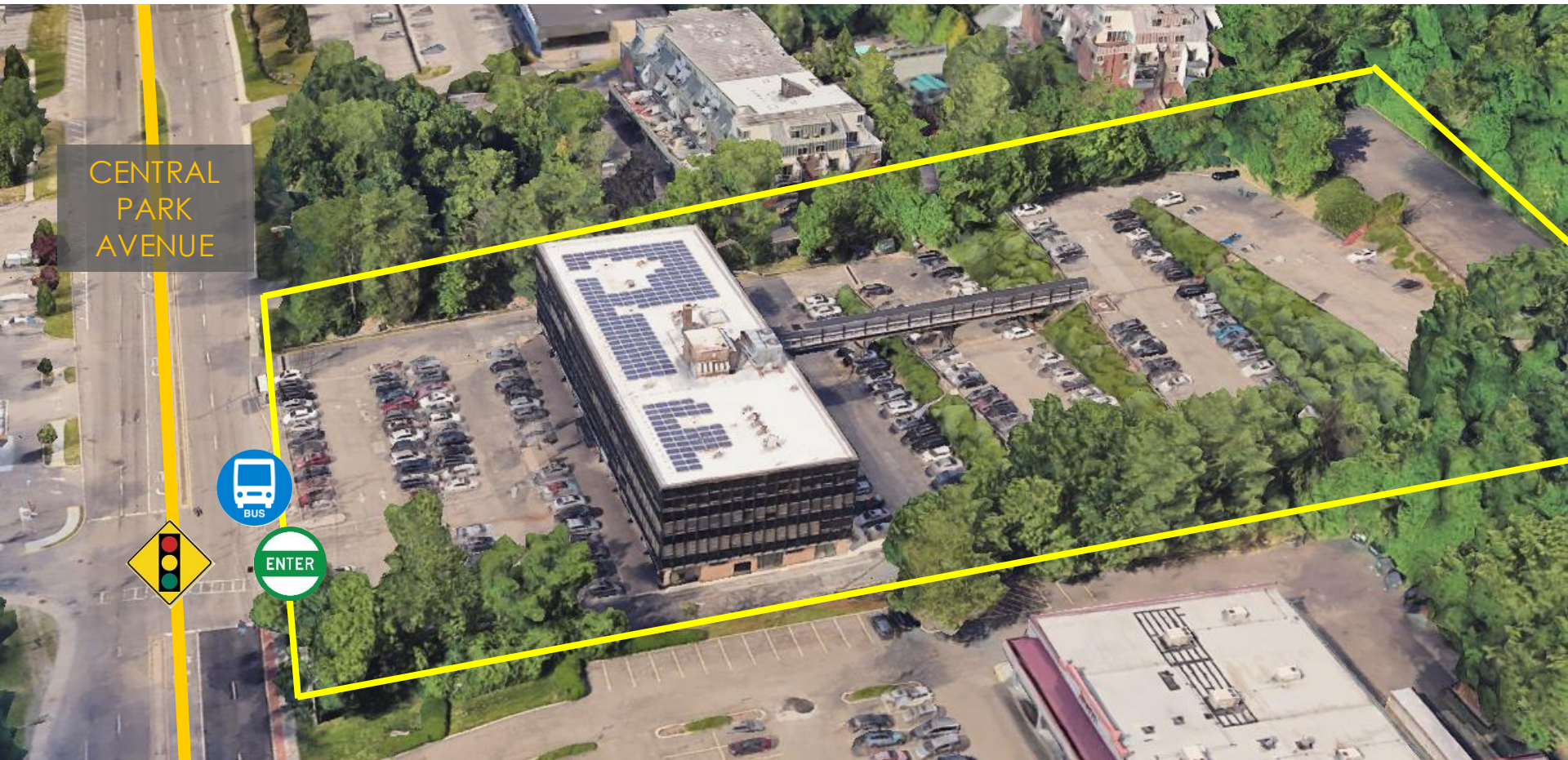
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## (4) TIERED PARKING WITH DIRECT COVERED ACCESS



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## ADDITIONAL FRONT EXTERIOR PHOTOGRAPH



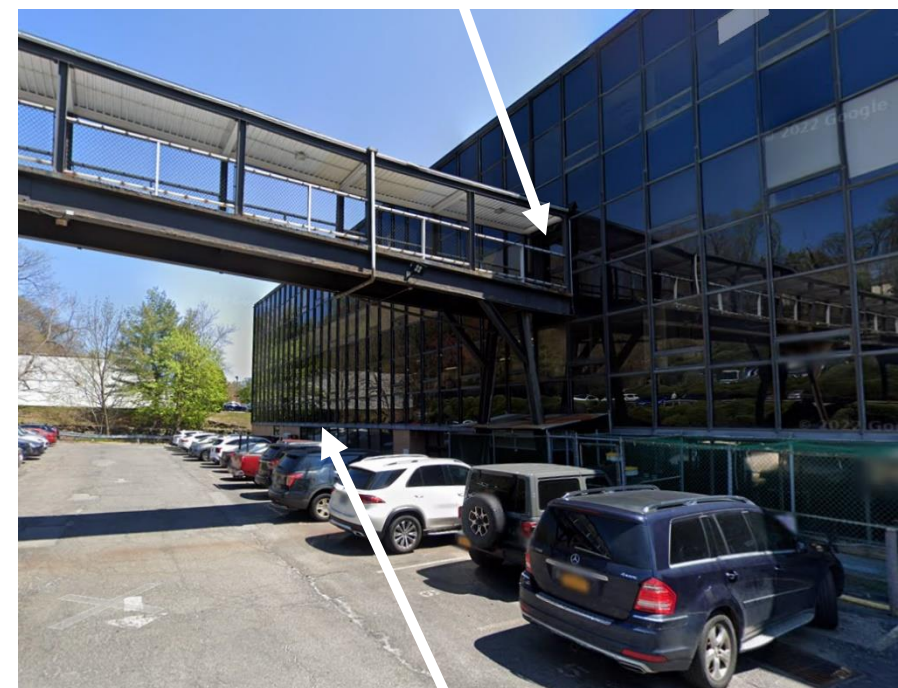
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## MULTIPLE ENTRANCES

Entrance From Covered Walking Bridge to 3<sup>rd</sup> Floor; Leads Directly to Elevators



Main Entrance – Facing Central Park Avenue

Entrance From Ground Level in Rear of Building



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## REAR PHOTOGRAPH



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## COVERED WALKING BRIDGE | Direct Access To Building



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## PROPERTY INFORMATION

- Building:** Apple Bank Plaza
- Location:** Situated at most populated section of highly trafficked Central Park Ave
- Parking:** Over 300 spaces in front and rear of site
- Public Transpo:** Bee Line Bus Stop directly in front of site
- Neighbors:** ShopRite, Barnes & Noble, Marshall's, Home Sense, TJ Maxx, HomeGoods, Orangetheory, Alamo Draft House
- Highway Proximity:** Located near I-87 & Major Parkways (Sprain Brook, Bronx River & Saw Mill River)

## HIGHLIGHTS

- Two built-out office suites available – 1,586 & 2,117 SF
- Highly visible free-standing building
- Elevator access
- Traffic Count: 25,634 vehicles/day
- Located at signalized intersection
- Excellent professional business co-tenancy and nearby national neighboring retailers

## DEMOGRAPHICS

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$224,141	\$227,947	\$185,139
Median HH Income	\$145,122	\$153,274	\$117,932
Population	15,557	121,775	372,210
Total Households	6,372	45,631	143,218
Median Age	48	46	43
Avg Medical Expense	\$14,157	\$14,226	\$11,390
Disposable Income	\$139,848	\$142,196	\$119,873
Avg Net Worth	\$3.5M	\$3.4M	\$2.3M



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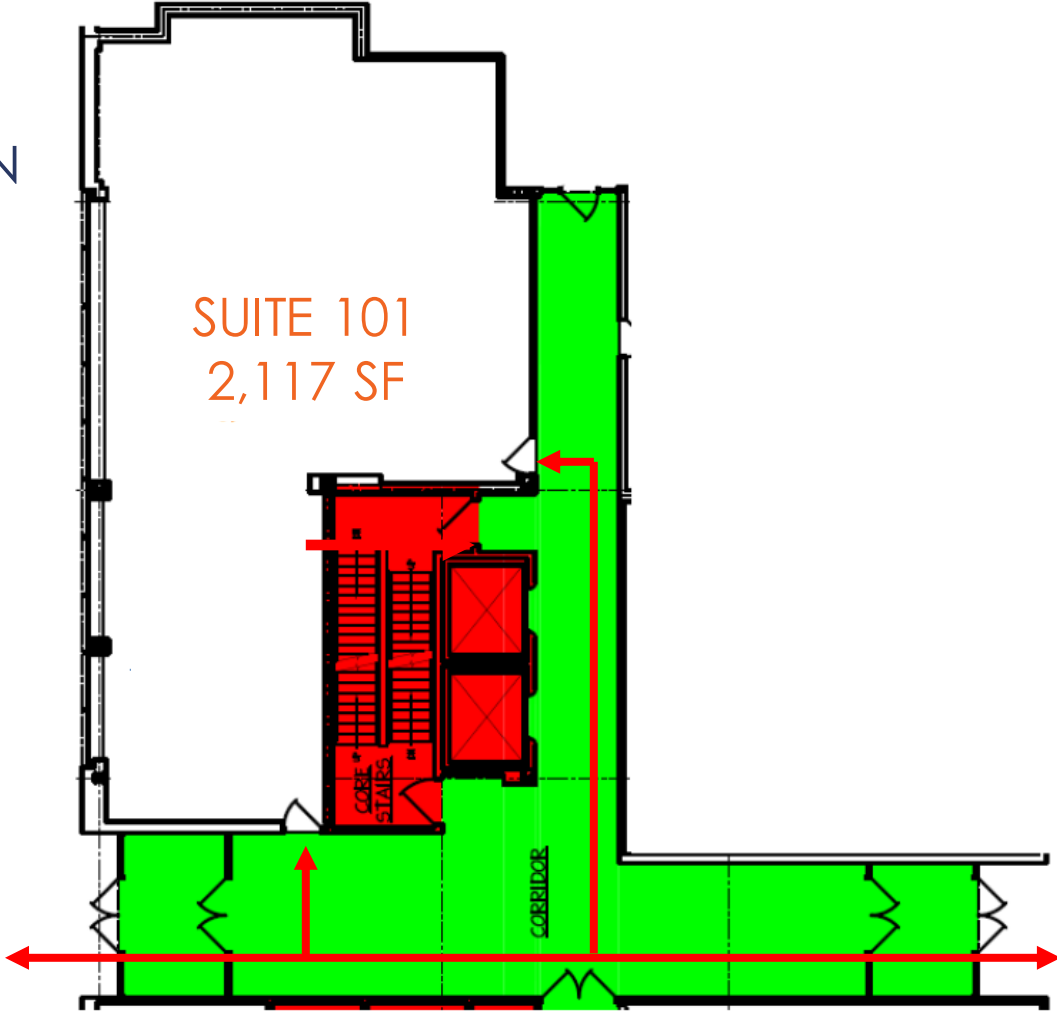
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## GROUND FLOOR PLAN

SUITE 101  
2,117 SF

**REAR  
ENTRANCE**

**MAIN  
ENTRANCE**



CENTRAL PARK AVE



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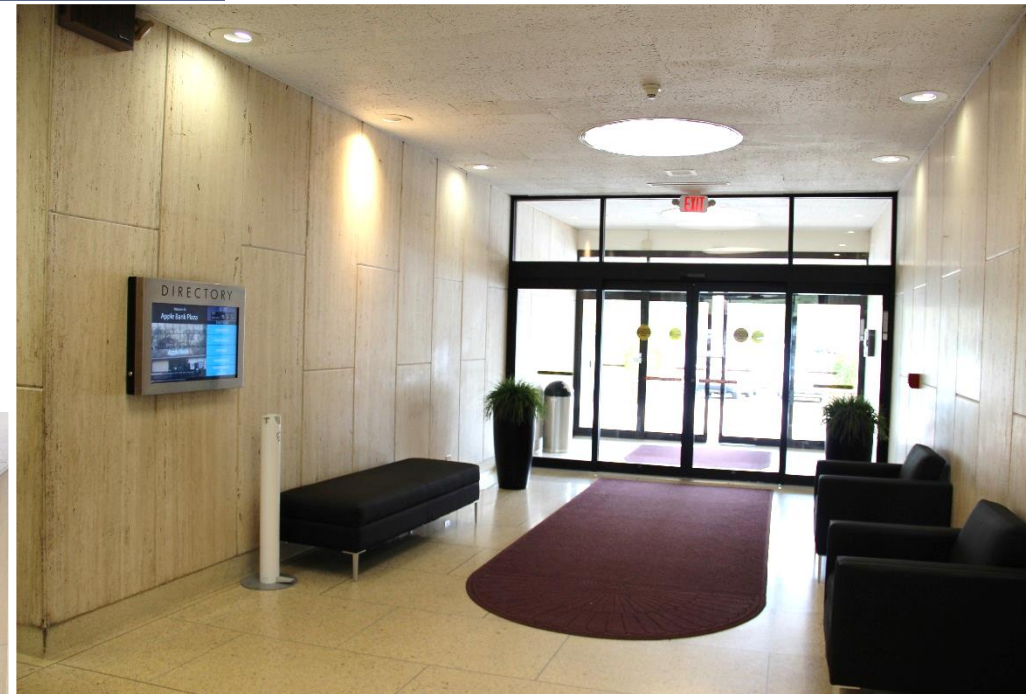
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## LOBBY



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## SUITE 101 – 2,117 SF

- Open Layout with Desk Dividers
- Large Windows
- Natural Light
- Fully Carpeted
- Private Office
- Kitchen with Sink and Cabinets
- Storage Area
- Utility Closet
- Drop Ceiling
- Common Bathrooms
- Elevator in Building
- Building Supplied HVAC
- Cellular Repeating Infrastructure in Building
- Electric \$3.50 PSF



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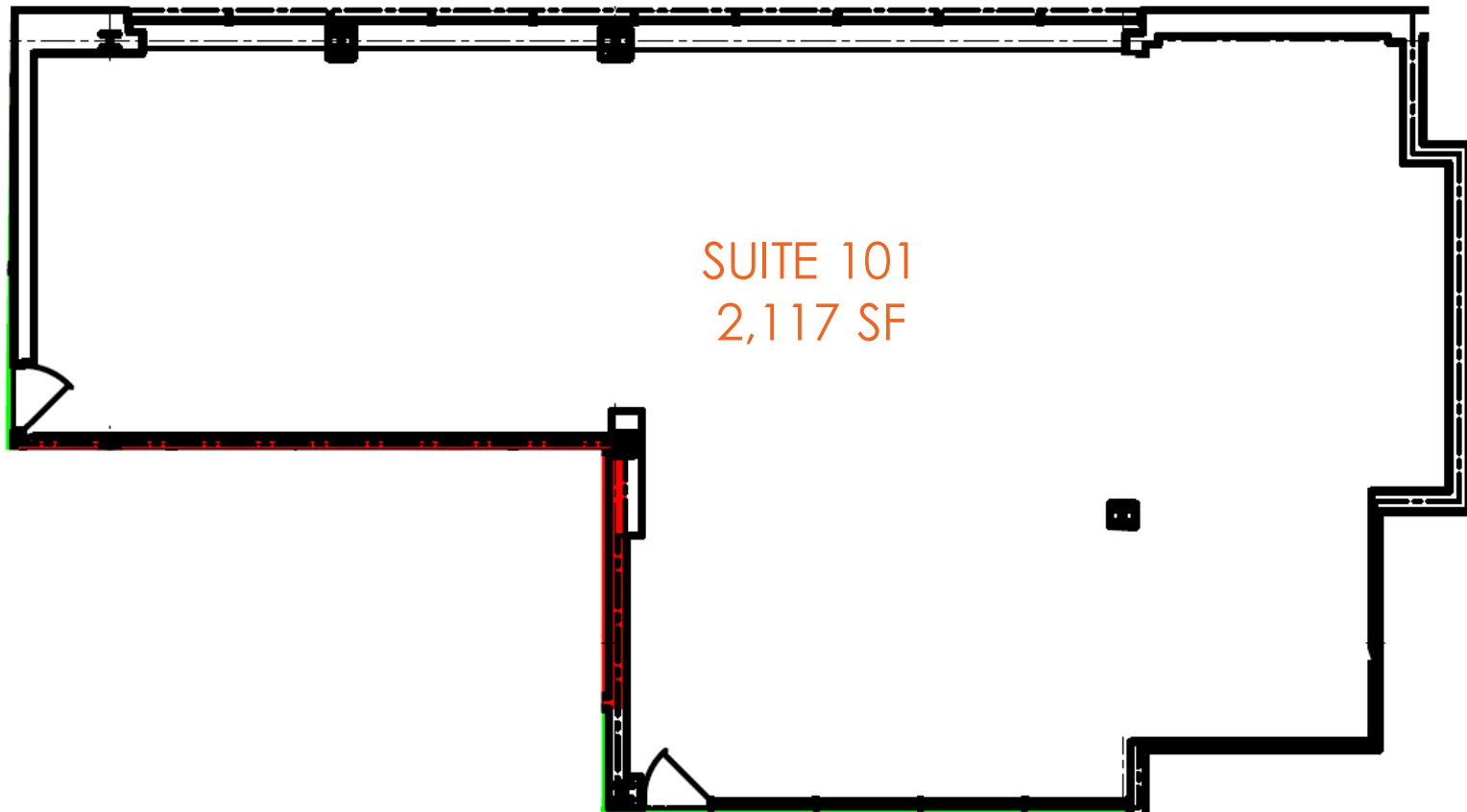
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## FLOOR PLAN



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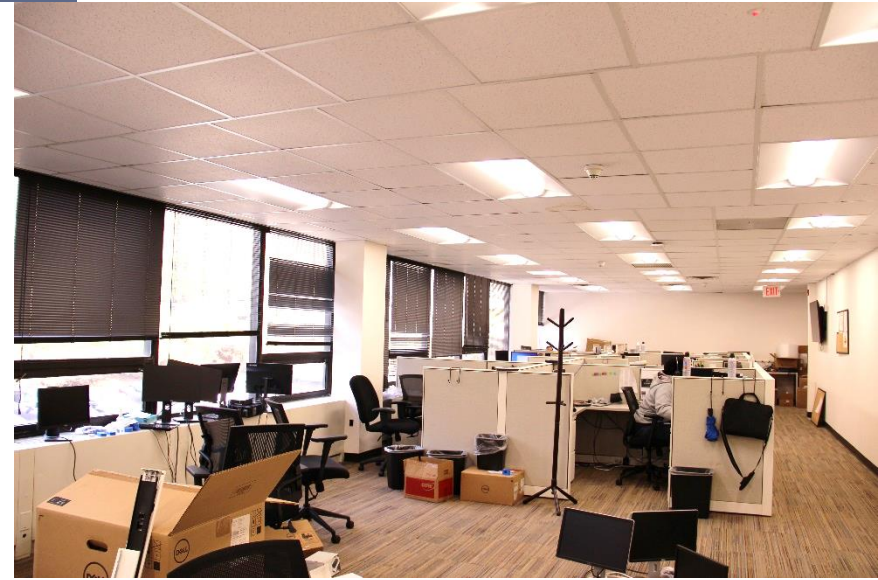
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## SUITE 209 – 1,586 SF

- Open Layout
- No Middle Columns
- Desk Dividers
- Large Windows
- Natural Light
- Drop Ceiling
- Door Signage
- Possible Directory Signage
- Common Bathrooms
- Elevator in Building
- Building Supplied HVAC
- Cellular Repeating Infrastructure in Building
- Electric \$3.50 PSF



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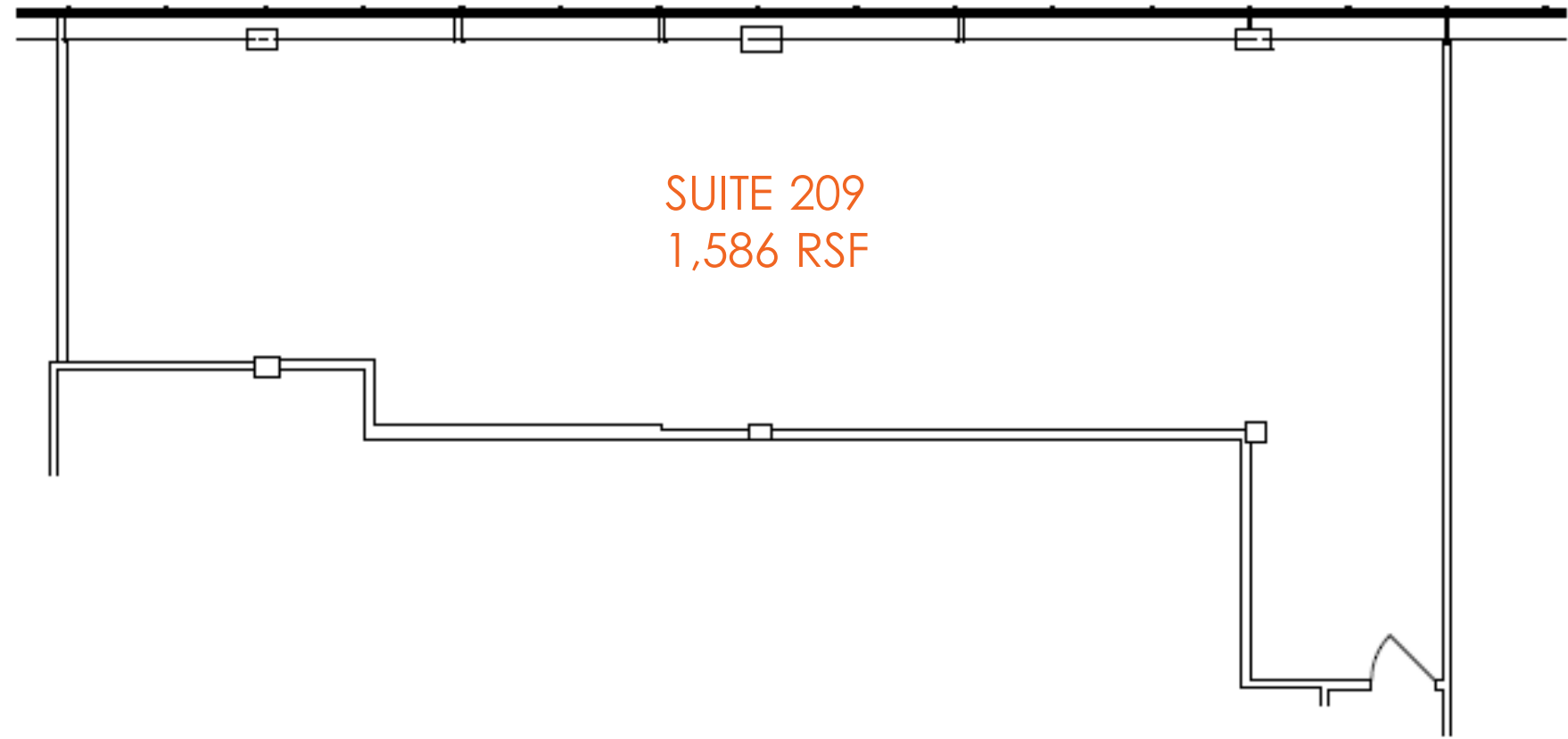
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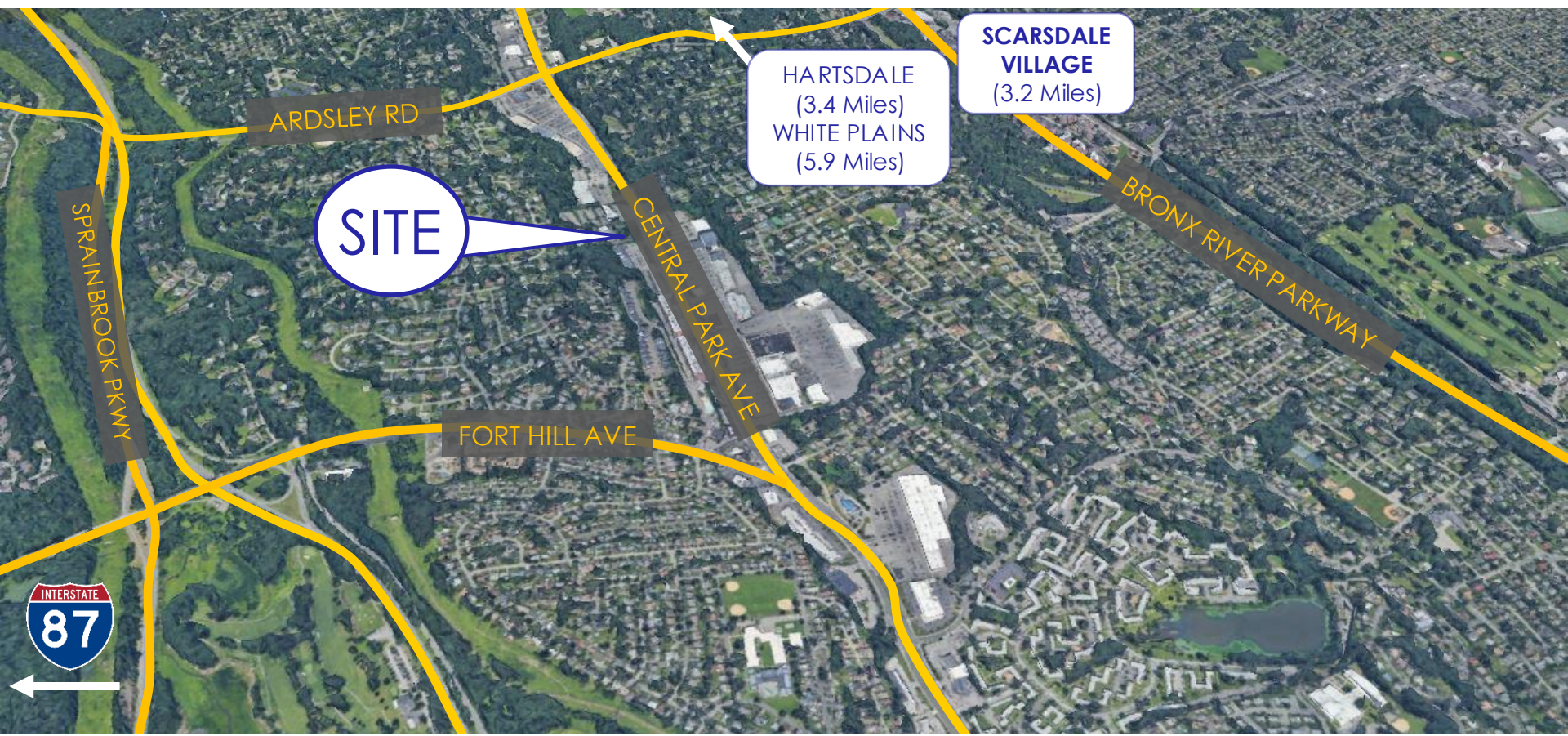
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## SITE MAP | Regional Aerial



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## LOCAL RETAIL MAP



Contact Exclusive Agent:  
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