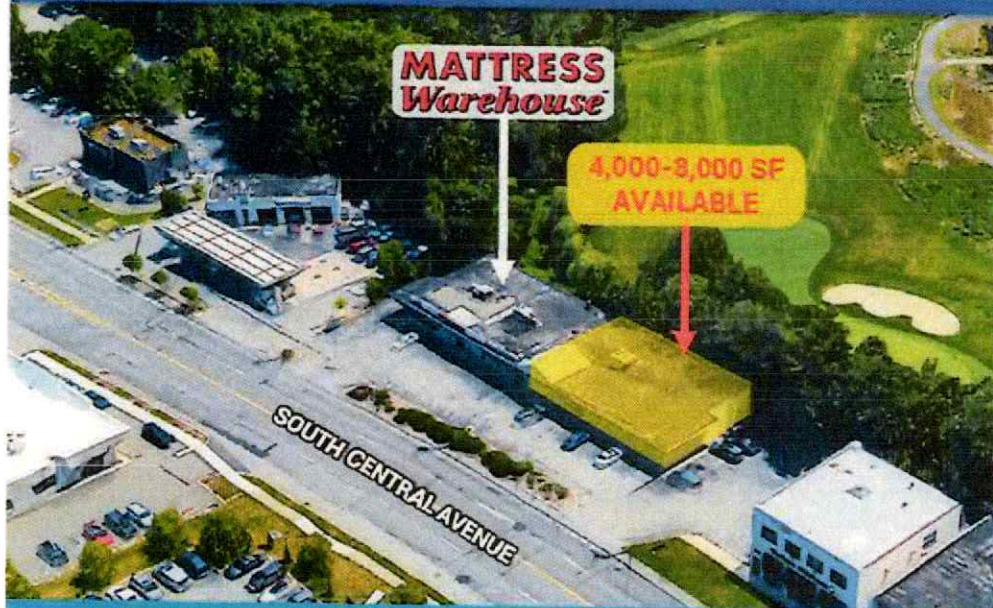


84-86 South Central Avenue

Hartsdale · New York



PRIME LOCATION | EXCELLENT VISIBILITY

AVAILABLE:

8,000 SF (Divisible)

- 4,000 SF Ground Floor
- 4,000 SF Finished Basement

ADDITIONAL INFORMATION:

- Located in the Hottest Retail Zone in Westchester County
- Tremendous Visibility on Central Park Avenue
- 80' of Frontage
- Pylon Signage

ASKING RENT:

Call for Details

CAM/TAXES:

\$12.45/SF

JOIN:

Mattress Warehouse

NEIGHBORING RETAILERS:

TJ Maxx, Starbucks, Harmon, Petco, ULTA, WindowRama, Tempur-Pedic, Blinds To Go, Deka Lash, H-Mart, Shake Shack, Wells Fargo, AT&T, Verizon, Michael's, Best Buy, Marshalls, Trader Joe's, CVS, Safavieh, La-Z-Boy, Bassett, Ethan Allen, Club Pilates, and many more

RETAIL SPACE FOR LEASE

4,000 SF - 8,000 SF AVAILABLE

HARTSDALE, NY

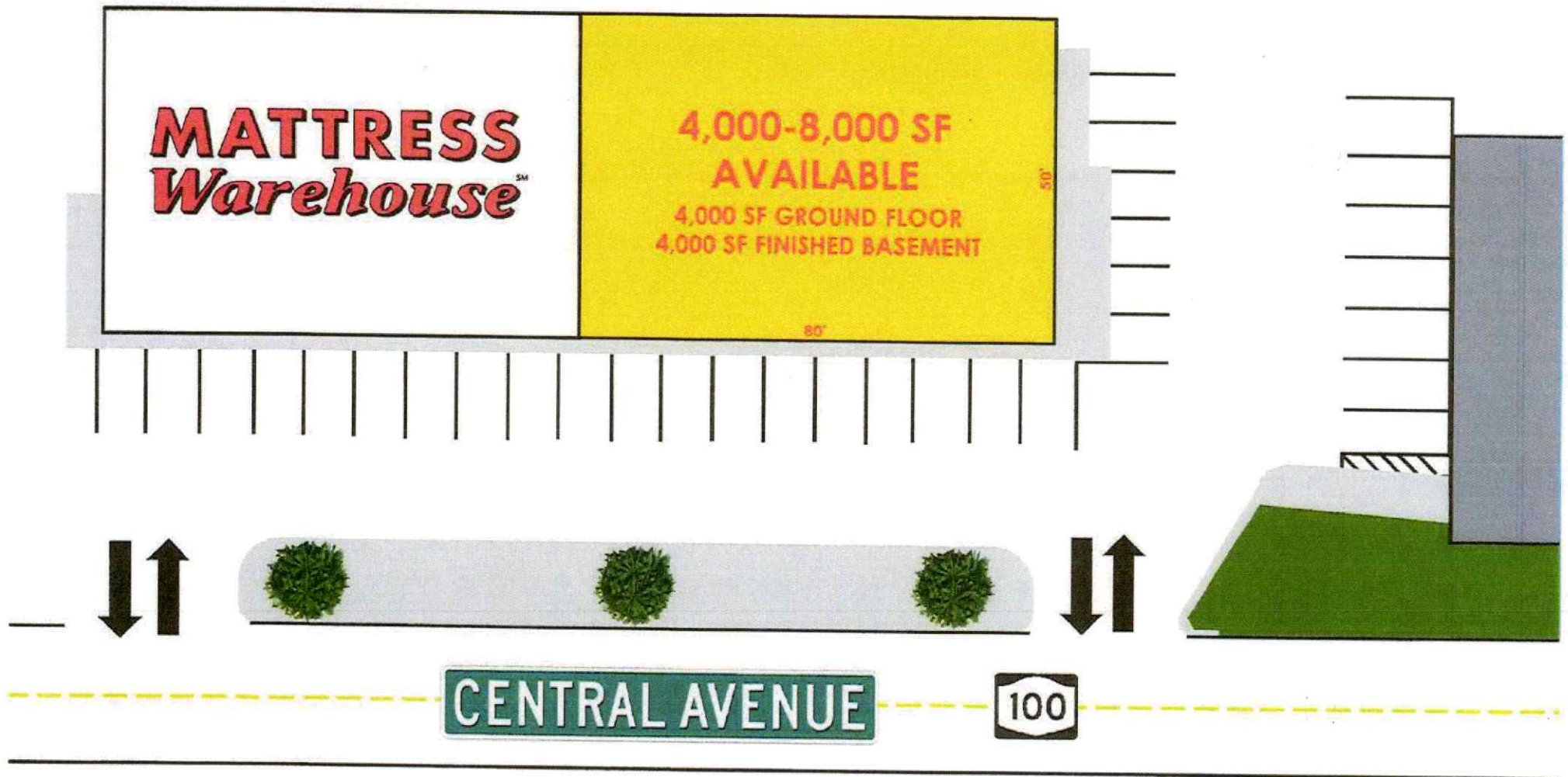
84-86 S. CENTRAL AVENUE



84-86 South Central Avenue

Hartsdale · New York

SITE PLAN

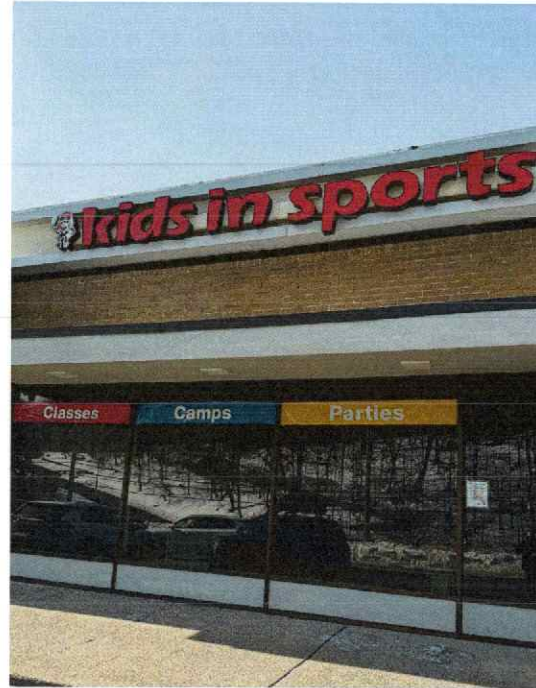


84-86 South Central Avenue

Hartsdale · New York

AERIAL





84-86 South Central Avenue

Hartsdale · New York

DEMOGRAPHICS

1 MILE RADIUS

POPULATION



12,841

AVERAGE HH
INCOME



\$245,851

3 MILE RADIUS

POPULATION



132,698

AVERAGE HH
INCOME



\$232,344

5 MILE RADIUS

POPULATION



254,964

AVERAGE HH
INCOME



\$232,612

TRAFFIC COUNTS

SOUTH CENTRAL AVENUE ADT

TRAFFIC
COUNTS



23,330

EAST HARTSDALE AVENUE ADT

TRAFFIC
COUNTS



14,585

BRONX RIVER PARKWAY ADT

TRAFFIC
COUNTS



34,119

SITE ANALYSIS

