

748 N BEDFORD RD | BEDFORD HILLS, NY
Highly Visible Inline Retail Site with Private Parking
2,000 SF | Exceptional Location on Busy Retail Strip

ADMIRAL
REAL ESTATE SERVICES



2,000 SF | Call For Rental Rate



FOR LEASE:

EXCEPTIONAL MULTI-USE SPACE ON VIBRANT NORTH BEDFORD ROAD

- Massive Visibility with 20 Ft of Frontage
- Ample Parking in (55) Space Private Lot
- New Roof and Recently Renovated HVAC
- Vanilla Box Interior, Natural Light, ADA Bathrooms & 10'6 ft Ceilings
- Two Curb Cuts & Ample Parking in (55) Space Private Lot
- Near CVS, Target, ShopRite, Starbucks, Five Guys, Kohl's and more!



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118

JOAN SIMON: 914-779-8200 x117

alec@admiralrealestate.com

jsimon@admiralrealestate.com

BROKERS
PROTECTED

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WESTCHESTER COUNTY (NY)
 STRONG SPENDING POWER

**\$22.1 Billion in Westchester
 RETAIL DEMAND**

KEY FACTS (15-Min Drive-Time of Site)

POPULATION	MEDIAN AGE
53,677	44
AVG INCOME	DISPOSABLE INCOME
\$251,683	\$154,525

SPACE DETAILS

- Vanilla box
- Electric heat
- Central A/C
- Direct meter utilities
- Free ample parking
- Emergency lighting

ADDITIONAL INFORMATION

Structure:	Stand-Alone Building
Location:	N Bedford Rd b/w Green & Norm
Regional Access:	I-684 to Route 172 to 117 North
Near:	Mt Kisco, Armonk, Chappaqua
Public Buses:	1/2 Block north and south of site

DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$152,992	\$214,411	\$251,683
Median HH Income	\$100,747	\$142,982	\$170,111
Population	4,491	24,602	53,677
Total Households	1,841	8,475	17,981
Disposable Income	\$103,491	\$123,554	\$154,525

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SIGNAGE OPTIONS



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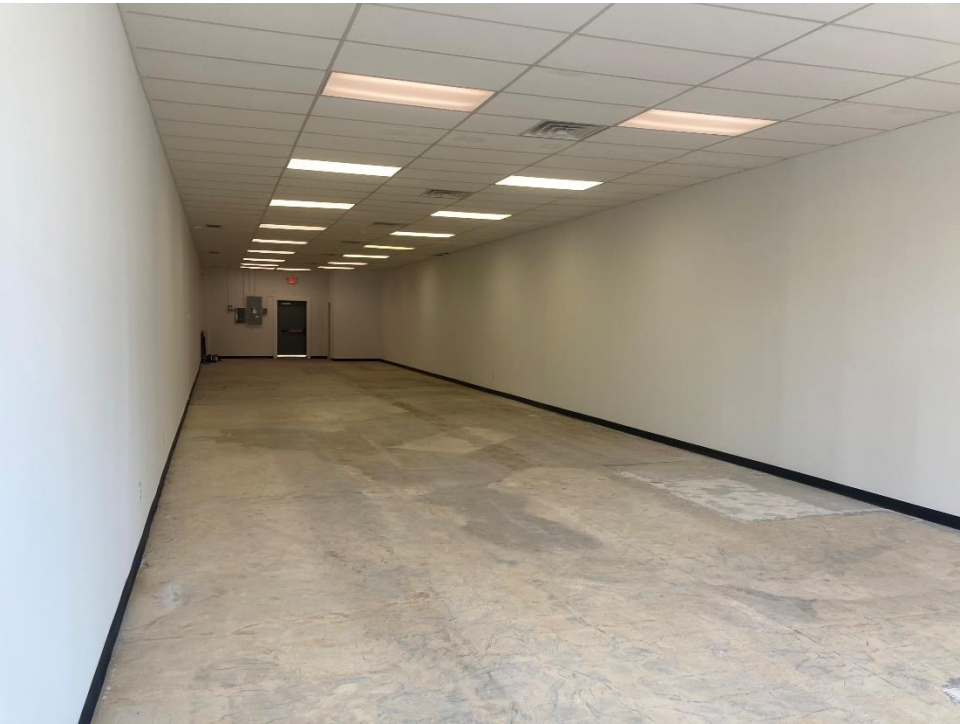
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PHOTOGRAPHS | Interior



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VISIBILITY | Facing North



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VISIBILITY | Facing South



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CO-TENANCY | Napa Auto & Truck Parts & Bedford Lighting



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740 N BEDFORD RD | BEDFORD HILLS, NY
End-Cap Restaurant/Retail Site with Private Parking
950 SF | Exceptional Location on Busy Retail Strip



PHOTOGRAPHS | Parking Lot

View of Lot in Rear of Building Facing North



View Facing North Bedford Road



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BEDFORD HILLS/MOUNT KISCO RETAIL CORRIDOR

National Tenancy



KOHL'S



STAPLES



petco

CVS



**SHERWIN
WILLIAMS**



ShopRite



Great Clips

FIVE GUYS
BURGERS and FRIES

Massage Envy
SPA



| TARGET |
MOUNT KISCO COMMONS
SHOPPING CENTER
195 N Bedford Rd

DUE TO ITS EXCELLENT ACCESSIBILITY & CENTRAL LOCATION, THE BEDFORD HILLS / MOUNT KISCO AREA IS A MAJOR SHOPPING DESTINATION WITHIN NORTHERN WESTCHESTER.

THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS OF MOUNT KISCO IS OVER \$220,000.

BEDFORD, NY
April 2023 Median
Home Sales Price

\$1.2M

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BEDFORD HILLS & MOUNT KISCO, NY | A Retail Hot Spot

BEDFORD HILL & MOUNT KISCO - THE "COMMERCIAL HUB"

With its location situated in the center of northern Westchester County, Mount Kisco is often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown retail options, there is a plethora of big box stores and high-end automobile sales dealerships along the North Bedford Road/Rte 117 retail corridor, which lies across the popular Mount Kisco / Bedford Hills border. The entire retail strip spans a commercially dense four (4) miles.

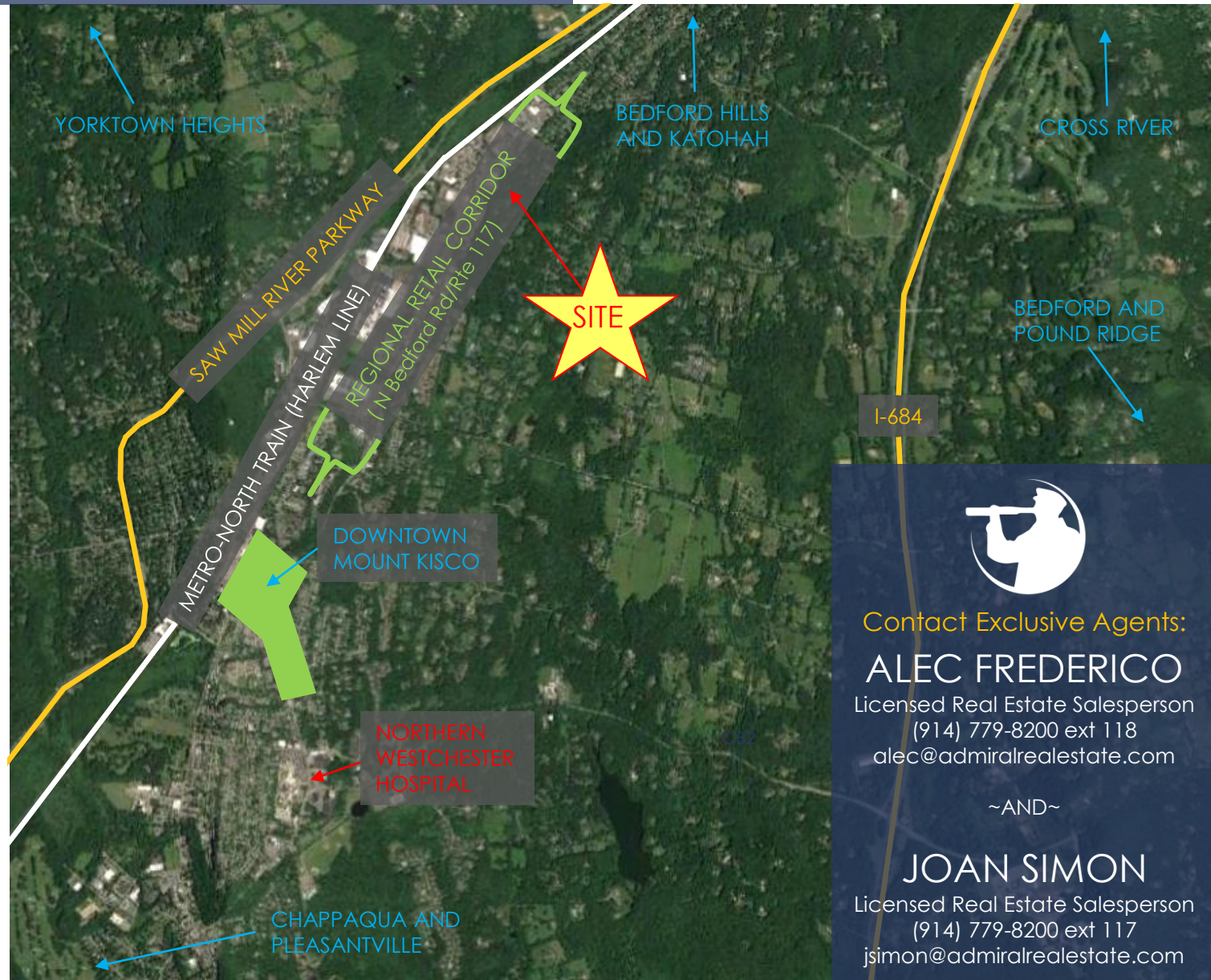
This massive retail hub is only a half (0.5) mile from downtown Mount Kisco. Shoppers from near and far enjoy an array of retailers, restaurants and services such as Target, Stop & Shop, Kohl's, Staples, Petco, Sherwin Williams, FedEx, CVS, Five Guys Burgers & Fries, Lexus, Land Rover, and Tesla. This well-known thoroughfare also includes popular fitness and entertainment options for the entire family including the Saw Mill River Club, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Forged Iron Chef.



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REGIONAL AERIAL



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~AND~

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