

SCARSDALE CENTRAL SHOPPING CENTER

Fantastic Location on Busiest Commercial Strip

648 Central Park Avenue, Scarsdale, NY 10583

ADMIRAL
REAL ESTATE SERVICES



LAST SPACE AVAILABLE!

PRIME SITE ON VIBRANT CENTRAL PARK AVE

NEXT TO  | ACROSS FROM  **GOLFZON**

- 1,200 SF Space in Vibrant Center
- Retail & Office Uses Permitted
- (100) Parking Spaces in Private Lot
- Excellent Visibility
- (2) Curb Cuts
- Fantastic Demographics
- High Daily Traffic Count
- Great Signage Opportunity
- Situated Between Old Army Rd and Mt. Joy Ave; Both Signalized Intersections
- Exceptional Co-Tenancy: Chase Bank, Danny's Cycles, SuperCuts, The UPS Store, with Wonder & Pearle Vision Coming Soon
- Ultra Busy Location on Central Park Ave; 0.5-mile to Strip with HomeGoods, Panera, Pizza Hut, Starbucks, Joann Fabric & Ford

VIRTUAL TOUR INCLUDED!

(Page 5)

RENTAL RATE

\$45.00 PSF NNN
+\$16.06 PSF TAX/CAM



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

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PROPERTY INFORMATION

- Location: Situated at most populated section of highly trafficked Central Park Ave
- Public Transpo: Bus stop directly in front of center
- Local Retailers: 24-Hour Fitness, Golfzon Social, Marshall's, Barnes & Noble, ShopRite, Home Sense, T.J. Maxx, HomeGoods, Alamo Draft House, etc!
- Highway Proximity: Located near I-87 & Major Parkways (Sprain Brook, Bronx River & Saw Mill River)

SPACE INFORMATION

- 1,200 SF
- Column-free, mostly open vanilla box
- Wall can be demised for open layout
- Full basement included
- One (1) private restroom
- High ceilings
- Great natural light
- Rear entrance/exit near extra parking in back



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CO-TENANCY

- DANNY'S CYCLES
- THE UPS STORE
- SUPERCUTS
- CHASE BANK

COMING SOON!

- PEARLE VISION
- WONDER



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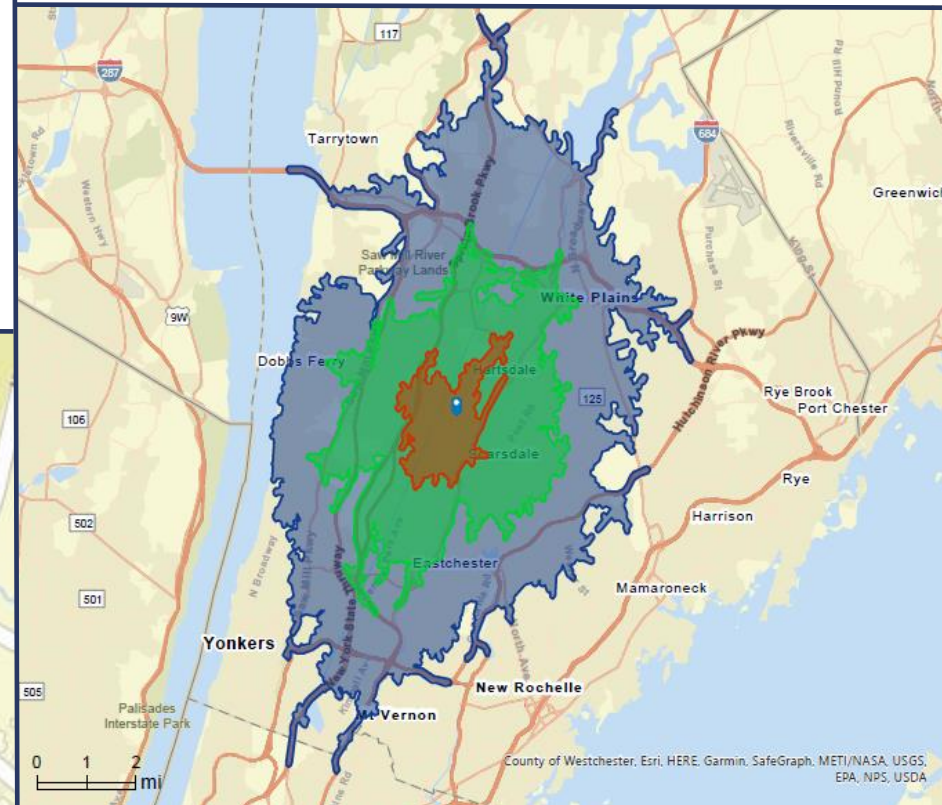
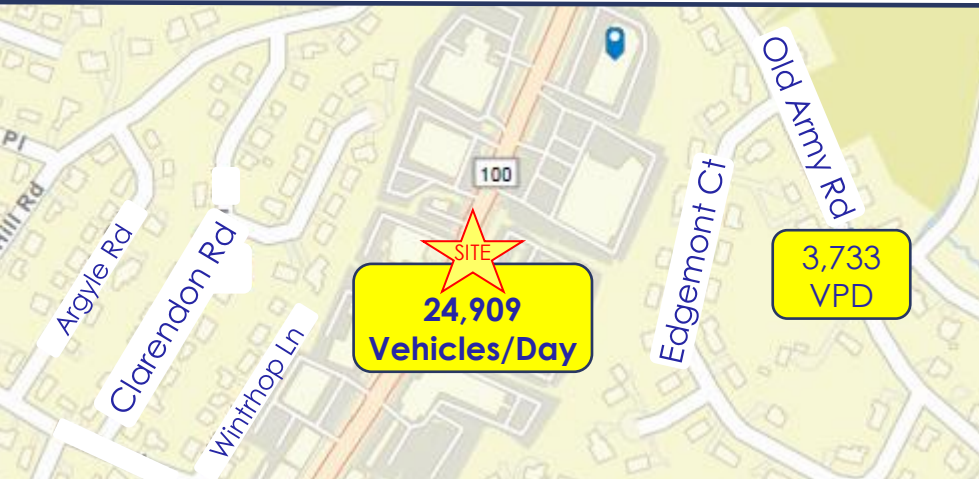
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DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$271,790	\$227,567	\$192,346
Median HH Income	\$187,417	\$152,660	\$125,683
Population	11,254	84,742	284,012
Total Households	4,364	31,443	110,007
Median Age	47	46	44
Disposable Income	\$162,531	\$142,030	\$124,135
Medical Expenses	\$16,699	\$14,143	\$11,828
Avg Net Worth	\$4.3M	\$3.5M	\$2.5M
Net Worth > \$2M	37.9%	30.8%	22.7%

RETAIL MARKET POTENTIAL (2017)



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INTERIOR

VIRTUAL TOUR

CLICK **HERE**



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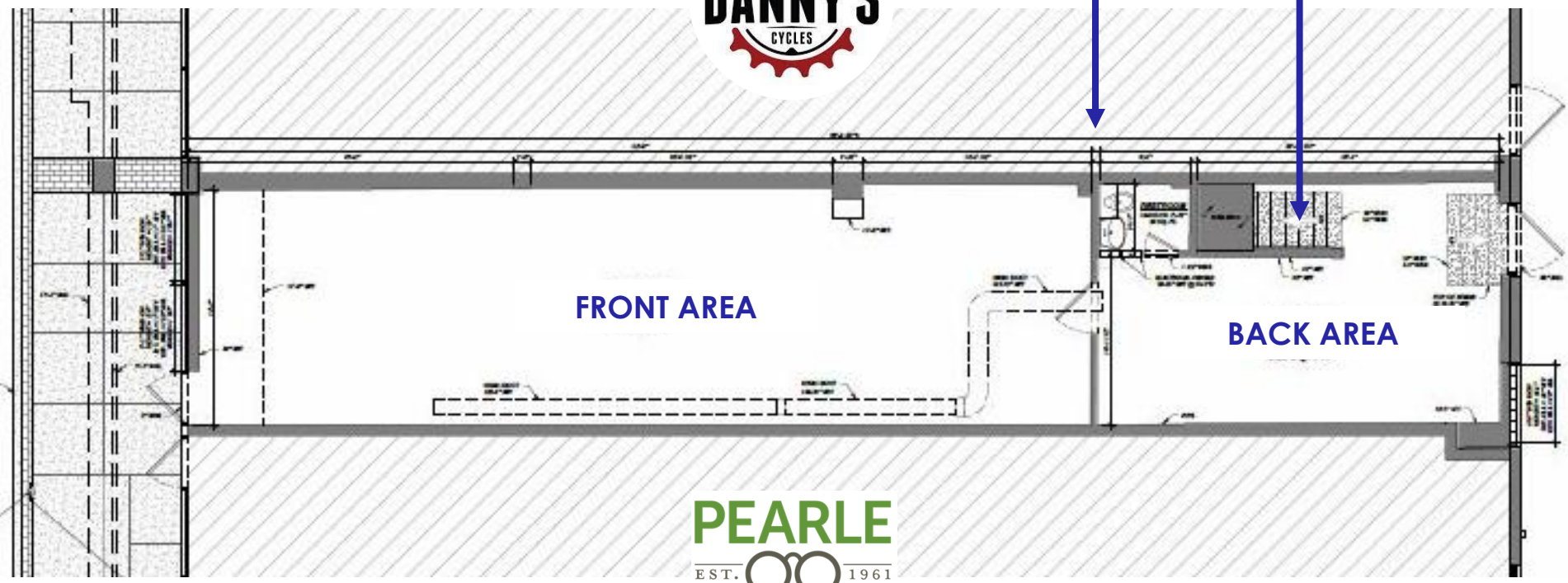


SITE PLAN



DEMISING WALL

FULL BASEMENT



(COMING SOON)



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AERIAL MAP
Close-Up



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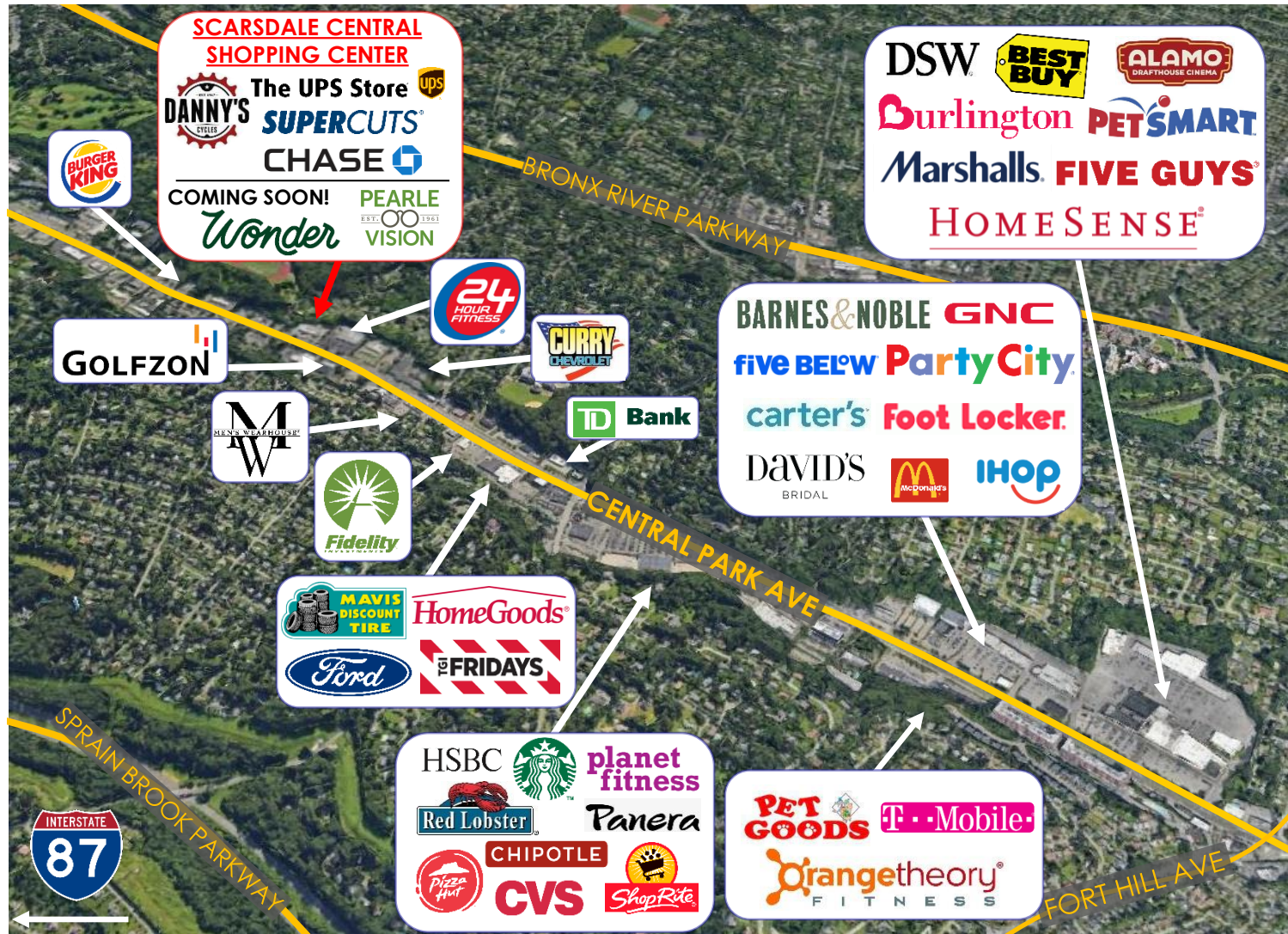
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SITE MAP
Regional Aerial



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