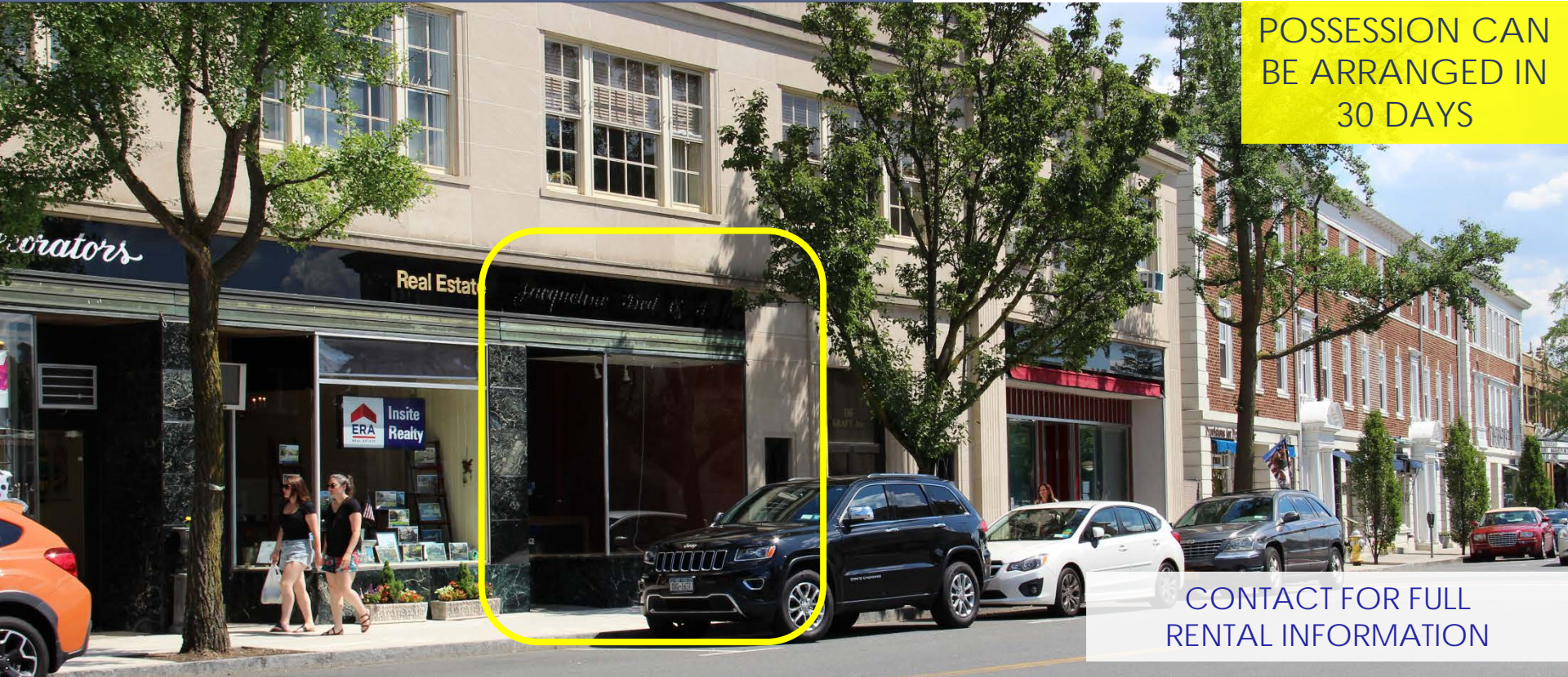


PRIME DOWNTOWN BRONXVILLE SITE
800 SF Site Across from Metro-North Station
118 Kraft Avenue, Bronxville, NY 10708



POSSESSION CAN
BE ARRANGED IN
30 DAYS

CONTACT FOR FULL
RENTAL INFORMATION

- Tremendous Foot Traffic & Consumer Spending
- Retail, Office & Fitness Uses Permitted
- Near SoulCycle, BXV Diner, Tredici Social & Bluemercury
- Located Downtown Directly Across from Metro-North Train
- Street Parking; Municipal Parking Lot Across Street
- Only 2-Min Walk to New York-Presbyterian Lawrence Hosp.



CONTACT OWNER'S EXCLUSIVE AGENTS: HARYN INTNER: 914-779-8200 x123
JON GORDON: 914-779-8200 x115

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

BRONXVILLE, NY | 118 Kraft Avenue
 800 SF Former Herbal Wellness Store
 Retail, Office & Fitness Uses Permitted



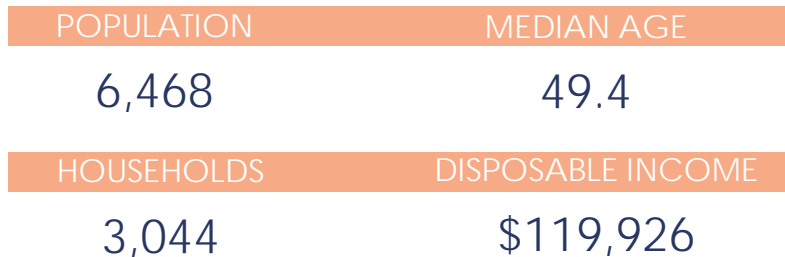
BUILDING DETAILS

District: Business District A (Central Business)
Location: Kraft Ave at intersection of Pondfield Rd
Current Tenancy: Diner, Bluemercury, SoulCycle, Allstate
Parking: Metered Street & Municipal Lot Across Street
Near: Eastchester, Tuckahoe, Yonkers, Scarsdale
Nearest Highway: 0.5 Mile from Bronx & Sprain River Parkways

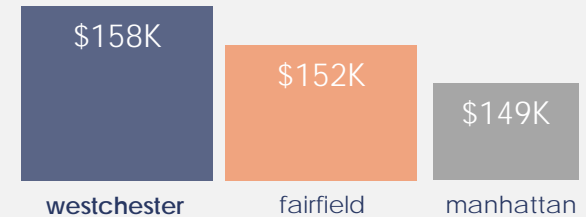
NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester
 RETAIL DEMAND

KEY FACTS (0.50 Mile Radius)



HIGH AVERAGE HOUSEHOLD INCOME

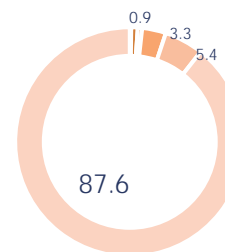


DEMOGRAPHICS

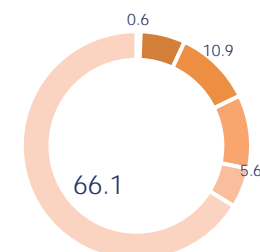
By Radius	0.25-Mile	0.50-Mile	0.75-Mile
Average HH Income	\$194,100	\$194,529	\$184,607
Median HH Income	\$129,991	\$129,088	\$120,368
Population	1,740	6,468	13,943
Total Households	799	3,044	5,937
Retail Potential	\$61M	\$255M	\$458M
Disposable Income	\$121,443	\$119,926	\$114,960

2020 HOME VALUE

(0.25-Mile Radius)



(0.50-Mile Radius)



- < \$100K
- \$100-\$199K
- \$200-\$299K
- \$300-\$399K
- \$400-\$499K
- \$500K+



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ADMIRAL
REAL ESTATE SERVICES



INTERIOR PHOTOS



BRONXVILLE, NY | 118 Kraft Avenue
800 SF Former Herbal Wellness Store
Retail, Office & Fitness Uses Permitted



INTERIOR PHOTOS



BRONXVILLE, NY | 118 Kraft Avenue
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RETAIL MAP
 Downtown



Bronxville Village
 Retail Map

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VISIBILITY AND SIGNAGE



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VISIBILITY AND SIGNAGE

KRAFT AVE



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AERIAL
Downtown
Bronxville, NY



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ABOUT BRONXVILLE

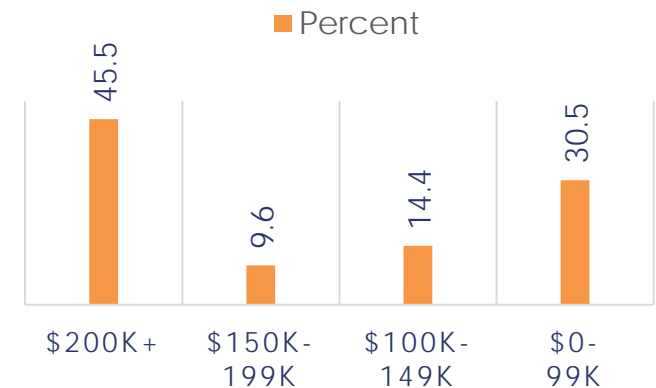
Pondfield Rd (CBD)

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 \$200,000+** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.

HOUSEHOLD INCOME



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