

# Pleasantville Commons

*Key Foods redevelopment in the heart of Pleasantville*

35 PLEASANTVILLE ROAD, PLEASANTVILLE NY



JUSTIN LUSTIG  
JLUSTIG@TLG-CRE.COM | (614) 499-0811

Artist's rendering for illustrative purposes only. Proposed storefront configuration and design are subject to change without notice.

# PROPERTY OVERVIEW



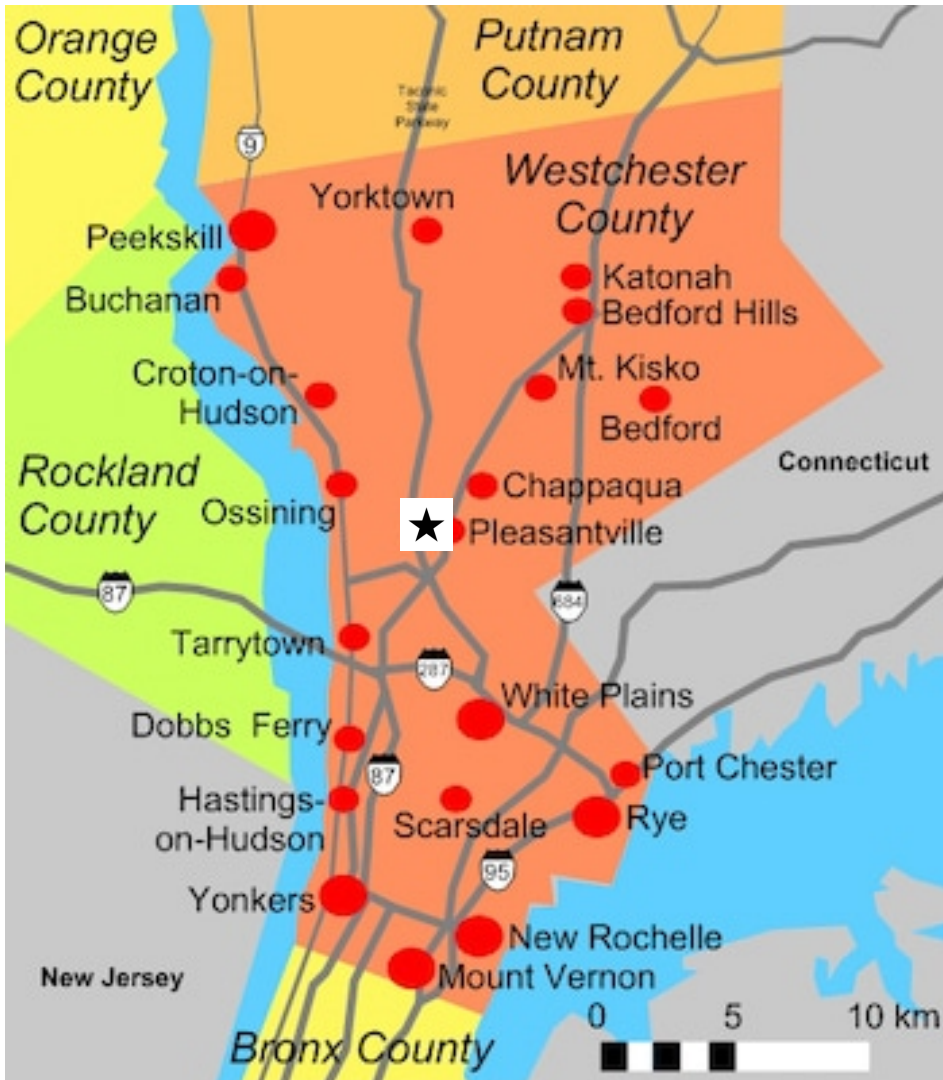
Pleasantville Commons is a rare village-center repositioning opportunity located in the heart of Pleasantville, NY. The former free-standing Key Food Marketplace is being transformed into a multi-tenant retail building offering traditional storefronts, on-site parking, and strong visibility along Pleasantville Road. Positioned directly across from the Metro-North station, minutes from Pace University, and surrounded by established neighborhood retailers, the project is uniquely situated to serve Pleasantville's affluent residential base, commuter population, and active downtown customer.



# LOCATION & DEMOGRAPHICS



Pleasantville is a suburb of New York City, located just 30 miles to the north in Westchester County. With a highly affluent population, Pleasantville has been voted one of the best places to live in New York several times. Living in Pleasantville offers residents a sparse suburban feel with a vibrant downtown, an award winning, highly rated school system, and a station on the Metro-North Rail Line, offering easy access to New York City's Grand Central Terminal.



## 1 MILE RADIUS

<b>POPULATION</b>	8,839	<b>TOTAL BUSINESSES</b>	612
<b>HOUSEHOLDS</b>	2,674	<b>TOTAL EMPLOYEES</b>	5,330
<b>MEDIAN AGE</b>	34.5	<b>TOTAL DAYTIME POPULATION</b>	9,602
<b>COLLEGE GRADUATES (Bachelor's +)</b>	3,670 - 71%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$231,001

## 3 MILE RADIUS

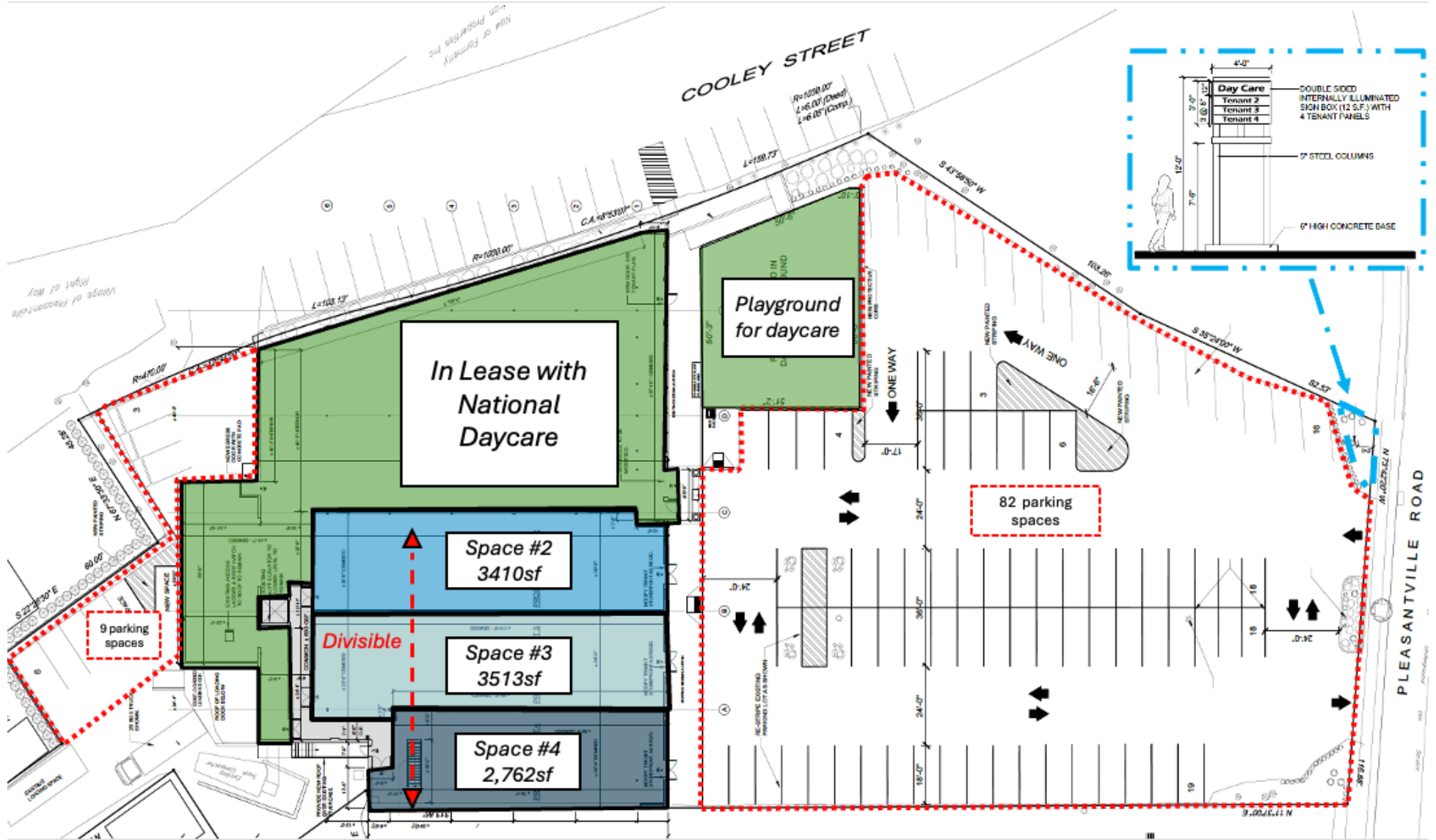
<b>POPULATION</b>	40,303	<b>TOTAL BUSINESSES</b>	2,172
<b>HOUSEHOLDS</b>	13,107	<b>TOTAL EMPLOYEES</b>	25,232
<b>MEDIAN AGE</b>	42.9	<b>TOTAL DAYTIME POPULATION</b>	45,053
<b>COLLEGE GRADUATES (Bachelor's +)</b>	19,311 - 71%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$243,891

## 5 MILE RADIUS

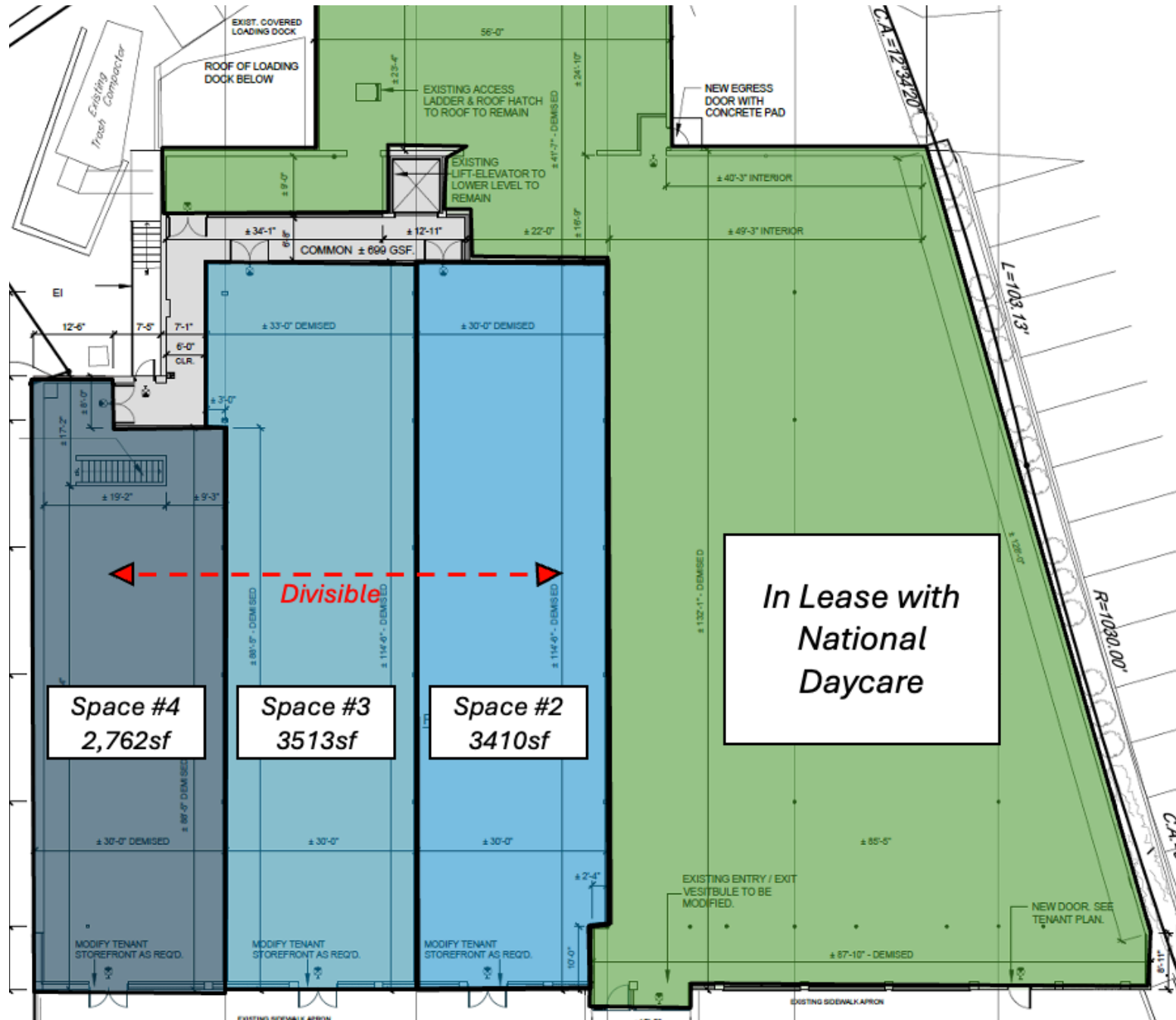
<b>POPULATION</b>	106,560	<b>TOTAL BUSINESSES</b>	5,121
<b>HOUSEHOLDS</b>	35,219	<b>TOTAL EMPLOYEES</b>	76,927
<b>MEDIAN AGE</b>	41.8	<b>TOTAL DAYTIME POPULATION</b>	127,600
<b>COLLEGE GRADUATES (Bachelor's +)</b>	45,277 - 62%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$208,203



# SITE PLAN



# SPACE PLAN





# Thank you

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