

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



BEAUTIFUL FULLY EQUIPPED FOOD SITE IN PROMINENT SHOPPING CENTER

- New Modern Decor
- **OUTDOOR SEATING OPTION**
- (120) Vehicle Parking Lot
- Entrance by Traffic Light with (2) Means of Egress
- Located Near Saw Mill River Parkway
- Near CVS, Target, ShopRite, Five Guys, Kohl's and more!

CONTACT FOR
RENTAL DETAILS

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

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



WESTCHESTER COUNTY (NY)
 STRONG SPENDING POWER

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

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

POPULATION	MEDIAN AGE
53,238	43
AVG INCOME	DISPOSABLE INCOME
\$233,404	\$143,055

SPACE DETAILS

- Exceptionally modern built-out ready for move-in
- Multiple uses permitted including office, fitness, etc.
- Private parking in front and side of building
- Newly tiled bathroom and handicapped bars
- Serene outdoor area for exterior dining
- Located across from ShopRite anchored-center
- Situated between Green Lane & Norm Ave
- Bus stops ½ block north and south of center
- Popular and vibrant neighboring retailers within the shopping center
- Regional access: I-684 to Route 172 to 117 North

DEMOGRAPHICS

By Drive-Time	5-Min	15-Min	10-Min
Average HH Income	\$138,680	\$181,009	\$233,404
Median HH Income	\$90,421	\$116,045	\$166,524
Population	5,253	26,014	53,238
Total Households	2,095	9,000	17,952
Disposable Income	\$95,889	\$116,687	\$143,055



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
 STDB 2023

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

ADDITIONAL
EXTERIOR
PHOTO



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

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

ADDITIONAL
INTERIOR
PHOTO



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

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



FORMER TENANT SET-UP



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

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

VISIBILITY

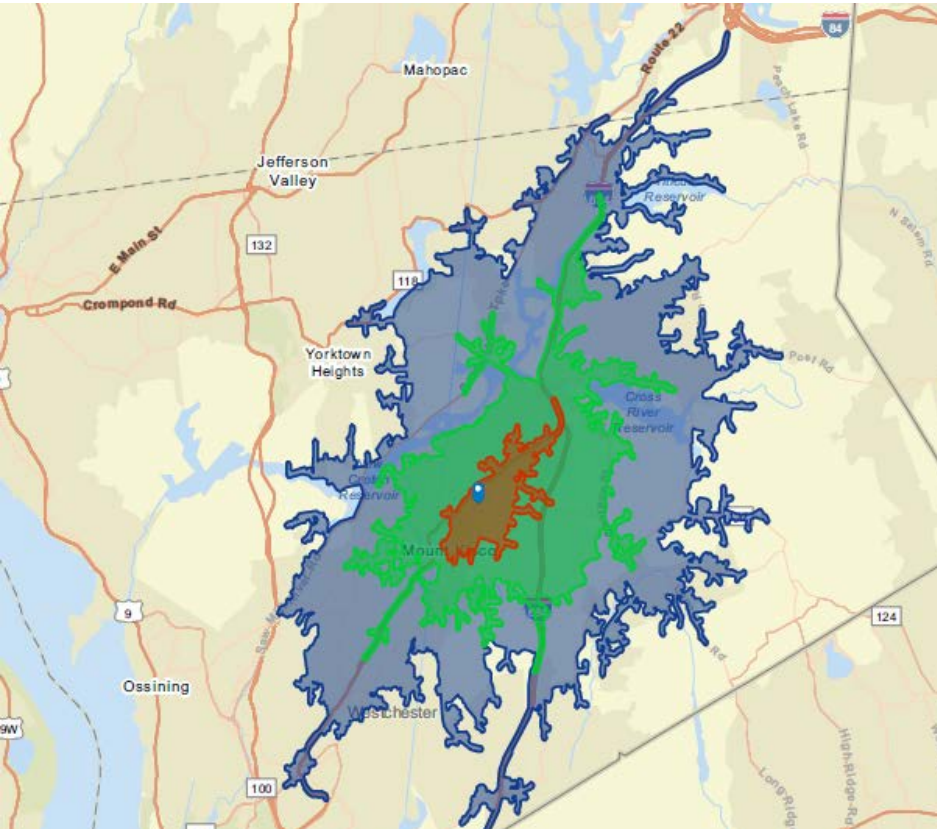


740 N BEDFORD RD | BEDFORD HILLS, NY
End-Cap Restaurant/Retail Site with Private Parking
950 SF | Exceptional Location on Busy Retail Strip



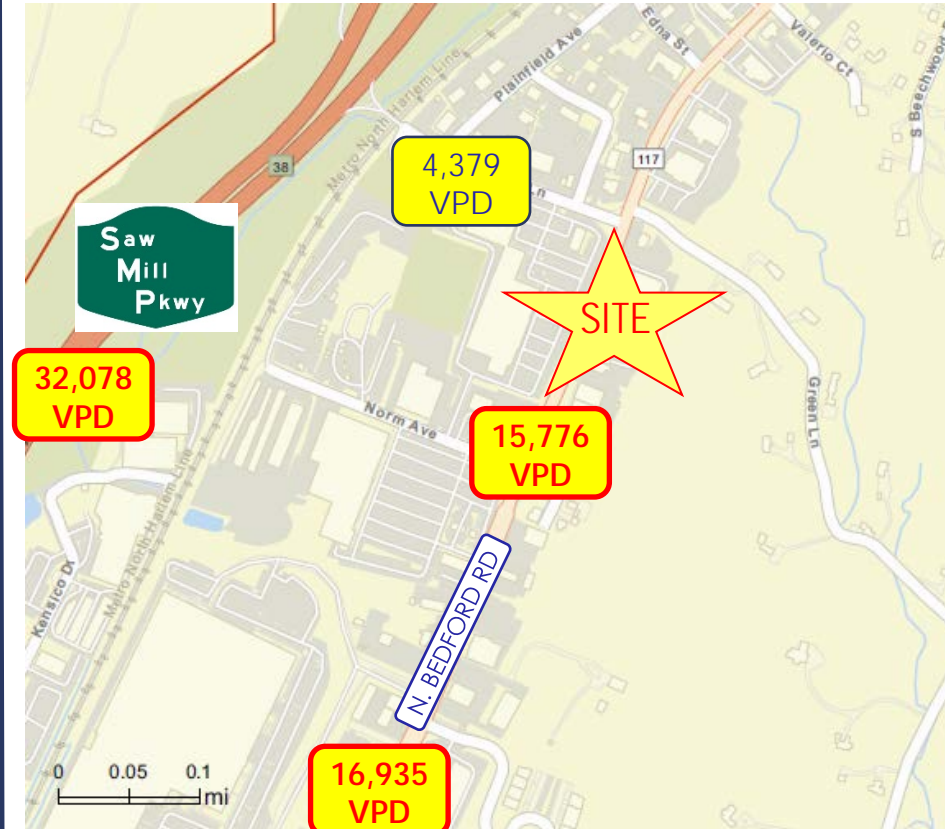
SITE MAP

DRIVE-TIME: **5-MIN** **10-MIN** **15-MIN**



TRAFFIC COUNT

+/-16,000 Vehicles Per Day on North Bedford Road



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

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



BEDFORD HILLS/MOUNT KISCO RETAIL CORRIDOR

National Tenancy



KOHL'S



STAPLES



Stop & Shop



petco

CVS



**SHERWIN
WILLIAMS**



ShopRite



Great Clips

FIVE GUYS
BURGERS and FRIES

Massage Envy
SPA



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, SPANNING INTO PARTS OF BEDFORD, CHAPPAQUA, AND BEDFORD HILLS, IS **OVER \$236,000.**

BEDFORD, NY
AUG 2024 AVERAGE
HOMES SALES PRICE

\$1.6M

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



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

BEDFORD HILLS & 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, Sky Zone Trampoline, Sparklicious, and Forged Iron Chef.



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

REGIONAL AERIAL



CONTACT EXCLUSIVE AGENTS:

ALEC FREDERICO

Licensed Real Estate Salesperson
(914) 779-8200 ext 118
alec@admiralrealestate.com

~AND~

JOAN SIMON

Licensed Real Estate Salesperson
(914) 779-8200 ext 117
jsimon@admiralrealestate.com