

BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF



CONTACT FOR RENTAL RATE



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com
jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
 Downtown Office with Municipal Parking Behind Building
 +/- 300 RSF to 375 RSF



BUILDING DETAILS

District: Business District A (Central Business)
Utilities: Heat Included; Direct Meter Electric
Parking: Adjacent Municipal Lot & Street Parking
Near: Scarsdale, Eastchester, Tuckahoe, Yonkers
Nearest Highway: 0.5 Mile from Bronx & Sprain River Parkways

NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND

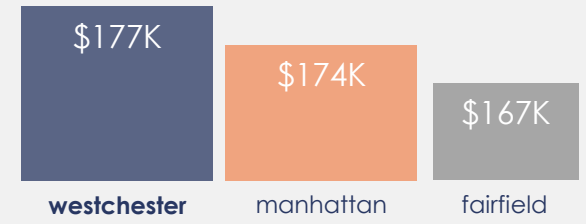
KEY FACTS (0.60 Mile Radius of Site)

POPULATION	MEDIAN AGE
7,185	49.3
AVG INCOME	DISPOSABLE INCOME
\$229,522	\$144,607

MAY 2024 AVG HOME SALES PRICE

\$2.0M

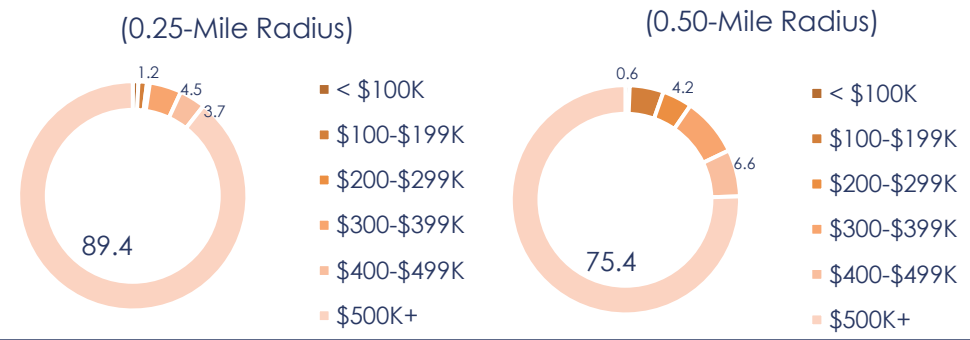
HIGH AVERAGE HOUSEHOLD INCOME



DEMOGRAPHICS

By Radius	0.35-Mile	0.60-Mile	0.85-Mile
AVG HH Income	\$247,639	\$229,522	\$221,141
Median HH Income	\$177,124	\$157,153	\$150,982
Population	1,721	7,185	15,691
Total Households	694	3,241	6,429
Disposable Income	\$152,716	\$144,607	\$140,051
Avg Net Worth	\$3.8M	\$3.6M	\$3.3M

2021 HOME VALUE



CONTACT OWNER'S EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118
 JON GORDON: 914-779-8200 x115

alec@admiralrealestate.com
 jgordon@admiralrealestate.com

BROKERS PROTECTED

BRONXVILLE, NY | 65 Pondfield Road

Downtown Office with Municipal Parking Behind Building

+/- 300 RSF to 375 RSF

RETAIL MAP | Downtown

BRONXVILLE METRO-NORTH TRAIN STATION



SITE



NewYork-Presbyterian Westchester


ADMIRAL
Bronxville Village
Retail Map

P



SPACE DETAILS

- Suite #4; +/-300 RSF
- Suite #10; +/-375 RSF
- Suite #11; +/-375 RSF
- Modified Gross Leases
- Move-In Ready Second Floor Offices
- Stairway Access
- Direct Meter Electric; Heat Included
- Partitioned Offices
- Hardwood Floors
- Natural Light
- Common Restrooms
- Near All Downtown Amenities
- Quick Walk to Coffee Shops, Restaurants, Delis, Dry Cleaning, Parks, Grocery, Boutique Retail Stores, Drug Stores, Banks, Schools, etc.



- Located in Building Above Taco Project, Whim, New York Roadshow, and J. Pocker
- Municipal Parking Directly Behind Building
- Metered Street Parking in Front of Building
- 2-Min Walk to Metro-North



BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF



PHOTOGRAPHS | Suite 4



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118

JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com

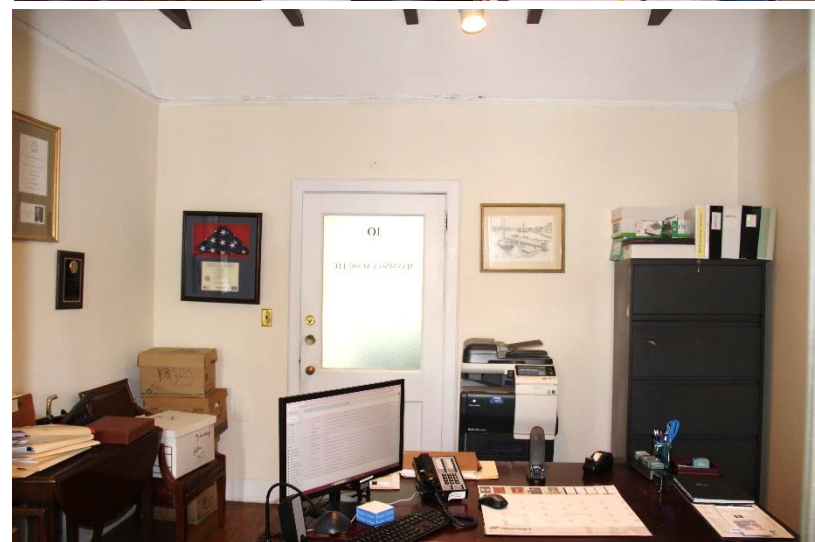
jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF



PHOTOGRAPHS | Suite 10



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118

JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com

jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF



PHOTOGRAPHS | Suite 11



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com
jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF



PHOTOGRAPHS | Suite 11



CONTACT OWNER'S
EXCLUSIVE AGENTS:

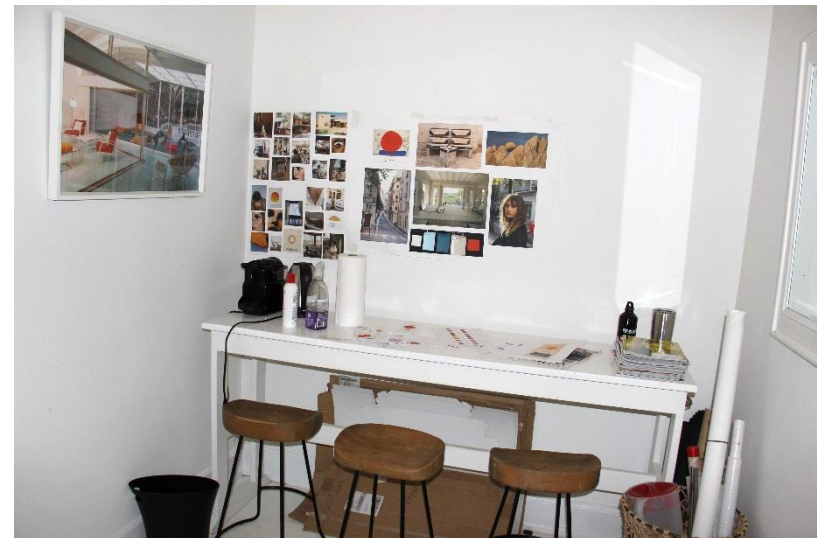
ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com
jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF

PHOTOGRAPHS | Suite 11



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118

JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com

jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
 Downtown Office with Municipal Parking Behind Building
 +/- 300 RSF to 375 RSF



PARKING
 MAP
 Village of
 Bronxville



Aerial overlooking Kraft Avenue facing northeast.



Bronxville's Metro-North train station is located exceptionally close to the subject space.



BRONXVILLE, NY | 65 Pondfield Road
 Downtown Office with Municipal Parking Behind Building
 +/- 300 RSF to 375 RSF



BRONXVILLE CENTRAL BUSINESS SHOPPING DISTRICT

Downtown Bronxville is one of Westchester's most desired boutique retail shopping districts.



CONTACT OWNER'S EXCLUSIVE AGENTS: ALEC FREDERICO: 914-779-8200 x118
 JON GORDON: 914-779-8200 x115
alec@admiralrealestate.com
jgordon@admiralrealestate.com
 BROKERS PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF



AERIAL
Downtown
Bronxville, NY



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118
JON GORDON: 914-779-8200 x115

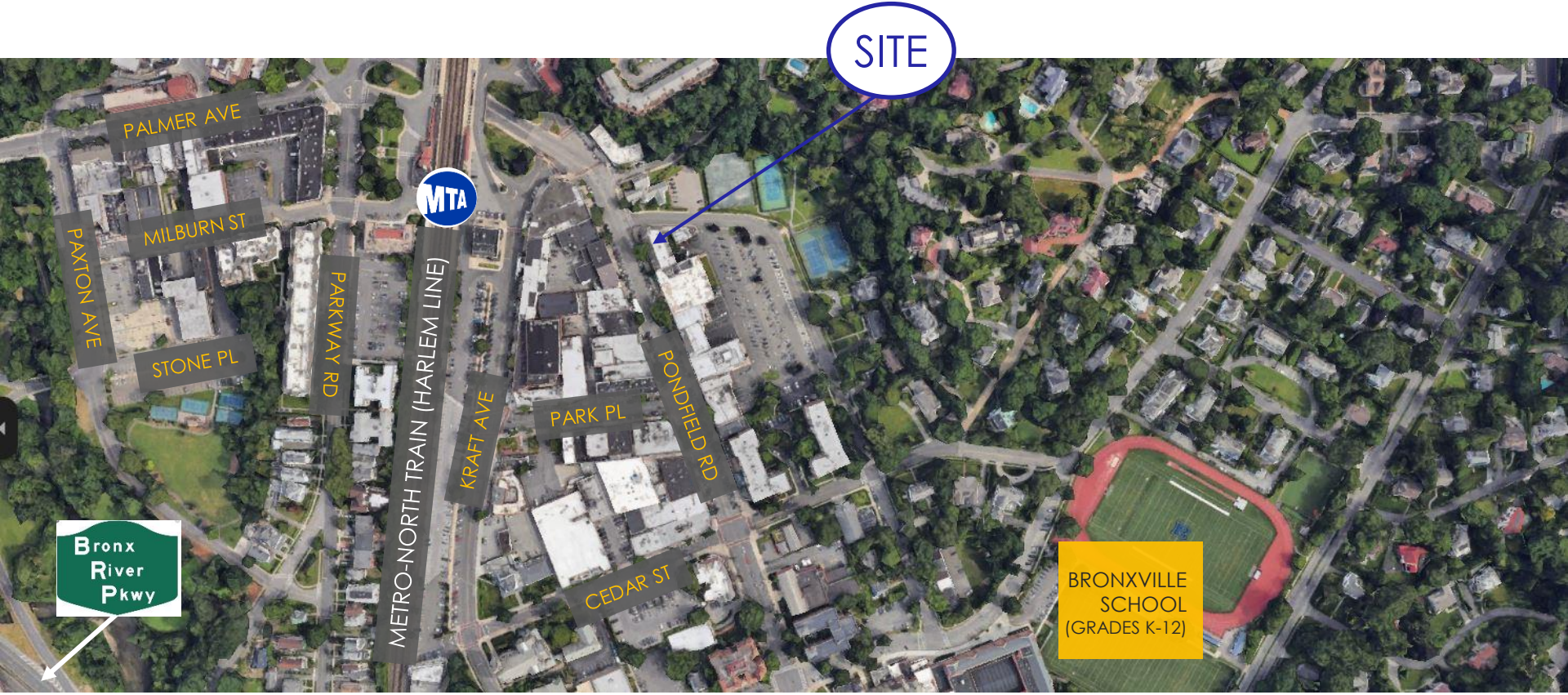
alec@admiralrealestate.com
jgordon@admiralrealestate.com

BROKERS
PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF



LOCAL AERIAL



BRONXVILLE, NY | 65 Pondfield Road
 Downtown Office with Municipal Parking Behind Building
 +/- 300 RSF to 375 RSF



ABOUT BRONXVILLE

Pondfield Rd (CBD)

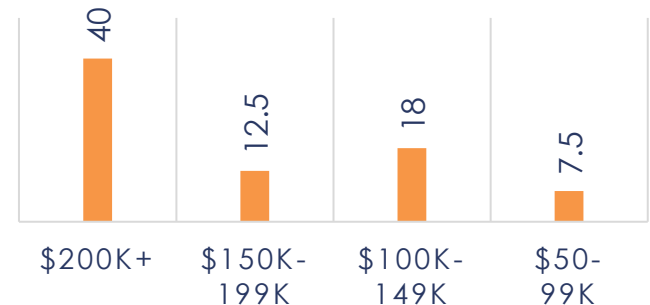
Concentrated in one square mile, Bronxville is a **uniquely walkable village**. Homes and apartments are within walking distance of town, where shoppers can walk between grocery store, movie-theater, restaurants, boutiques, banks, salons, fitness and dry cleaners all within a couple of blocks.

With its beautiful architecture, Bronxville offers an old-world version of the in-town, transit-oriented living that continues to rise in popularity. The village's schools consistently rank among the best in Westchester County.

Located only 15 miles north of Manhattan, Bronxville is one of the wealthiest suburbs of New York City, with an **average household income of over \$247,000** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.

HOUSEHOLD INCOME

■ Percent



CONTACT OWNER'S
 EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
 JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com
jgordon@admiralrealestate.com

BROKERS
 PROTECTED

BRONXVILLE, NY | 65 Pondfield Road
Downtown Office with Municipal Parking Behind Building
+/- 300 RSF to 375 RSF



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com
jgordon@admiralrealestate.com

BROKERS
PROTECTED