



PRINCETON
REALTY GROUP
COMMERCIAL REAL ESTATE SERVICES



Retail / Flex Space For Lease

140 Bedford Road | Katonah, NY

Retail / Flex Property For Lease

Contact

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April 2022

Executive Summary



OFFERING SUMMARY

COUNTY	Westchester
BUILDING SIZE	18,000 +/- SF
AVAILABLE SF	Space "A" - 3,400 sf Space "B" - 4,500 sf
LOT SIZE	2.22 Acres
ZONING	CB - Central Business
UTILITIES	Municipal Water / Sewer
CEILING HEIGHTS:	Space "A": 9 1/2' Space "B": 14' - 17'
LEASE	"A" - \$35 Gross "B" - \$35 Gross

PROPERTY OVERVIEW

Available for lease is warehouse / flex space and retail / showroom space. The Flex space is equipped for automotive use, overhead doors, high ceilings. The Retail / Showroom space is air conditioned with offices. Can easily be converted into a vanilla box for retail users.

Space "A" - Retail / Showroom approx. 3,400 sf
Space "B" - Flex Space approx. 4,500 sf

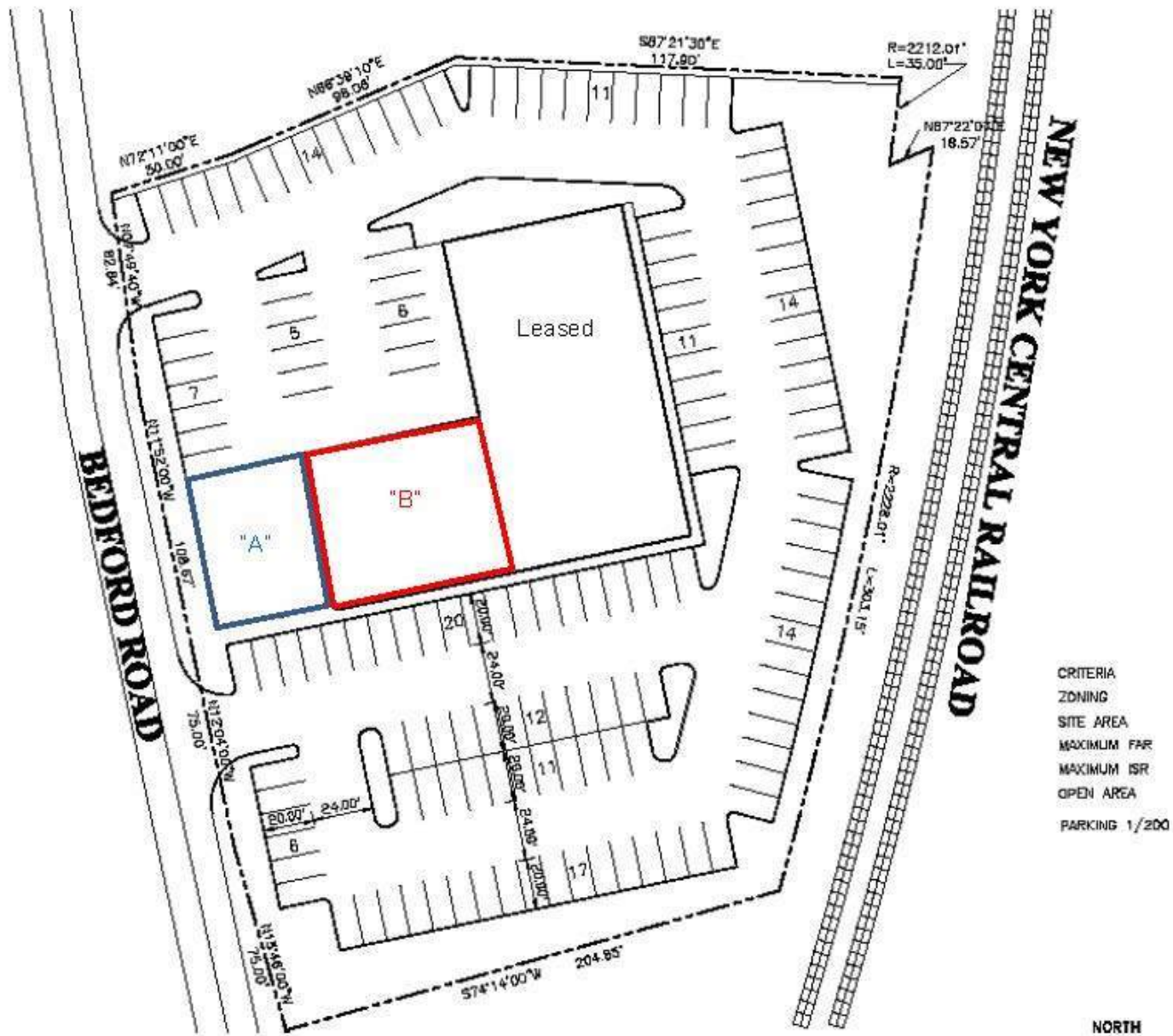
Uses Include: Retail, Restaurant, Automotive, Light Industrial

LOCATION OVERVIEW

Excellent location, easy access to the Saw Mill River Parkway and I-684. Neighbors include DeCicco's Supermarket, Downtown Shopping District, near Bedford & Katonah train stations.

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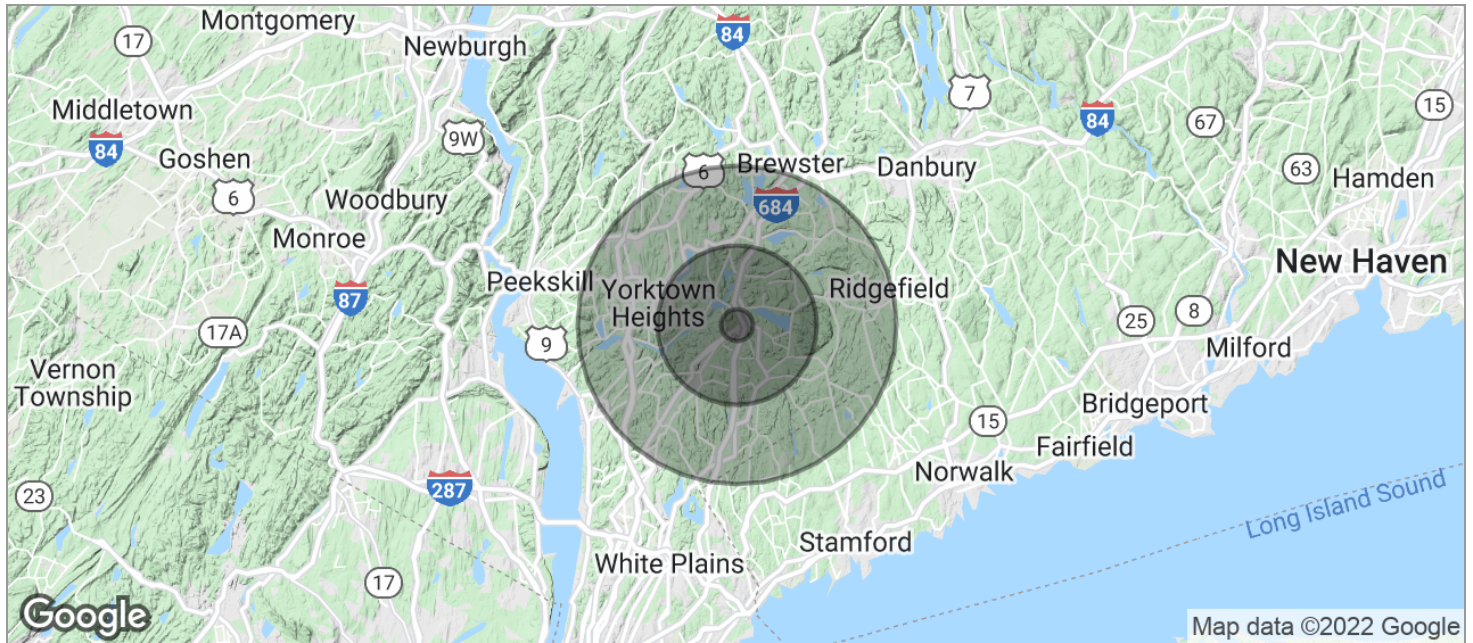
Plot



Additional Photos



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,967	44,386	184,506
MEDIAN AGE	38.2	40.7	43.3
MEDIAN AGE (MALE)	17.5	39.1	42.5
MEDIAN AGE (FEMALE)	38.1	41.4	43.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	440	15,130	64,610
# OF PERSONS PER HH	6.7	2.9	2.9
AVERAGE HH INCOME	\$192,621	\$168,737	\$182,608
AVERAGE HOUSE VALUE	\$848,825	\$795,955	\$711,623

* Demographic data derived from 2010 US Census