

# Bedford, NY

## 460 Old Post Road (Route 22)

# OFFICE SPACE FOR LEASE

## BEDFORD VILLAGE PLAZA



### AVAILABLE:

503 SF

### CO-TENANTS:

Bedford Gourmet, Tricare Physical Therapy, Primary Aesthetic Skin Care, Bedford Pilates and Fitness Studio, Teo Siguenza Architect, Hickey & Hickey, Inc. Insurance Agency, Mand Restoration and more

### NEIGHBORING BUSINESSES:

DeCicco & Sons, Ace Hardware, USPS, Chase, Access PT, Citibank, Bradsell Contracting, Ristorante Lucia, Truck, Target, Wells Farco, CVS, Stop & Shop and many more

### ADDITIONAL INFORMATION:

- 9,200 SF Mixed Use Office/Retail Building on a 1 Acre Lot
- Situated in the Heart of the Affluent Community of Bedford Village
- 45 Parking Spaces
- Easily Accessible
- Excellent Visibility Along Route 22

### TRAFFIC COUNTS:

13,233 Cars per Day Along NY Route 22 (Old Post Road)

### RENT:

Call For Details

### CAM/Taxes:

Pro Rata Share of Increases over Base Year

### AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,638	7,607	41,465
Avg. HH Income	\$397,035	\$427,904	\$309,567

**For More Information,  
Please Contact:**

**914-237-3400**

**Mario Fernandes – Ext. 113  
Mario@RoyalPropertiesInc.com**

**Jeff Kintzer – Ext. 103  
Jeff@RoyalPropertiesInc.com**



# ROYAL PROPERTIES

[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

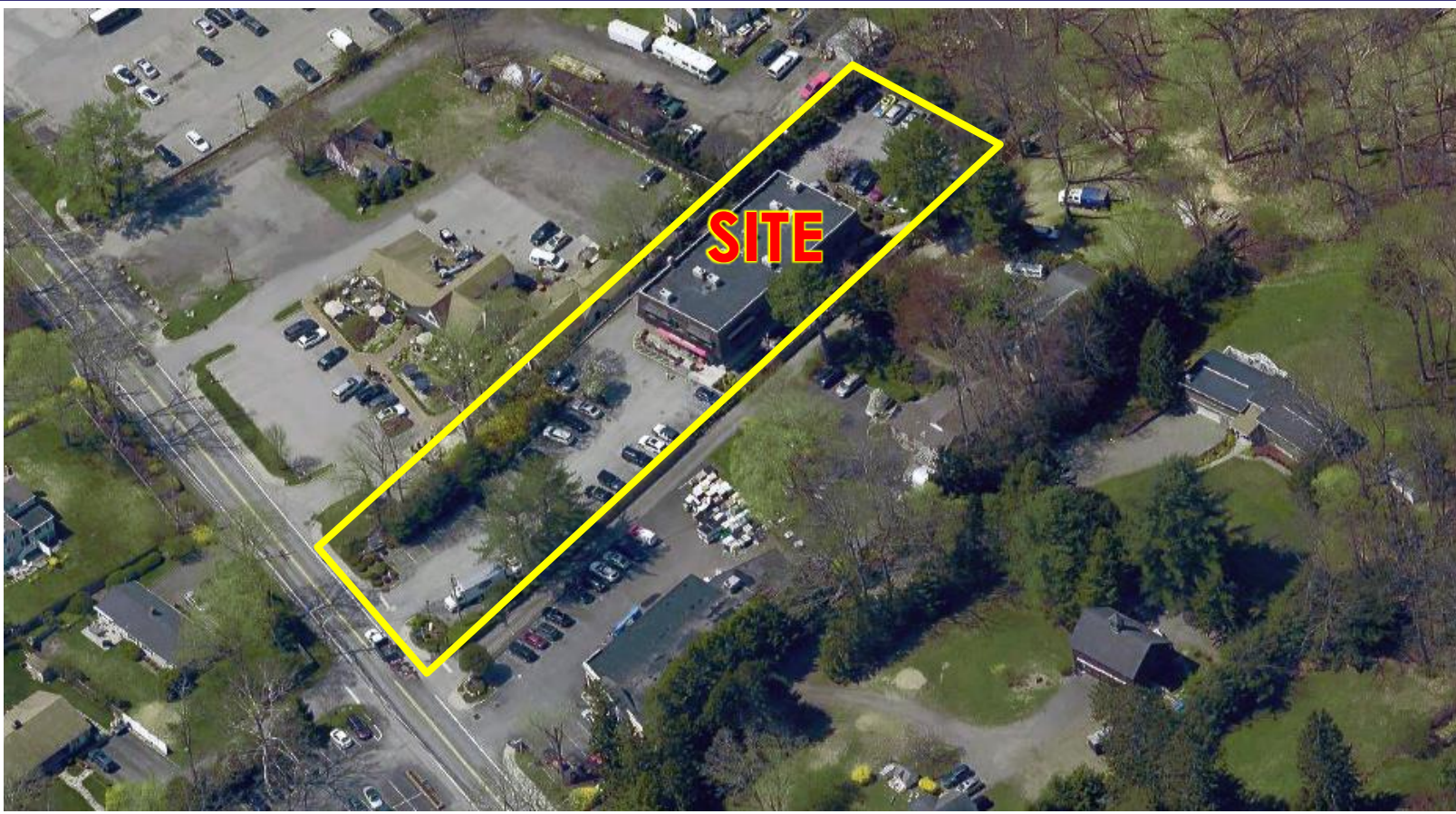
All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

# Bedford, NY

# OFFICE SPACE FOR LEASE

## 460 Old Post Road (Route 22)

## Bedford Village Plaza



# Bedford, NY

# OFFICE SPACE FOR LEASE

## 460 Old Post Road (Route 22)

## Bedford Village Plaza

