

SCARSDALE CENTRAL SHOPPING CENTER

Fantastic Location on Busiest Commercial Strip

648 Central Park Avenue, Scarsdale, NY 10583

ADMIRAL
REAL ESTATE SERVICES



PRIME SITE ON VIBRANT CENTRAL PARK AVE

1,200 SF | 100 Parking Spaces | Exceptional Location

NEXT TO  24 **FITNESS**

ACROSS FROM  **GOLFZON**

- Prime Space in Vibrant Center
- Retail & Office Uses Permitted
- (100) Parking Spaces in Private Lot
- Excellent Visibility
- (2) Curb Cuts
- Fantastic Demographics
- High Daily Traffic Count
- Great Signage Opportunity
- Situated Between Old Army Rd and Mt. Joy Ave; Both Signalized Intersections
- Exceptional Co-Tenancy Including Chase, Danny's Cycles, SuperCuts, and The UPS Store,
- Ultra Busy Location on Central Park Ave; 0.5-mile to Strip with HomeGoods, Panera, Pizza Hut, Starbucks, Joann Fabric & Ford

**VIRTUAL TOUR
INCLUDED!**

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**CONTACT BROKER
FOR RENTAL RATE
AND DETAILS**



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

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PROPERTY INFORMATION

- Location: Situated at most populated section of highly trafficked Central Park Ave
- Public Transpo: Bus stop directly in front of center
- Neighbors: 24-Hour Fitness, Golfzon Social, Barnes & Noble, ShopRite, Marshall's, Home Sense, HomeGoods, Alamo Draft House, etc!
T.J. Maxx,
- Highway Proximity: Located near I-87 & Major Parkways (Sprain Brook, Bronx River & Saw Mill River)

SPACE INFORMATION

- 1,200 SF
- Column-free, mostly open vanilla box
- Wall can be demised for open layout
- Full basement included
- One (1) private restroom
- High ceilings
- Great natural light
- Rear entrance/exit near extra parking in back
- Situated between former Huntington Learning Center and Danny's Cycles



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CO-TENANCY

- DANNY'S CYCLES
- THE UPS STORE
- SUPERCUTS
- CHASE BANK



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DEMOGRAPHICS

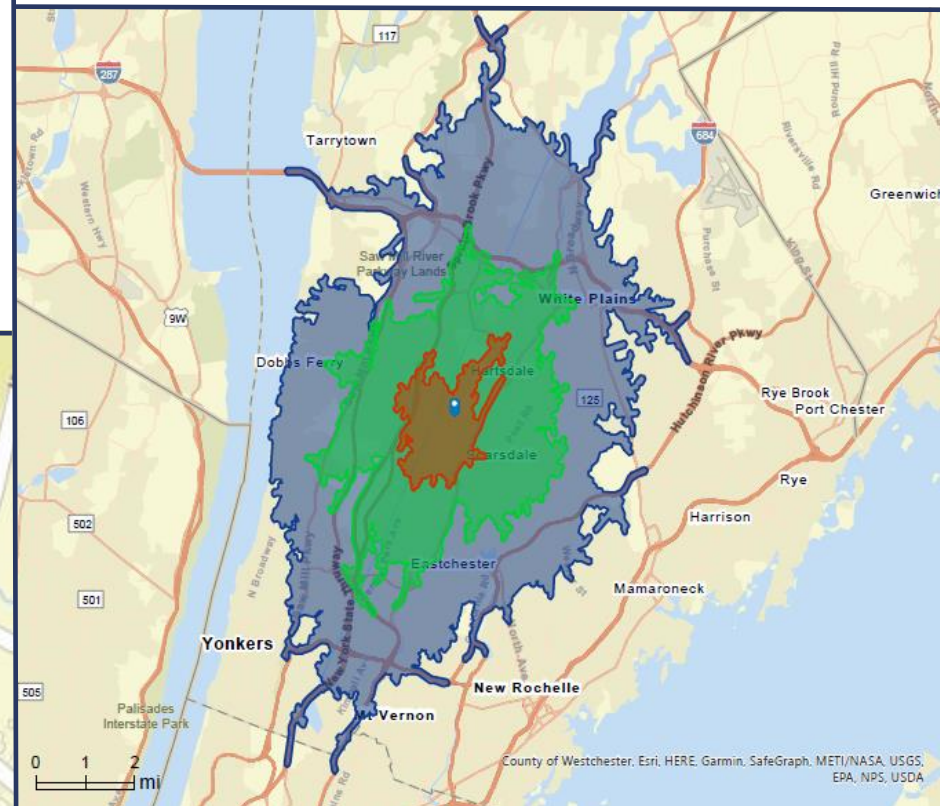
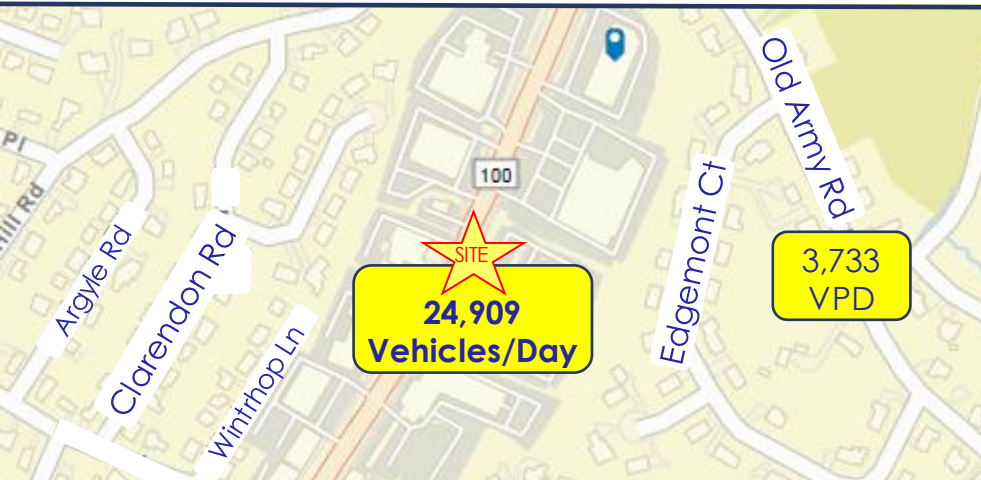
By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$271,790	\$227,567	\$192,346
Median HH Income	\$187,417	\$152,660	\$125,683
Population	11,254	84,742	284,012
Total Households	4,364	31,443	110,007
Median Age	47	46	44
Disposable Income	\$162,531	\$142,030	\$124,135
Medical Expenses	\$16,699	\$14,143	\$11,828
Avg Net Worth	\$4.3M	\$3.5M	\$2.5M
Net Worth > \$2M	37.9%	30.8%	22.7%

RETAIL MARKET POTENTIAL (2017)

5-Min
\$461M

10-Min
\$2.5B

15-Min
\$7.2B



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INTERIOR

VIRTUAL TOUR

CLICK **HERE**



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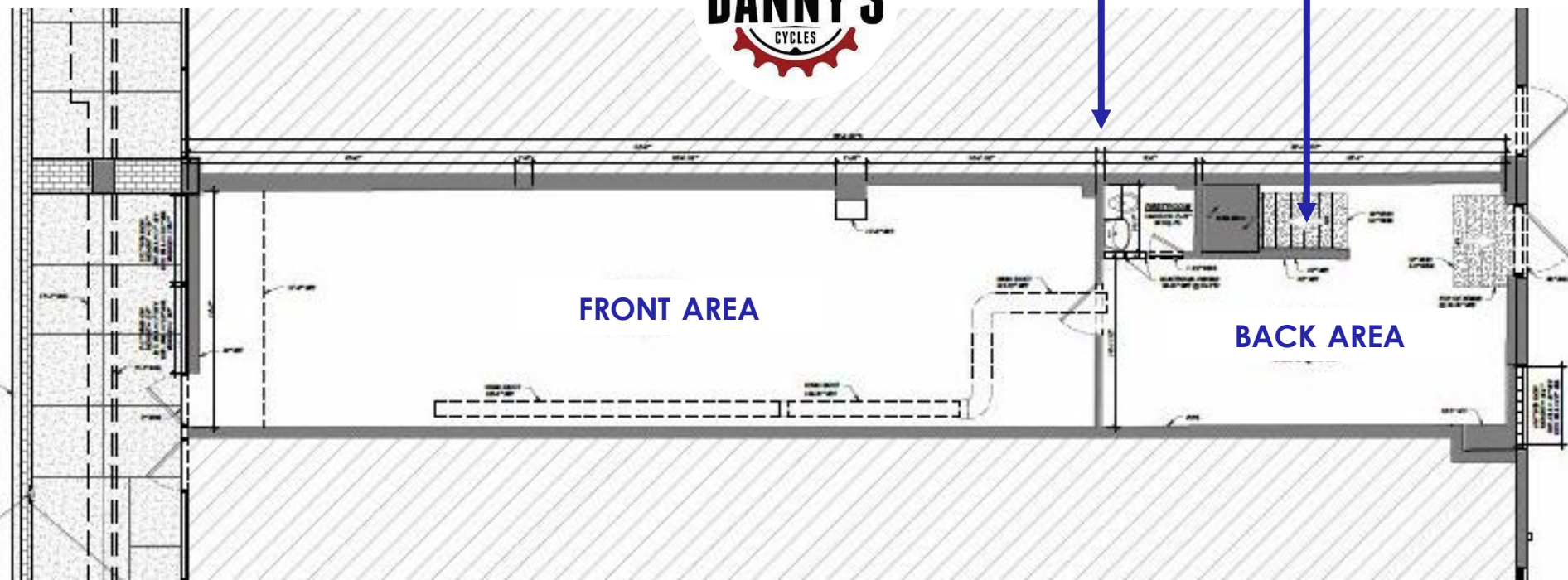


SITE PLAN



DEMISING
WALL

FULL
BASEMENT



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AERIAL MAP
Close-Up

TRAFFIC COUNT:
24,909 Vehicles/Day

Parking for (100)
Around Entire
Building

GOLFZON



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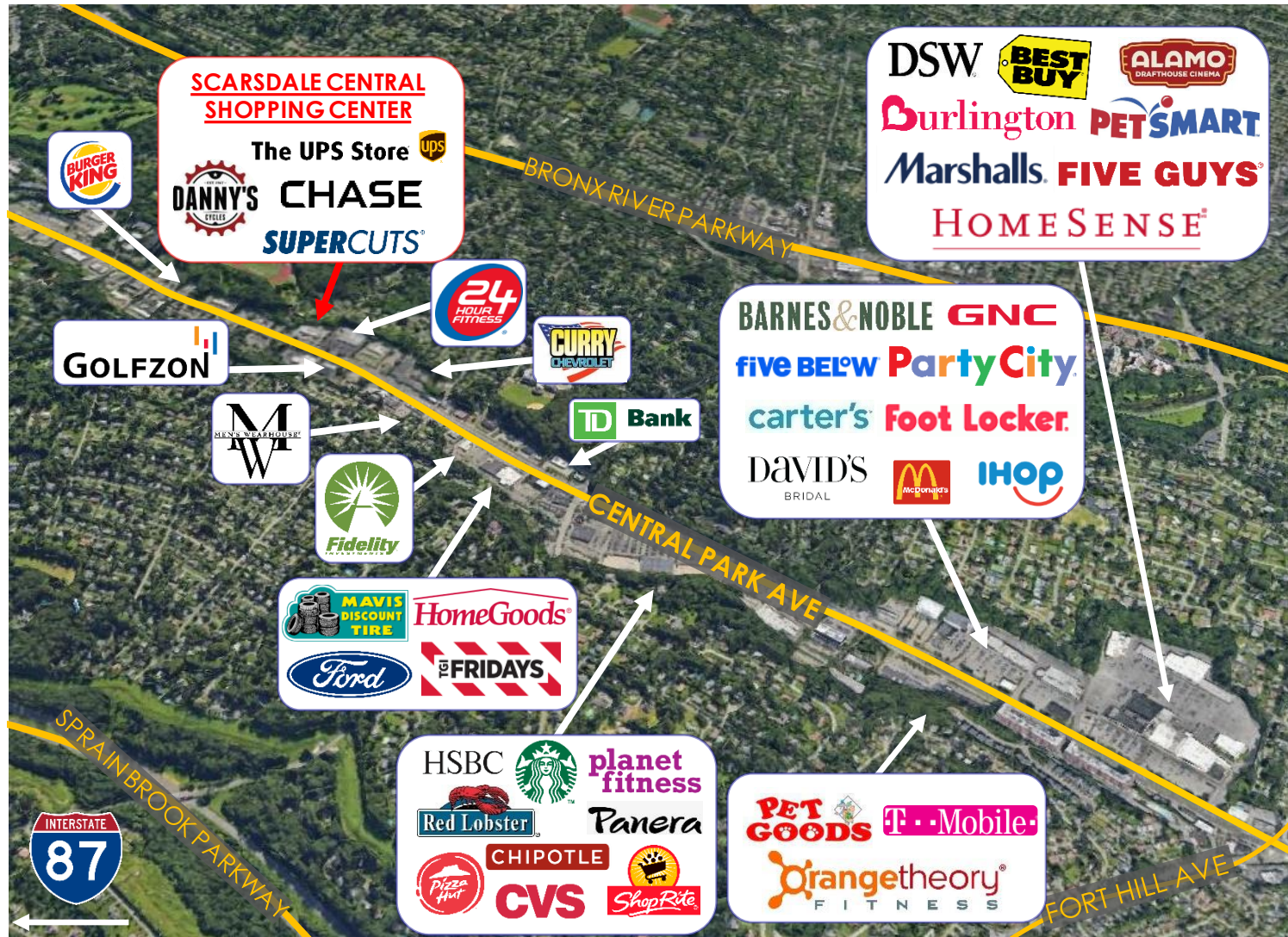
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SITE MAP

Regional Aerial



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