

740 N BEDFORD RD | BEDFORD HILLS, NY
Inline Restaurant/Retail Site with Private Parking
+/- 950 SF | Exceptional Location on Busy Retail Strip



FORMER CHINESE RESTAURANT SITE IN PROMINENT CENTER

- Former Chinese Restaurant
- Large Gas Service to Space
- Multiple Locations for Water
- (120) Space Parking Lot
- Entrance by Light with Two (2) Means of Egress
- Across from ShopRite Center
- Near Saw Mill River Parkway

+/- 950 Sq. Ft.

CONTACT BROKER FOR
FULL RENTAL DETAILS



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118

JOAN SIMON: 914-779-8200 x117

alec@admiralrealestate.com

jsimon@admiralrealestate.com

BROKERS
PROTECTED

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PROPERTY INFORMATION

Land/Building Size: 13,346 SF / 4,000 SF
Location: N Bedford Rd b/w Green Ln & Norm Ave
Regional Access: I-684 to Route 172 to 117 North
Near: Mt Kisco, Armonk, Katonah, Chappaqua
Public Buses: 1/2 Block north and south of subject site

KEY FACTS (10-Min Drive-Time of Site)

POPULATION

239,510

MEDIAN AGE

45

AVG INCOME

\$226,136

DISPOSABLE INCOME

\$141,965

SPACE INFORMATION

- 13' ceilings and over 16' of frontage
- Permitted uses include QSF, food, standard retail
- Private parking in front and side of building
- Located across from ShopRite anchored-center
- Popular and vibrant neighboring retailers within the shopping center
- Great visibility and signage opportunities

WESTCHESTER COUNTY (NY)

STRONG SPENDING POWER

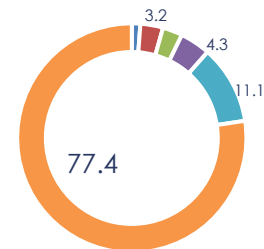
\$22.1 Billion in Westchester
RETAIL DEMAND

DEMOGRAPHICS

| By Drive-Time | 3-Min | 5-Min | 10-Min |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$191,262 | \$241,075 | \$226,136 |
| Median HH Income | \$116,392 | \$158,206 | \$154,922 |
| Population | 26,111 | 49,106 | 239,510 |
| Total Households | 9,178 | 16,764 | 84,780 |
| Disposable Income | \$122,056 | \$147,709 | \$141,965 |

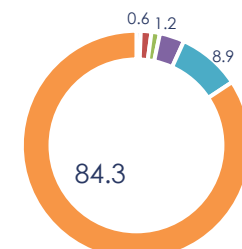
2021 HOME VALUE

(10-Min Radius)



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

(15-Min Radius)



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

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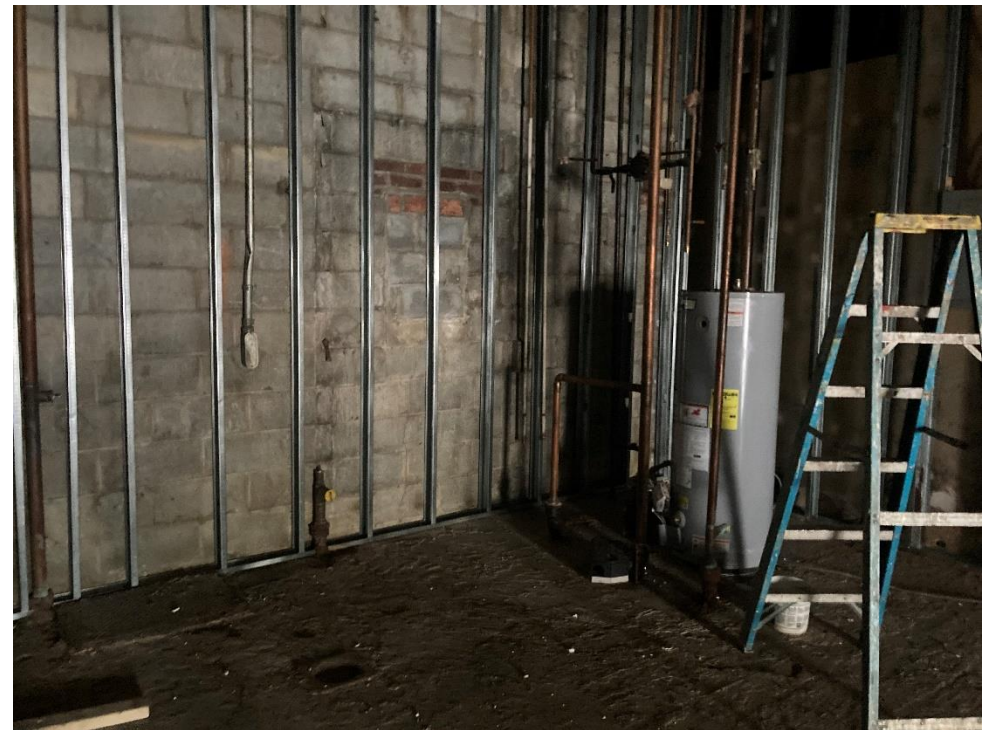
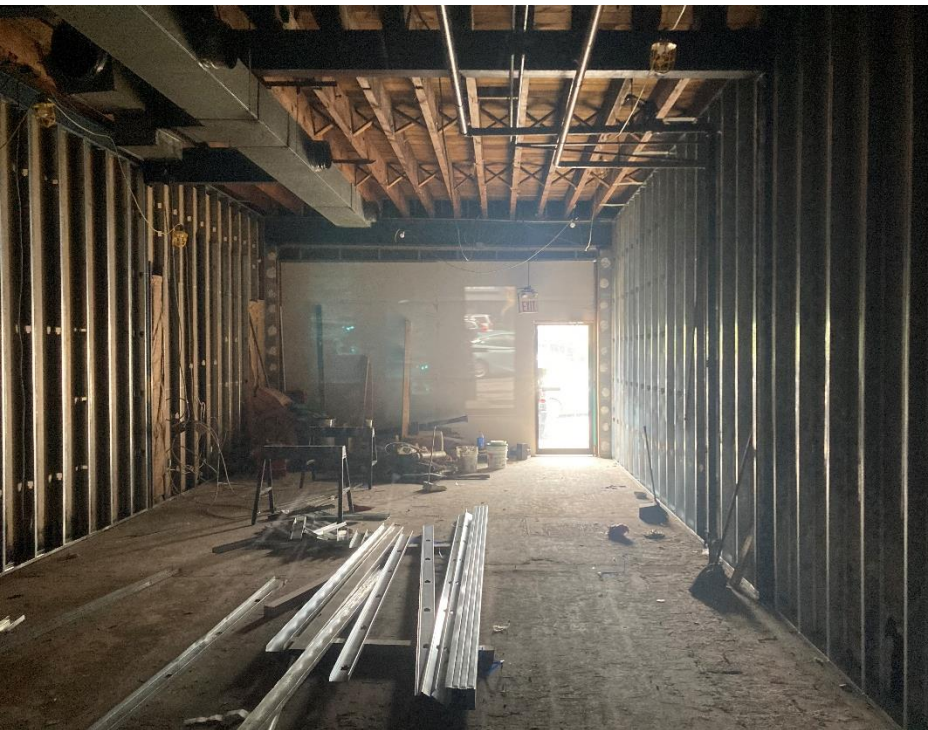
SIGNAGE



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INTERIOR PHOTOGRAPHS | 1



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INTERIOR PHOTOGRAPHS | 2



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PARKING



FRONT PARKING LOT



SIDE LOT



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NEARBY RETAILERS

- GORGEOUS NAIL & SPA
- CUSTOM CANDLE
- DI AMALFI RISTORANTE
- CARVEL
- BEDFORD BAGEL & BAKERY
- ANYTIME FITNESS
- MUSIC & ARTS
- SALSA FRESCA
- SAMMY'S KOSHER
- SHOPRITE
- THE BEDFORD HILLS DINER
- McDONALD'S
- LITTLE CABIN SANDWICH
- THE COMPLETE AQUARIUM
- SHENGRI LA SPA



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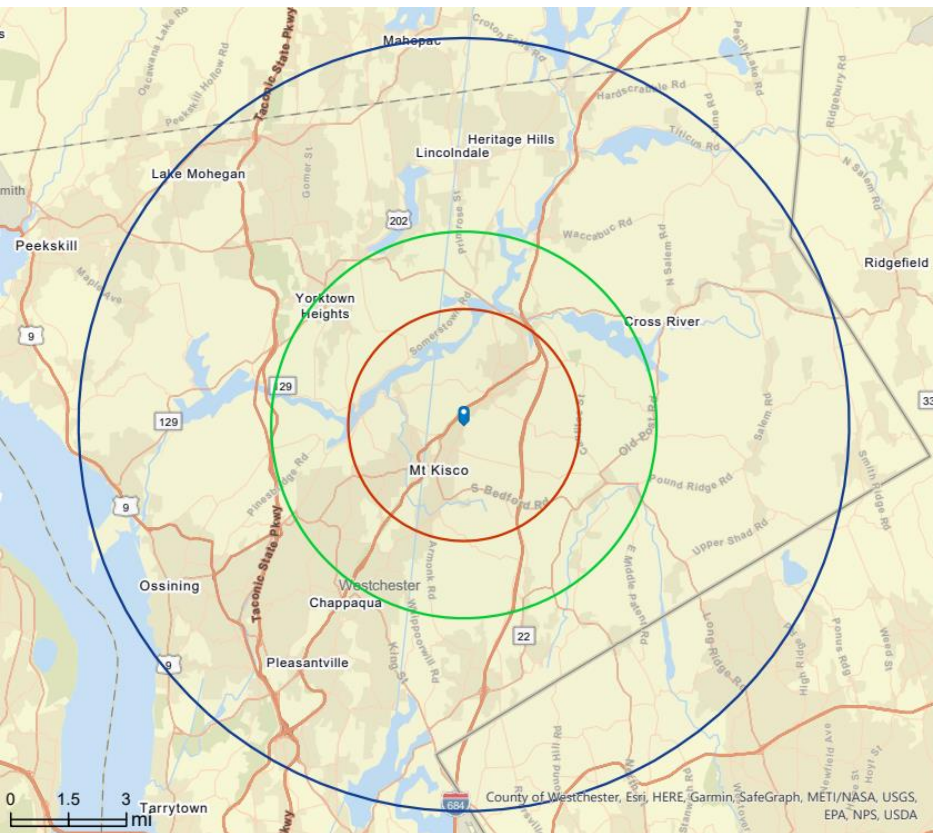
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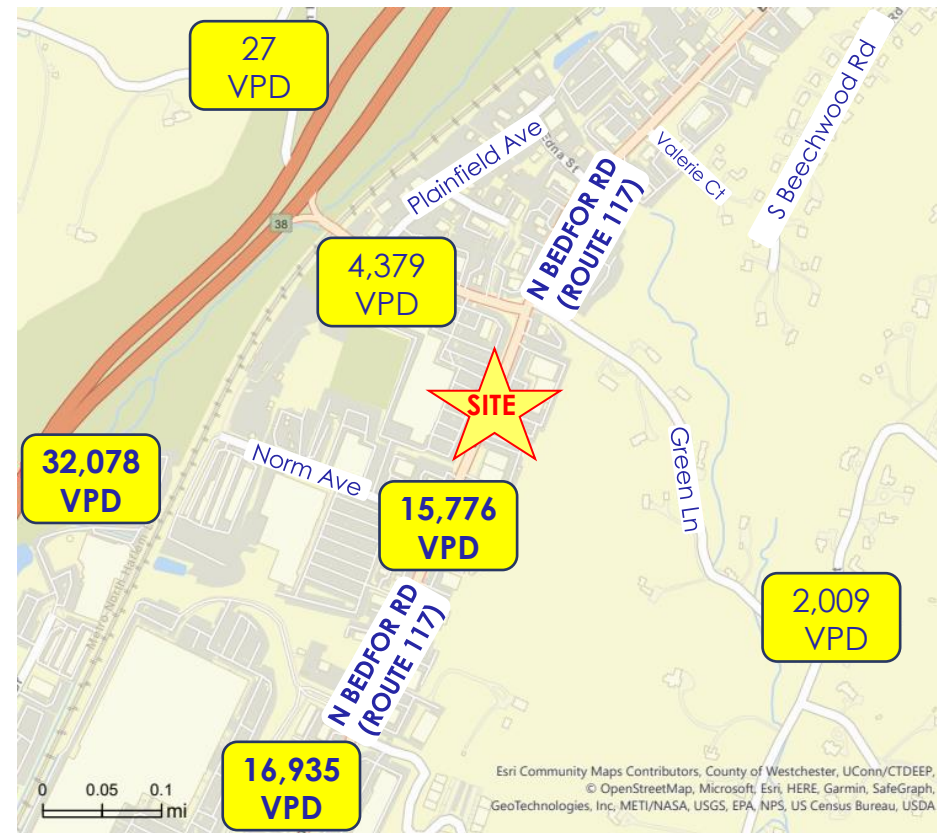
SITE MAP

RADIUS: **3-MILE** **5-MILE** **10-MILE**



TRAFFIC COUNT

15,776 Vehicles Per Day on North Bedford Rd (Route 117)



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BEDFORD HILLS/MOUNT KISCO RETAIL CORRIDOR

National Tenancy



KOHL'S



STAPLES



petco

CVS



**SHERWIN
WILLIAMS**



ShopRite



Great Clips

FIVE GUYS
BURGERS and FRIES

Massage Envy
SPA



| TARGET |
MOUNT KISCO COMMONS
SHOPPING CENTER
195 N Bedford Rd

DUE TO ITS EXCELLENT ACCESSIBILITY & CENTRAL LOCATION, THE BEDFORD HILLS / MOUNT KISCO AREA IS A MAJOR SHOPPING DESTINATION WITHIN NORTHERN WESTCHESTER.

THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS OF MOUNT KISCO IS OVER \$220,000.

BEDFORD, NY
AUG 2023 MEDIAN
HOME SALES PRICE

\$1.5M

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BEDFORD HILLS & MOUNT KISCO, NY | A Retail Hot Spot

BEDFORD HILL & MOUNT KISCO - THE "COMMERCIAL HUB"

With its location situated in the center of northern Westchester County, Mount Kisco is often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown retail options, there is a plethora of big box stores and high-end automobile sales dealerships along the North Bedford Road/Rte 117 retail corridor, which lies across the popular Mount Kisco / Bedford Hills border. The entire retail strip spans a commercially dense four (4) miles.

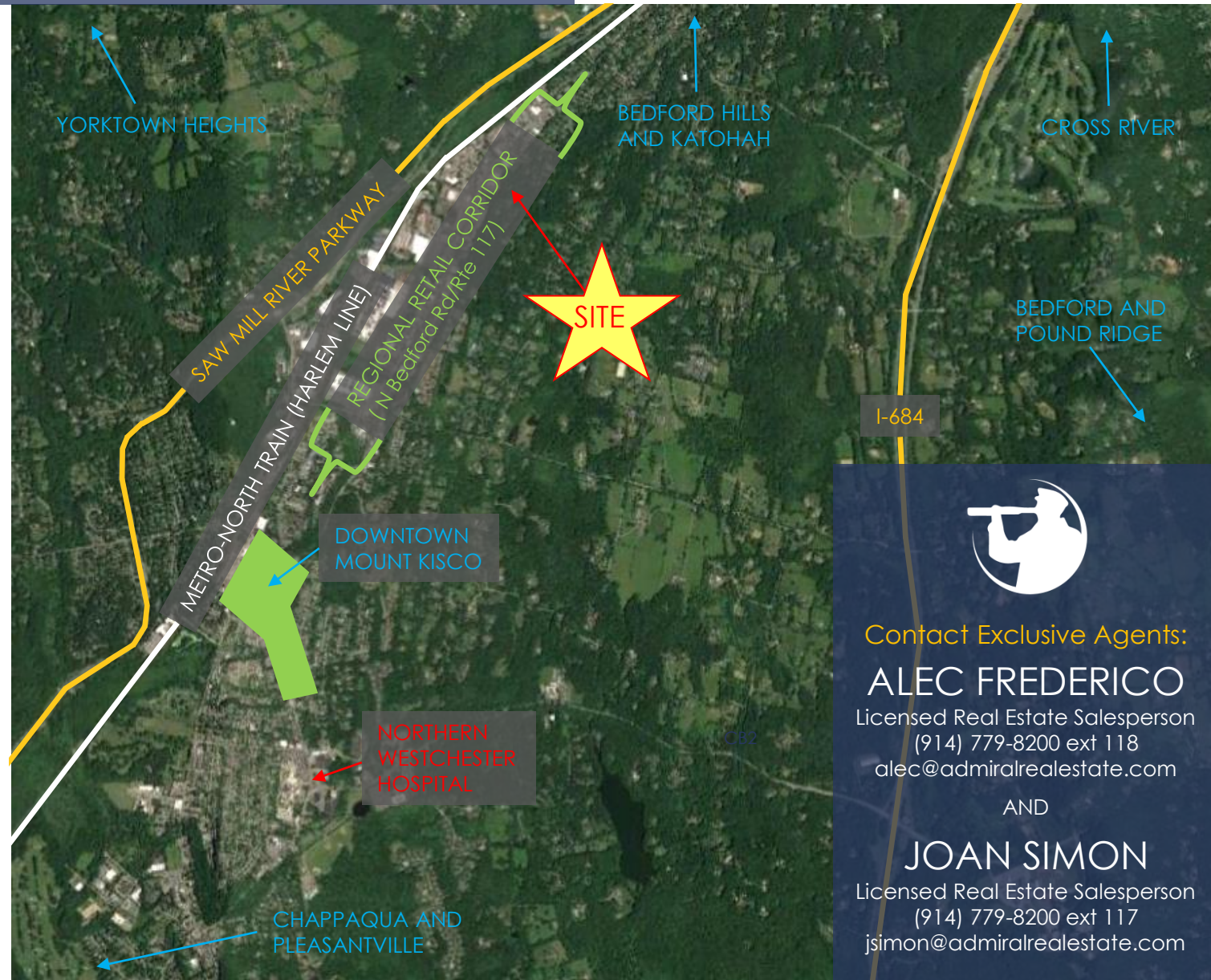
This massive retail hub is only a half (0.5) mile from downtown Mount Kisco. Shoppers from near and far enjoy an array of retailers, restaurants and services such as Target, Stop & Shop, Kohl's, Staples, Petco, Sherwin Williams, FedEx, CVS, Five Guys Burgers & Fries, Lexus, Land Rover, and Tesla. This well-known thoroughfare also includes popular fitness and entertainment options for the entire family including the Saw Mill River Club, New York Grand Prix Racing, SkyZone Trampoline Park, Sparklicious, and Forged Iron Golf.



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REGIONAL AERIAL



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AND

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