

# PRIME DOWNTOWN BRONXVILLE SITE

Retail Site Next to SoulCycle & Steps from Theater  
96 Kraft Avenue, Bronxville, NY 10708



- Small Education/Retail Site in Center of Shopping District
- Exceptional Location Situated Adjacent to SoulCycle
- Located Downtown Directly Across from Metro-North Train
- Only 2 Doors Down from New Bronxville Theater
- Street Parking; Municipal Parking Lot Across Street
- Zoning – Education/Retail Add'l Use: Office & Fitness



CONTACT OWNER'S  
EXCLUSIVE AGENTS: HARYN INTNER:  
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BROKERS  
PROTECTED

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 Adjacent to SoulCycle; Steps from New BXV Theater  
 Incredible Parking Options Across Street



## BUILDING DETAILS

District: Business District A (Central Business)  
Uses Allowed: Non-Food Retail, Office, Fitness, etc.  
Current Tenancy: SoulCycle, New Theater, Tredici Social  
Near: Scarsdale, Eastchester, Tuckahoe, Yonkers  
Nearest Highway: 0.5 Mile from Bronx & Sprain River Parkways

## KEY FACTS (0.50 Mile Radius of Site)

POPULATION MEDIAN AGE

7,185 49.3

AVG INCOME DISPOSABLE INCOME

\$229,522 \$144,607

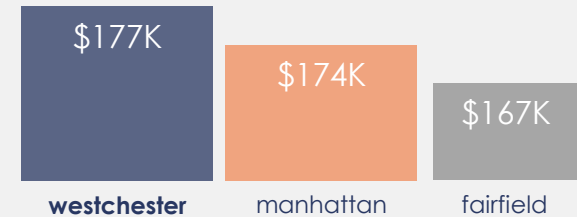
JAN 2023 MEDIAN  
 HOME SALES  
 PRICE

\$2.3M

## NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
 RETAIL DEMAND

### HIGH AVERAGE HOUSEHOLD INCOME

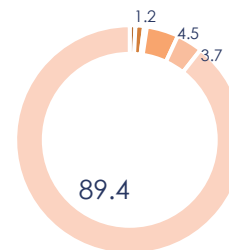


## DEMOGRAPHICS

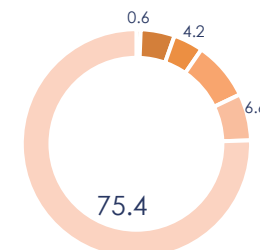
By Radius	0.25-Mile	0.50-Mile	0.75-Mile
<b>AVG HH Income</b>	<b>\$247,639</b>	<b>\$229,522</b>	<b>\$221,141</b>
Median HH Income	\$177,124	\$157,153	\$150,982
Population	1,721	7,185	15,691
Total Households	694	3,241	6,429
Disposable Income	\$152,716	\$144,607	\$140,051
Avg Net Worth	\$3.8M	\$3.6M	\$3.3M
Net Worth > \$2M	32.3%	30.3%	28.1%

## 2021 HOME VALUE

(0.25-Mile Radius)



(0.50-Mile Radius)



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



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## RETAIL MAP Downtown



Bronxville Village  
 Retail Map

← NewYork-Presbyterian  
 Westchester



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## BRONXVILLE CENTRAL BUSINESS SHOPPING DISTRICT

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



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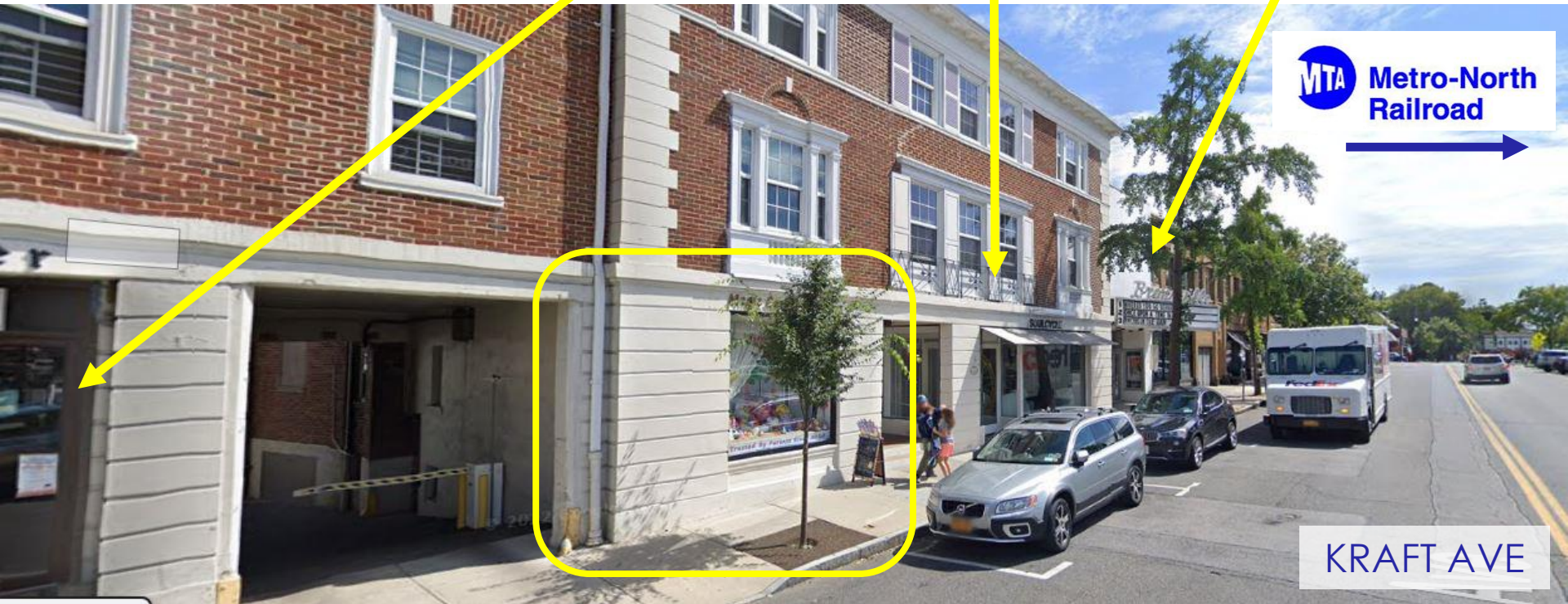
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VISIBILITY

THE  
BRONXVILLE  
FURRIER

  
SOULCYCLE®

THE PICTURE  
HOUSE  
(New Theater)



 **Metro-North  
Railroad**  
→

KRAFT AVE



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**THE PICTURE  
HOUSE**  
(New Theater)

*tredici*  
**S O C I A L**

Bronxville Pie Co.  
(Coming Soon!)

**Allstate**®



**KRAFT AVE**



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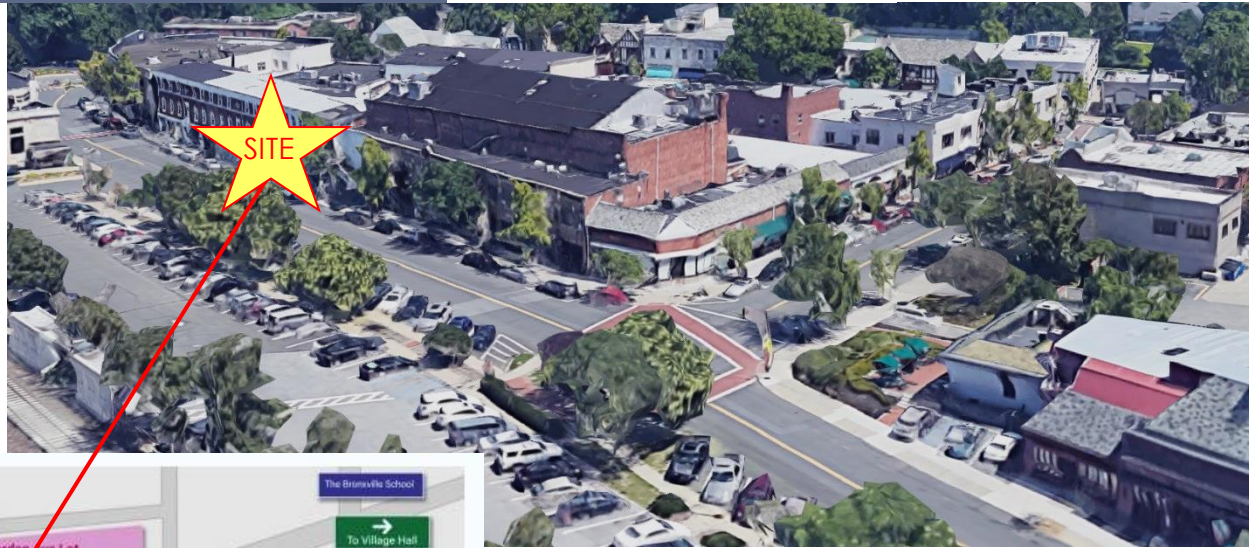


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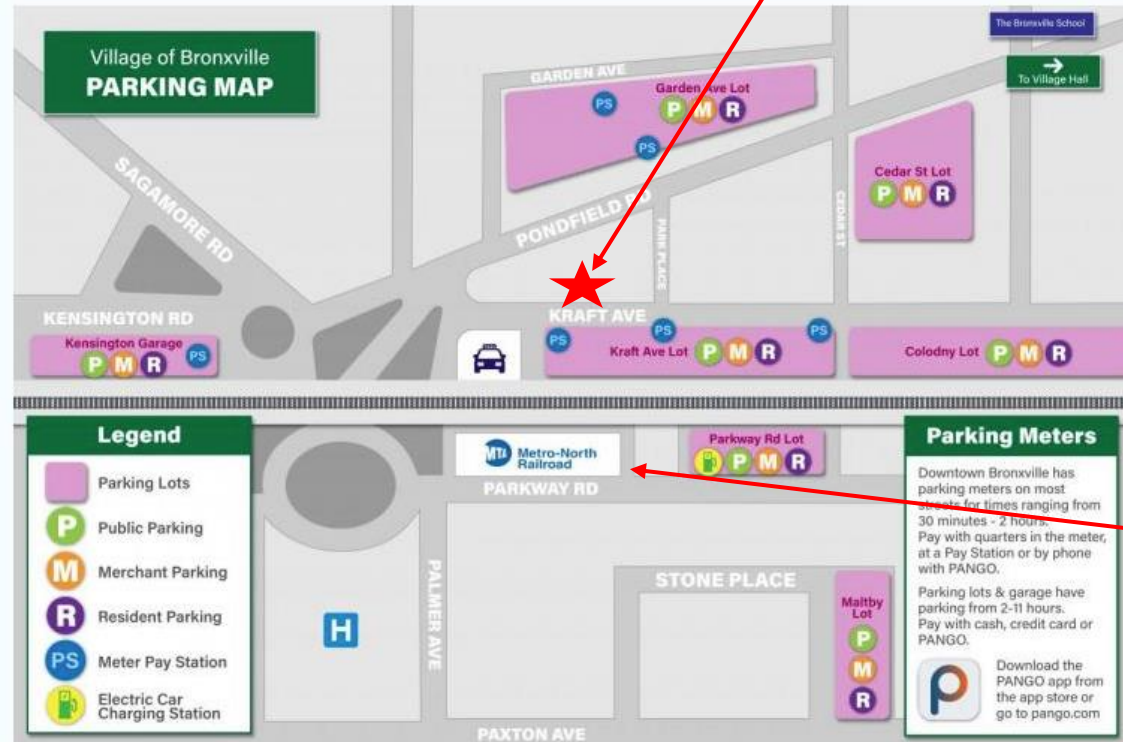


# PARKING MAP

Village of Bronxville



Aerial overlooking Kraft Avenue facing northeast.



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





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ADMIRAL  
REAL ESTATE SERVICES



AERIAL  
Downtown  
Bronxville, NY



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Pondfield Rd (CBD)

## ABOUT BRONXVILLE

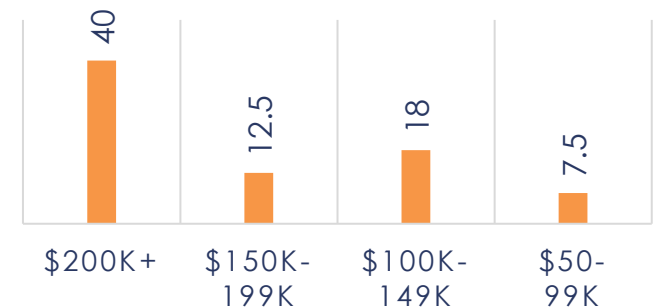
Concentrated in one square mile, Bronxville is a **uniquely walkable village**. Homes and apartments are within walking distance of town, where shoppers can walk between grocery store, movie-theater, restaurants, boutiques, banks, salons, fitness and dry cleaners all within a couple of blocks.

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 \$247,000** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.

## HOUSEHOLD INCOME

■ Percent



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