

BRONXVILLE, NY | 85 Pondfield Road  
Multiple Use Site Including Dry Retail, Office & Fitness  
Located in Downtown CBD



731 SF



CONTACT BROKER FOR  
FULL RENTAL DETAILS

## RARE FIRST FLOOR OFFICE-STYLE SPACE WITH RETAIL AND LOBBY ENTRANCE ON BUSY PONDFIELD ROAD

- **JOIN APPLE BANK AND NEW FRAMEBRIDGE!**
- Tremendous Foot Traffic and Consumer Spending
- Parking Behind Building & Street
- Near All Downtown Amenities
- Walkable to Metro-North Train

Click **HERE** for Virtual Tour!



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

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PROTECTED



BRONXVILLE, NY | 85 Pondfield Road  
731 SF Retail Site in Center of Shopping District  
Office/Medical, Fitness & Other Uses Considered

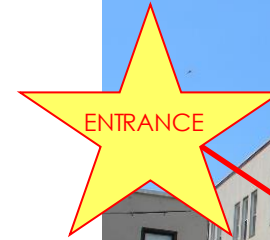
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REAL ESTATE SERVICES



## PARKING – GARDEN AVE LOT

Direct Access to Pondfield Road from the  
**Garden Avenue Lot**

- Walkway 
- Pango Pay-by-Phone 
- Metro-North Railroad: 1 Block 



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## SIDE ENTRANCE

Immediate Access from Rear  
Garden Avenue Parking Lot  
to Pondfield Road



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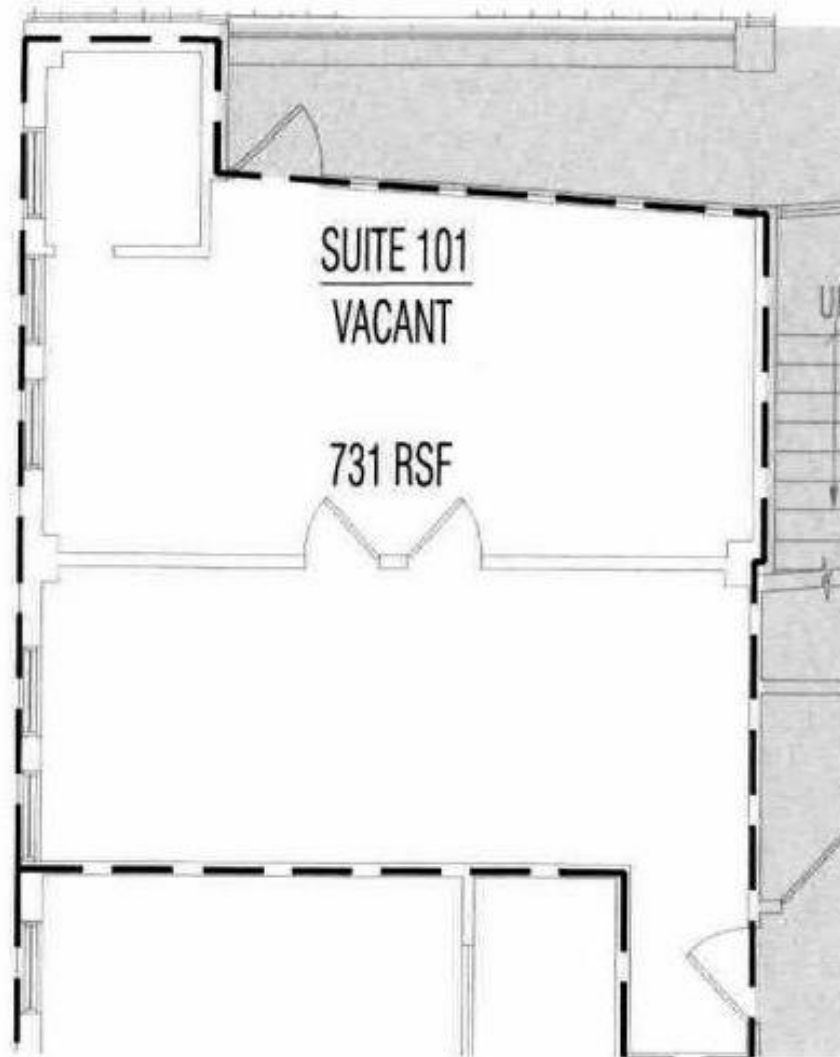
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## SITE PLAN



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## BUILDING DETAILS

District: Business District A (Central Business)  
 Current Tenancy: Apple Bank, Bespoke Edu., Physical Therapy  
 Parking: Large Municipal Lot Behind Building; Street  
 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

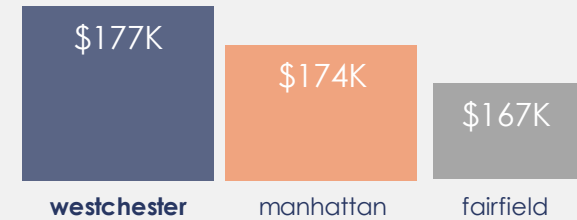
DEC 2023 MEDIAN  
 HOMESALES  
 PRICE

**\$2.3M**

## NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
 RETAIL DEMAND

### HIGH AVERAGE HOUSEHOLD INCOME

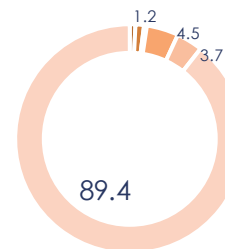


## DEMOGRAPHICS

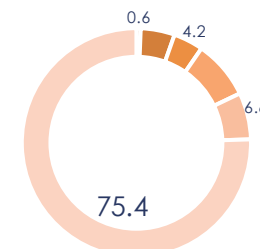
By Radius	0.35-Mile	0.60-Mile	0.85-Mile
<b>AVG HH Income</b>	<b>\$247,639</b>	<b>\$229,522</b>	<b>\$221,141</b>
Median HH Income	\$177,124	\$157,153	\$150,982
Population	1,721	7,185	15,691
Total Households	694	3,241	6,429
Disposable Income	\$152,716	\$144,607	\$140,051
Avg Net Worth	\$3.8M	\$3.6M	\$3.3M

## 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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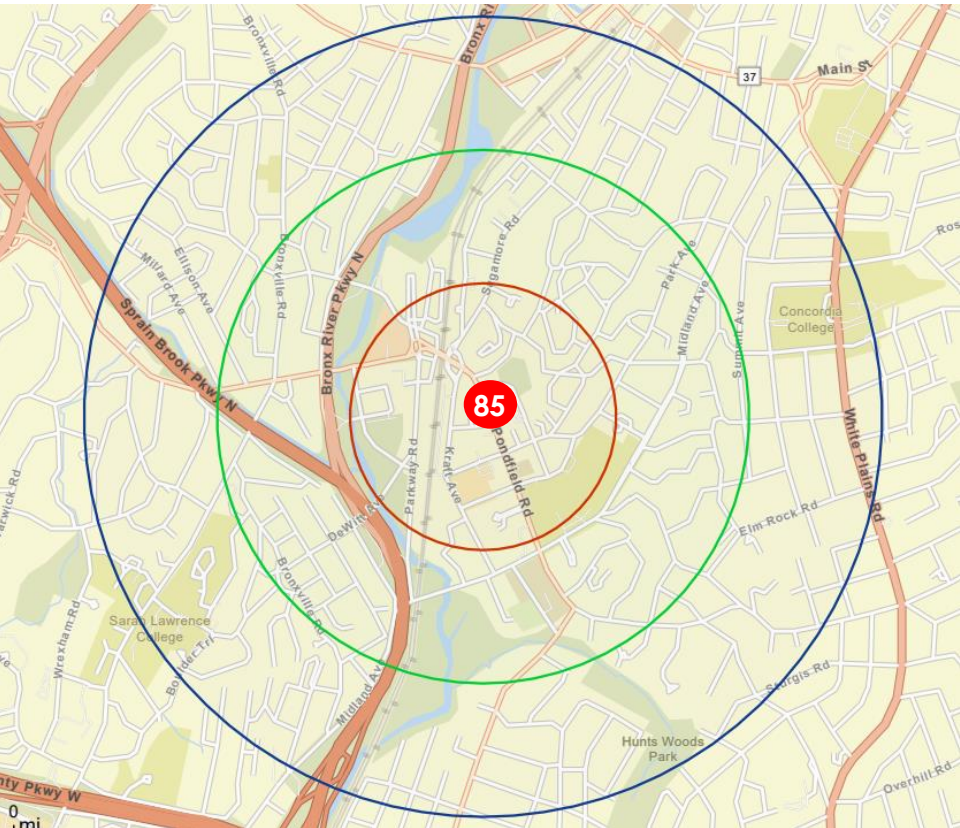
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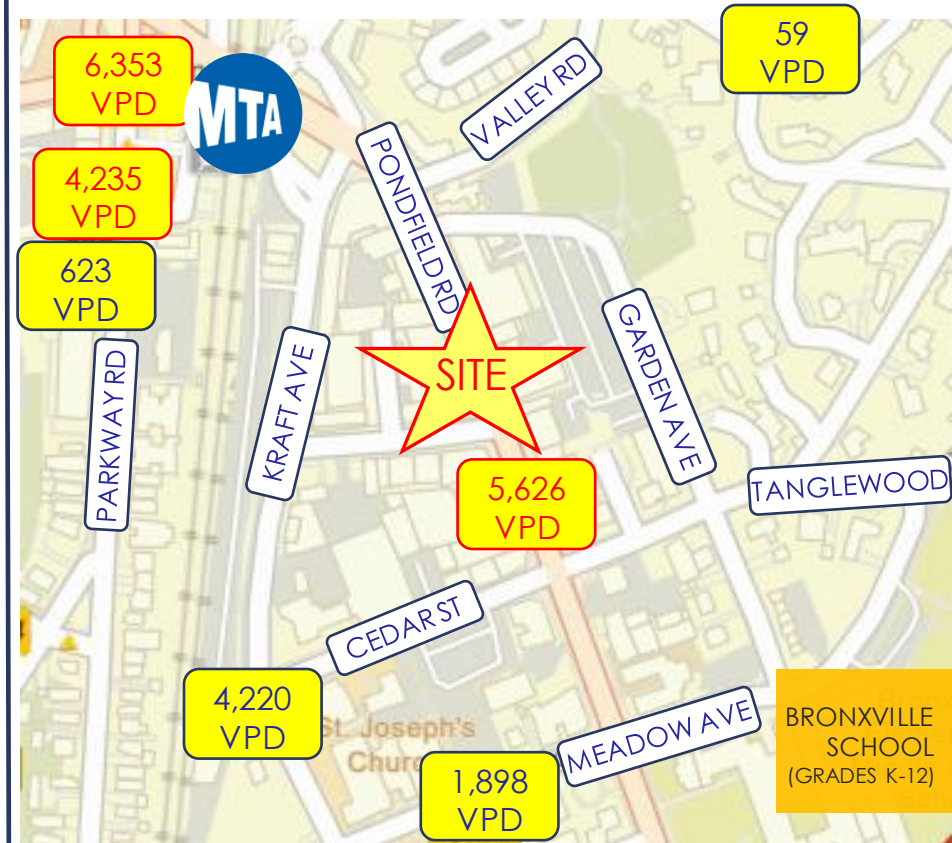
## SITE MAP

RADIUS: **0.25-MILE** **0.50-MILE** **0.75-MILE**



## TRAFFIC COUNT

+5,600 Vehicles Per Day on Pondfield Road



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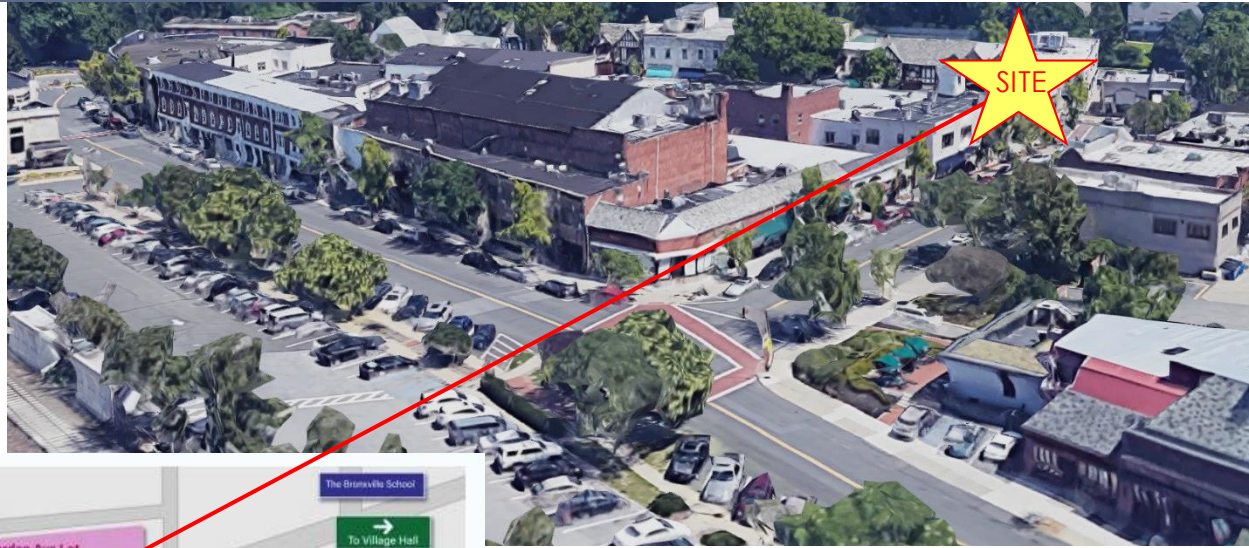


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# PARKING MAP

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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**BRONXVILLE CENTRAL  
 BUSINESS SHOPPING DISTRICT**

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



**CVS/pharmacy** **ACME**  
  **bluemercury**  
 makeup • skincare • spa  
**Booskerdoo**  
 coffee & baking co.

**pure barre** lift • tone • burn **PAPER SOURCE**  
**PLAYA BOWLS** **vadiathan** **SOULCYCLE** **J. McLaughlin** **TOPPS** **Whim**  
 BAKERY • SWEETS  
 **THE SHADY STORE**  **Haiku**  **VALUE DRUGS** **Wild Ginger**  
**THE TACO PROJECT** **FRAMEBRIDGE** **Underhills Crossing** **OPAOPA FRESH GREEK** **Allstate**  
 LIVE • LOVE • EAT TACOS! A MANHATTAN DINING EXPERIENCE IN BRONXVILLE You're in good hands.



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AERIAL  
Downtown  
Bronxville, NY



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## LOCAL AERIAL



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Pondfield Rd (CBD)

## ABOUT BRONXVILLE

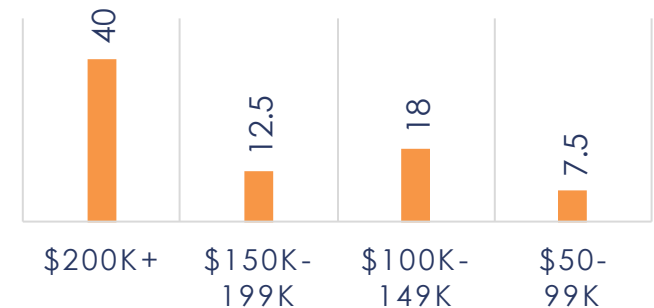
Concentrated in one square mile, Bronxville is a **uniquely walkable village**. Homes and apartments are within walking distance of town, where shoppers can walk between grocery store, movie-theater, restaurants, boutiques, banks, salons, fitness and dry cleaners all within a couple of blocks.

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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