



RETAIL / MEDICAL / PROFESSIONAL SPACE FOR LEASE

860 CENTRAL PARK AVE

SCARSDALE, NY 10583



AURUM STANDARD
REALTY CORP

CONTACT US

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860

CENTRAL PARK AVE



EXECUTIVE SUMMARY

860 Central Park Avenue is a premier freestanding commercial property located along Scarsdale's highly coveted Golden Mile, one of Westchester County's most heavily trafficked retail and commercial corridors. The property offers approximately 2,900 square feet of turnkey retail / medical / professional space and is ideally suited for medical, dental, veterinary, wellness, or high-end service-oriented users seeking immediate occupancy in a high-exposure location.

The space has been meticulously built out and is offered as-is on a triple net (NNN) basis, allowing tenants to step into a fully improved environment while saving approximately \$250,000 in construction and buildout costs. Features include an open floor plan, private office spaces, built-ins, IT infrastructure, storage, security cameras, HVAC, natural gas service, and illuminated pylon signage for maximum brand visibility.

Positioned along Central Park Avenue with approximately 70,000 vehicles passing daily, the property benefits from exceptional street frontage, ample on-site parking, ADA compliance, and strong surrounding demographics. Surrounded by national retailers, affluent residential neighborhoods, and major thoroughfares, 860 Central Park Avenue offers a rare leasing opportunity in one of Westchester County's most established and sought-after retail corridors.

PROPERTY OVERVIEW

Property Address	860 Central Park Avenue, Scarsdale, NY 10583
Property Type	Retail / Medical / Professional Space
Available Space	±2,900 SF
Gross Leasable Area	±3,600 SF
Layout	Open Floor Plan with Private Offices & Storage
Lease Type	Triple Net (NNN)
Parking Ratio	3.89 / 1,000 SF
Signage	Illuminated Outdoor / Pylon Signage
Traffic Count	±70,000 Vehicles Per Day
HVAC / Utilities	HVAC & Natural Gas Service
Accessibility	ADA Compliant
Year Built / Renovated	1950 / 2024
Security Features	Security Cameras Installed
Condition	Turnkey / Offered As-Is
Asking Price	Price Upon Request



PROPERTY OVERVIEW



±2,900 SF Turnkey Space

Open layout with offices & storage



Save ~\$250K in Buildout

Pre-built medical / retail setup



IT & Security Ready

Built-ins, IT, cameras installed



70,000 VPD Exposure

Prime Central Park Ave frontage



Ample Parking

3.89 / 1,000 SF ratio



Lit Outdoor Signage

Strong roadside visibility



HVAC & Natural Gas

Utilities in place



As-Is | Immediate Occupancy

ADA-compliant | NNN Lease



BUILDING FEATURES

Turnkey ±2,900 SF pre-built medical / retail / professional space

Open floor plan with private offices, storage & built-ins

Existing IT infrastructure and security camera system in place

ADA-compliant layout for seamless accessibility

HVAC & natural gas service installed

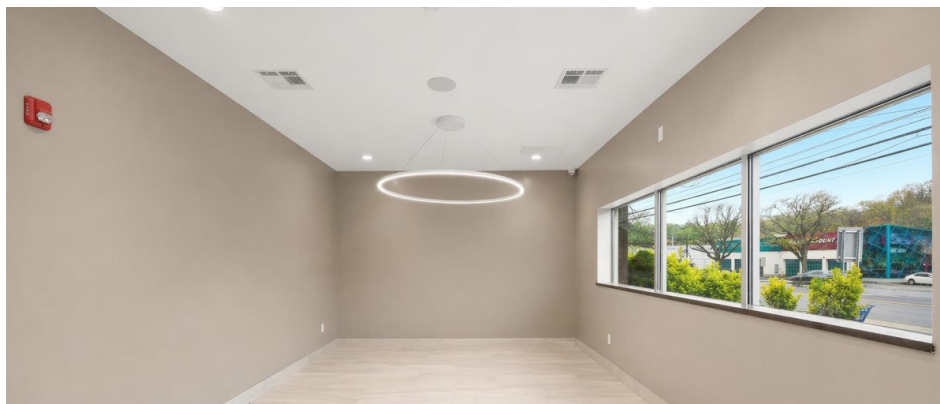
Illuminated pylon / outdoor signage for maximum visibility

Ample on-site parking with 3.89 / 1,000 SF ratio

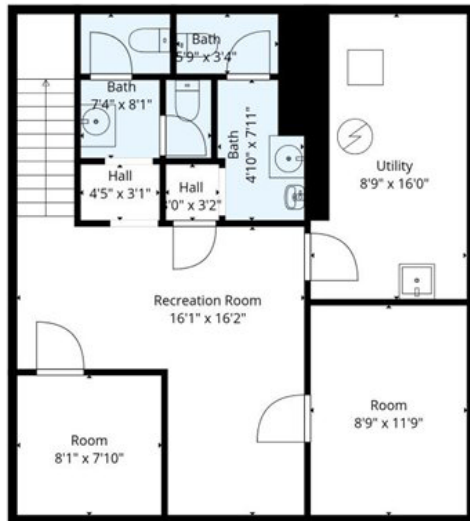
Positioned along Central Park Avenue with 70,000 VPD exposure

The space is ideal for a wide range of users, including:

- Medical / Dental Practices
- Veterinary / Wellness Users
- Professional Services
- Retail / Service Businesses
- High-End Specialty Users



Floor Plan



Basement

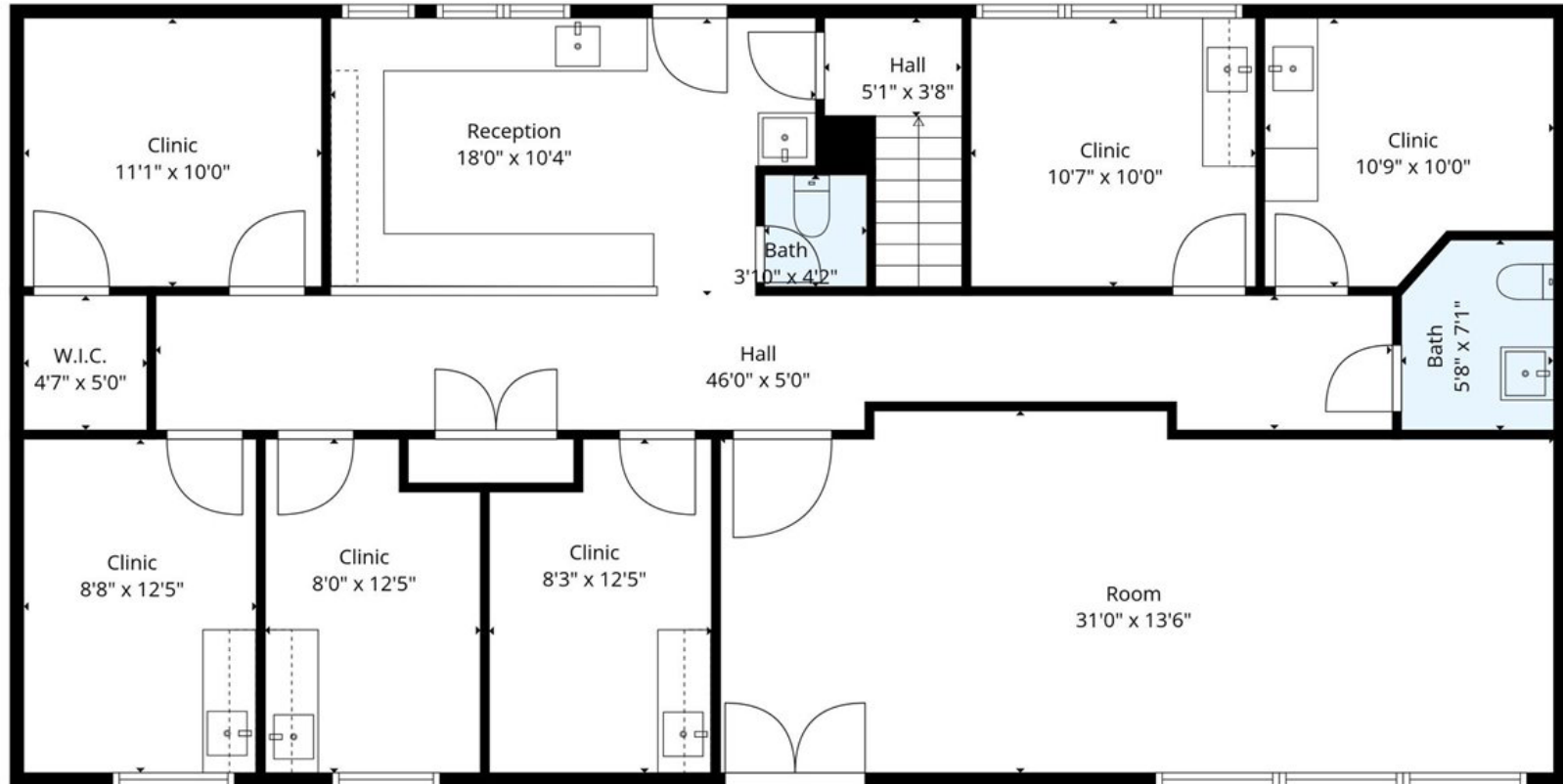


1st Floor

TOTAL: 1999 sq. ft
 Basement: 399 sq. ft, 1st floor: 1600 sq. ft
 EXCLUDED AREAS: ROOM: 170 sq. ft, UTILITY: 140 sq. ft, WALLS: 140 sq. ft

Floor Plans By Hess Boys Photography

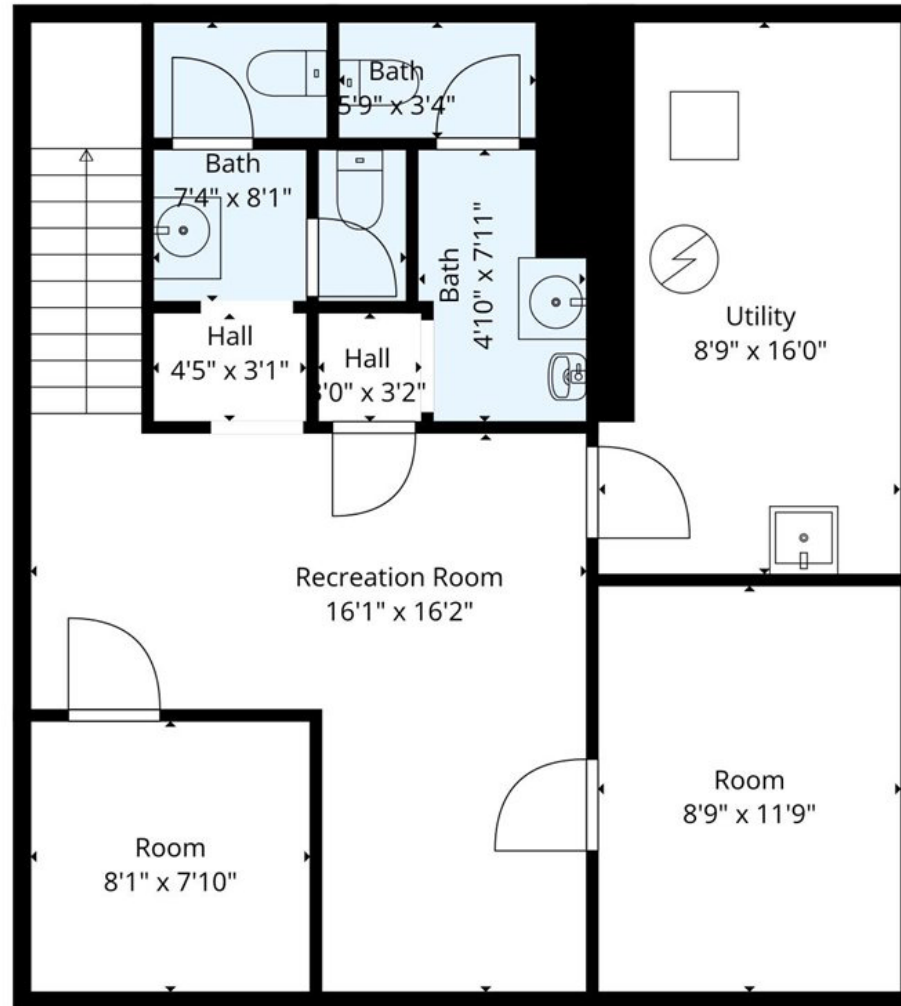
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Photo Gallery



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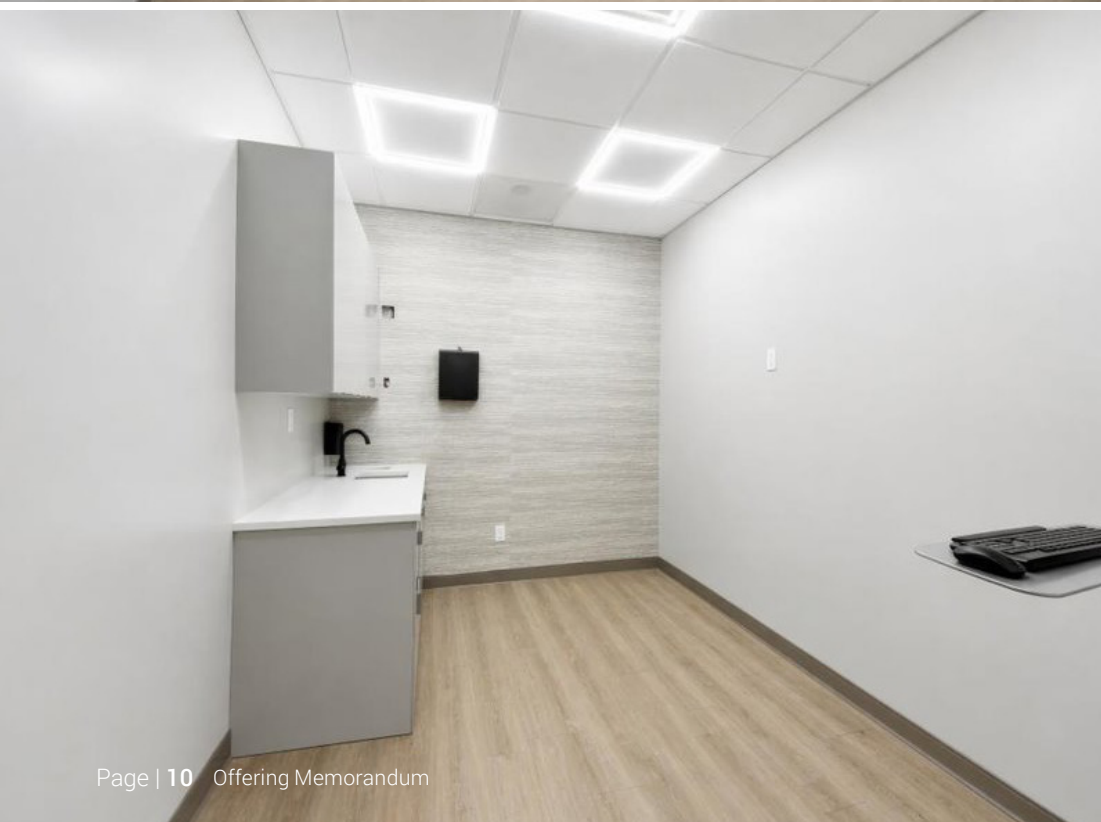


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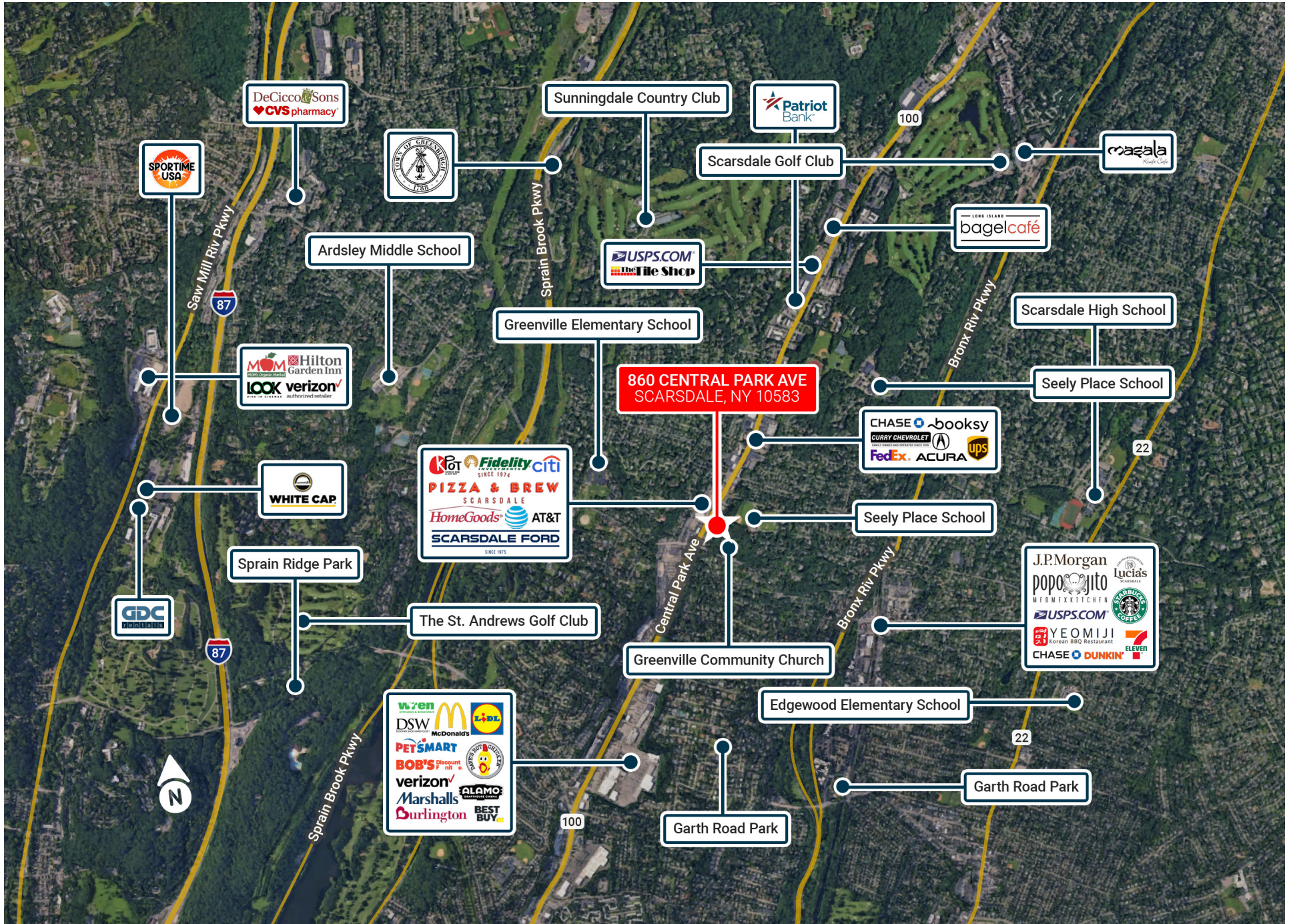
Photo Gallery



Aerial View



Aerial Map



LOCATION & TRAFFIC ADVANTAGE

860 Central Park Avenue is positioned along Scarsdale's prestigious Golden Mile, one of Westchester County's most prominent retail and commercial corridors. Surrounded by national retailers, medical offices, service businesses, and affluent residential neighborhoods, the property benefits from exceptional visibility, strong demographics, and consistent consumer traffic. The corridor experiences approximately 70,000 vehicles daily, delivering unmatched exposure and branding opportunities.

The property offers convenient access to:

- Bronx River Parkway
- I-87 (New York State Thruway)
- Cross County Parkway
- Sprain Brook Parkway

This strategic location supports both local and regional draw from Scarsdale, Yonkers, White Plains, and the northern Bronx, making it an ideal location for medical, retail, or professional service users seeking long-term growth and accessibility.





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860 Central Park Avenue offers a rare ±2,900 SF turnkey commercial space for lease along Scarsdale's prestigious Golden Mile, with approximately 70,000 vehicles per day providing exceptional visibility and exposure. Offered as-is on a Triple Net (NNN) basis, the property features an open floor plan, private offices, storage, built-ins, IT infrastructure, security cameras, HVAC, natural gas service, ADA compliance, ample parking, and illuminated signage.

With approximately \$250,000 in existing buildout and improvements, this move-in-ready space is ideal for medical, dental, veterinary, wellness, retail, or professional service users seeking immediate occupancy in a high-traffic Westchester County location.