

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



POSSESSION CAN  
BE ARRANGED IN  
30 DAYS

- 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:  
JON GORDON:

914-779-8200 x123  
914-779-8200 x115

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

BROKERS  
PROTECTED

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



## BUILDING DETAILS

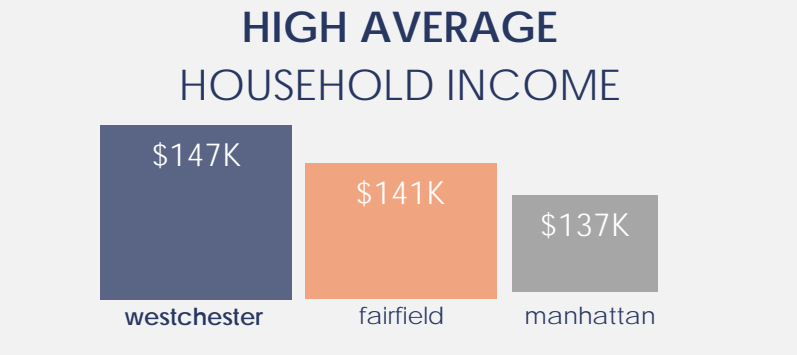
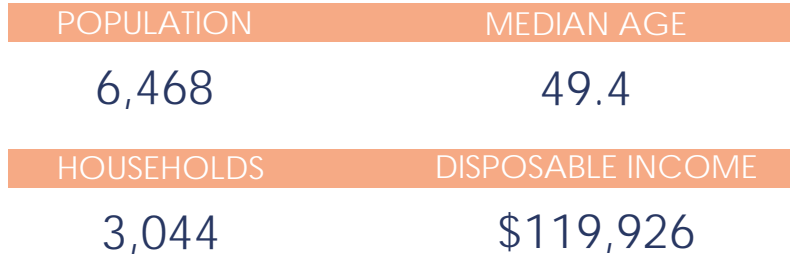
District: Business District A (Central Business)  
Location: Kraft Ave at intersection of Pondfield Rd  
Current Tenancy: Diner, Bluemercury, SoulCycle, Allstate  
Parking: Metered Street & Municipal Lot Across Street  
Near: Eastchester, Tuckahoe, Yonkers, Scarsdale  
Nearest Highway: 0.5 Mile from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

## NEW YORK'S WESTCHESTER COUNTY

### STRONG SPENDING POWER

\$22 billion in Westchester  
 RETAIL DEMAND

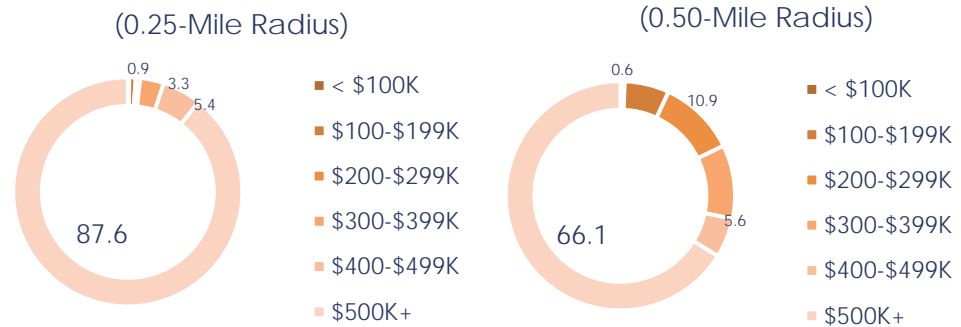
## KEY FACTS (0.50 Mile Radius)



## 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



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

haryn@admiralrealestate.com  
 jgordon@admiralrealestate.com

BROKERS PROTECTED



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

ADMIRAL  
REAL ESTATE SERVICES



## INTERIOR PHOTOS





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



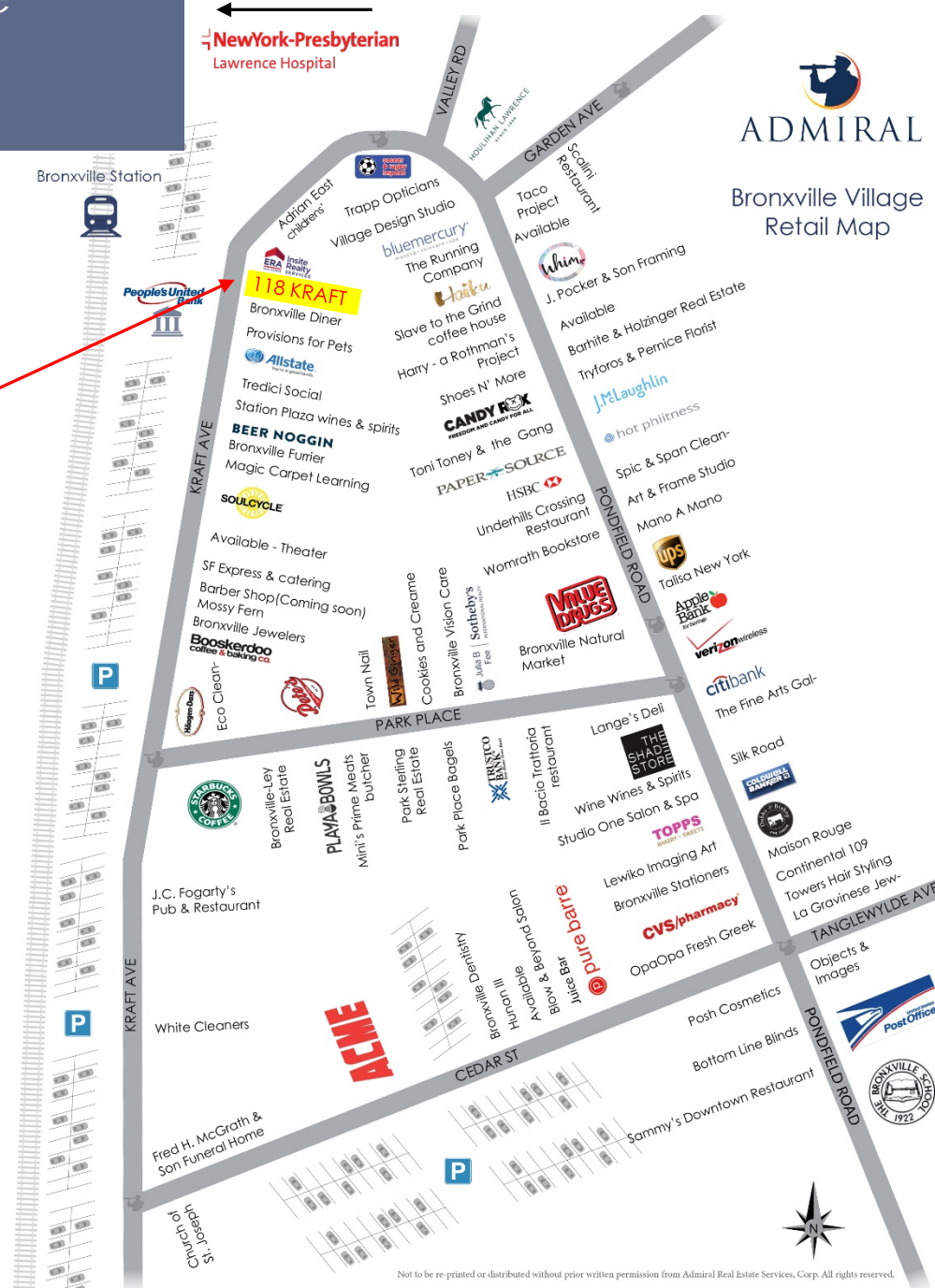
## INTERIOR PHOTOS





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

RETAIL MAP  
 Downtown



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



## VISIBILITY AND SIGNAGE



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

HARYN INTNER:  
JON GORDON:

914-779-8200 x123  
914-779-8200 x115

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)  
[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

BROKERS  
PROTECTED



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



## VISIBILITY AND SIGNAGE

KRAFT AVE



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

HARYN INTNER:  
JON GORDON:

914-779-8200 x123  
914-779-8200 x115

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)  
[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

BROKERS  
PROTECTED



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



AERIAL  
Downtown  
Bronxville, NY



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

HARYN INTNER:  
JON GORDON:

914-779-8200 x123  
914-779-8200 x115

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)  
[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

BROKERS  
PROTECTED



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



Pondfield Rd (CBD)

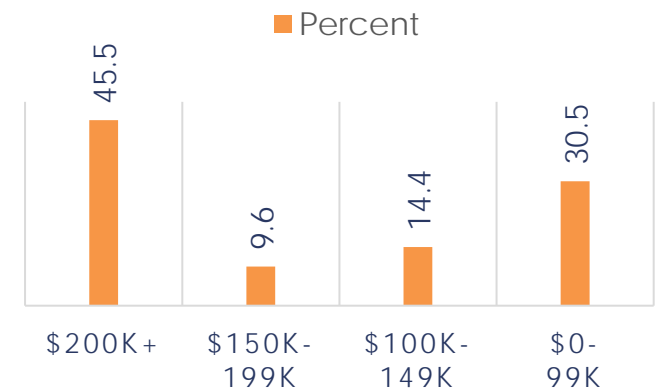
## ABOUT BRONXVILLE

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



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

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)  
[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

BROKERS  
PROTECTED



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

ADMIRAL  
REAL ESTATE SERVICES



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

HARYN INTNER:  
JON GORDON:

914-779-8200 x123  
914-779-8200 x115

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)  
[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

BROKERS  
PROTECTED