

RETAIL SPACE FOR LEASE

# BEDFORD GREEN SHOPPING CENTER

711-747 N Bedford Road, Bedford Hills, NY 10507



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Jonathan Greenberg**

VICE PRESIDENT

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(201) 731-8468

# Property Overview

## HIGHLIGHTS

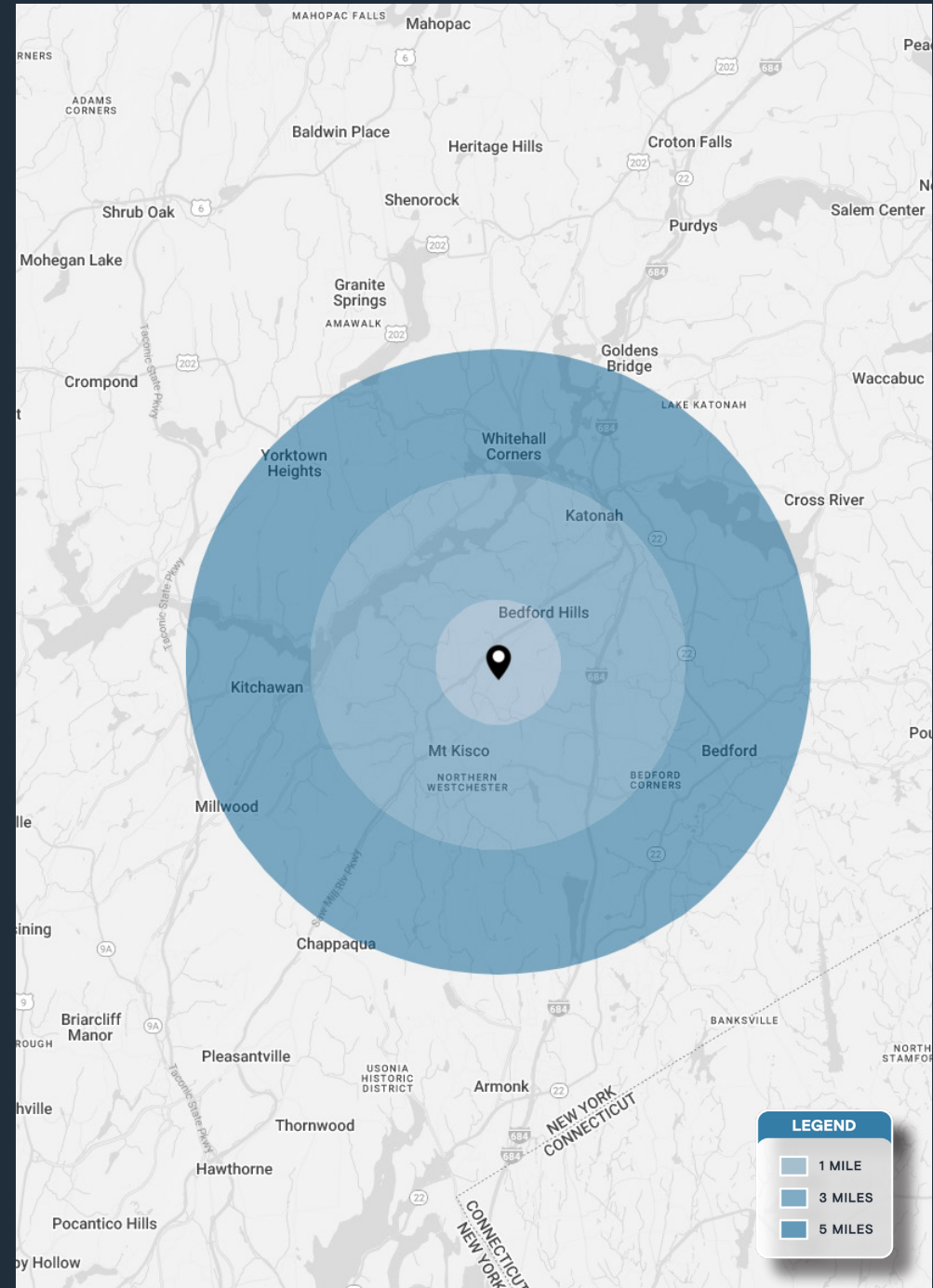
- Premier Location in Affluent Trade Area
- Strong Retail Corridor with High Barriers to Entry: Located in a densely developed retail market offering limited competition for new development, enhancing long-term value and tenant stability.
- Sizeable and Adaptable Anchor Space Available: a rare opportunity to backfill a large-format space in a well-established center with strong foot traffic.
- Multiple divisions are being considered.
- Proven Attractor of National and Credit Tenants
- The center offers high visibility along a major commuter route with ample parking and convenient access for surrounding residential communities.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,030	25,563	49,754
HOUSEHOLDS	1,720	8,951	16,918
EMPLOYEES	3,389	21,152	41,053
AVERAGE HH INCOME	\$176,841	\$203,675	\$260,735

## TRAFFIC COUNTS

N BEDFORD ROAD	16,777 AADT
SAW MILL RIVER PARKWAY	32,078 AADT





## Tenant Roster

1	Available	3,559 SF
2	Available	21,297 SF
3	Available	23,208 SF
4	Message Envy	3,270 SF
5	J&M Deli	1,232 SF
6	Available	4,450 SF
7	Available	1,758 SF
8	Available	1,055 SF
9	European Wax Center	1,117 SF
10	Available*	4,341 SF
11	Available*	4,125 SF
12	CVS	14,343 SF
14	Available	3,485 SF

*\*Spaces 10 and 11 can be combined with added mezzanine 1,072 SF for total of 10,301 SF*



**BEDFORD GREEN SHOPPING CENTER**

CVS pharmacy | EUROPEAN WAX CENTER | ME Massage Envy



**NORTH BEDFORD ROAD - 16,777 AADT**

**THE PARK**

ShopRite | K1 | dogtopia | SKY ZONE TRAMPOLINE PARK | GENESIS | SAW MILL CLUB | Sparklebeans

**KOHL'S**

**BROOKSIDE VILLAGE**

petco | Staples | FedEx Office | FIVE GUYS BURGERS and FRIES

**MOUNT KISCO COMMONS**

STOP & SHOP | CHIPOTLE | TARGET | Starbucks | Pizza Hut



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GAP | F45 | chico's | The Hamlet NEW YORK | BARNES & NOBLE | ATHLETA | SHOES & MORE | WHIM STRETCH LAB | CHOPT | Starbucks

**HomeGoods**

**OrangeTheory FITNESS**

**NORTHERN WESTCHESTER HOSPITAL**  
245 BEDS

**MOUNT KISCO ELEMENTARY SCHOOL**  
478 STUDENTS

CVS pharmacy

**TJmaxx**

**Barchinger KITCHEN + BAR**

**BEN & JERRY'S**

**DUNKIN'**

**Green's Natural Foods**

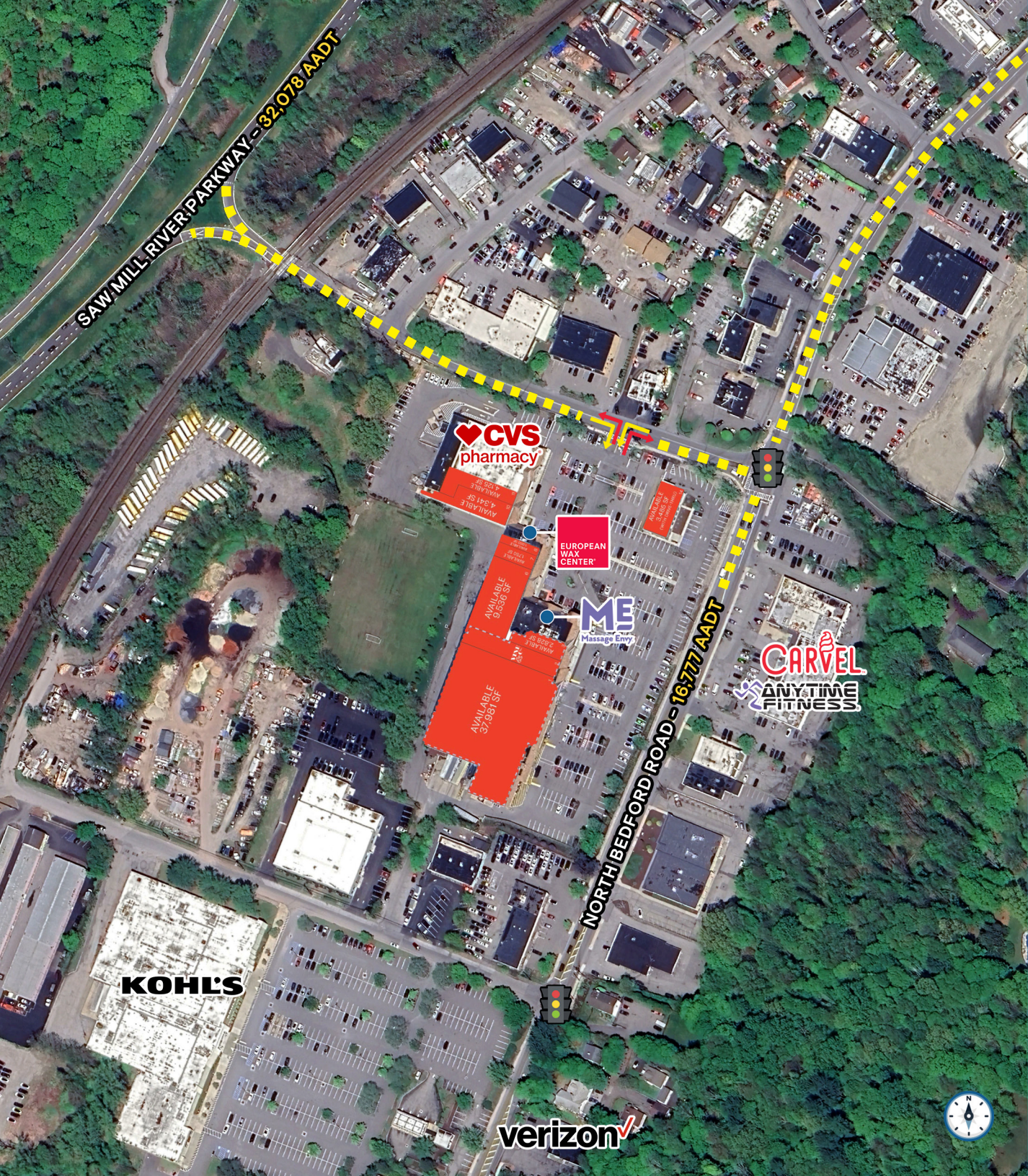
**CHAPPAQUA CROSSING**

WHOLE FOODS MARKET | LIFETIME | calico | Starbucks | verizon | sweetgreen

**SAW MILL RIVER PARKWAY - 32,078 AADT**

**MAIN STREET - 14,636 AADT**





# Contact Broker

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