



**ASKING
PRICE
\$12,550,000**

ULTRA PRIME RETAIL PROPERTY IN ARMONK, NY

Admiral Real Estate has been retained on an exclusive basis by ownership to arrange for the disposition/sale-partial leaseback of an ultra-prime, mixed-use commercial property with fantastic retail possibilities, located in the retail corridor of the affluent Hamlet of Armonk, NY.

There are (3) buildings, constructed in 2007, on a block through lot. Building 1 is a retail property featuring 17,137 SF of pure retail space, currently demised in to 3 tenancies. Building 2 is a 5,600 SF 2-story office building which is fully occupied. Building 3 is a 5,000 SF warehouse, which is fully occupied. Ownership is looking to do a sale/leaseback on the property retaining 100% of the office portion and the warehouse space, paying market rents.

The property is 1 block off of the Main Street exit of Route 22, (Armonk-Bedford Rd). There are 143 parking spaces onsite. Exceptionally strong demographics are shown above to the right.

Location:	On the south side of Bedford Rd between Main St & Maple Ave.
S/B/L:	108.03/ 1 / 63-65
Lot Dimensions:	262' x 501' (Irr.)
Lot SF:	183,518 (Approx.)
Acreage:	4.213 (Approx.)
Building Dimensions (1):	170' x 86' (Approx.)
Building Dimensions (2):	64' x 48' (Approx.)
Building Dimensions (3):	84' x 60' (Approx.)
Stories:	1 / 2 Plus Basement
Total Building SF:	27,737 (Approx.)
Zoning:	NB
Assessment:	\$225,000
RE Taxes:	\$230,417

Demographics Armonk 2017

By Radius	1-Mile	3-Mile	5-Mile	10-Mile
Average HH Income	\$226,140	\$254,673	\$225,164	\$170,408
Median HH Income	\$150,613	\$182,947	\$158,374	\$110,503
Population	2,843	14,391	56,428	466,518
Total Households	984	4,687	18,575	165,242
Retail Potential	\$94M	\$507M	\$1.79B	\$12.2B

Call Owner's
Exclusive Agents:

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