

# SCARSDALE CENTRAL SHOPPING CENTER

Fantastic Location on Busiest Commercial Strip

654 Central Park Avenue, Scarsdale, NY 10583

ADMIRAL  
REAL ESTATE SERVICES



## PRIME SITE ON VIBRANT CENTRAL PARK AVE

3,200 SF | 100 Parking Spaces | Exceptional Location

NEXT TO  **FITNESS**

ACROSS FROM  **GOLFZON**

- Fully Equipped QSR Restaurant
- Best Center Signage Opportunity
- Former Boston Market Restaurant
- (100) Parking Spaces in Private Lot
- Excellent Visibility
- (2) Curb Cuts
- Fantastic Demographics
- High Daily Traffic Count
- 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!**

*(Page 5)*

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](mailto:haryn@admiralrealestate.com)

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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, T.J. Maxx, HomeGoods, JoAnn Fabric, Alamo Draft House, Pizza & Brew, etc.
- Highway Proximity: Located near I-87 & Major Parkways (Sprain Brook, Bronx River & Saw Mill River)

## SPACE INFORMATION

- 3,200 SF fully equipped restaurant
- Ultra prime anchor location
- Long-standing former Boston Market site
- Largest space and signage opportunity in center
- Private restrooms
- Easy accessibility
- Great natural light
- Excellent parking lot and options
- Rear entrance/exit near extra parking in back
- Situated adjacent to UPS Store and inline with Chase



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## CO-TENANCY

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



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## DEMOGRAPHICS

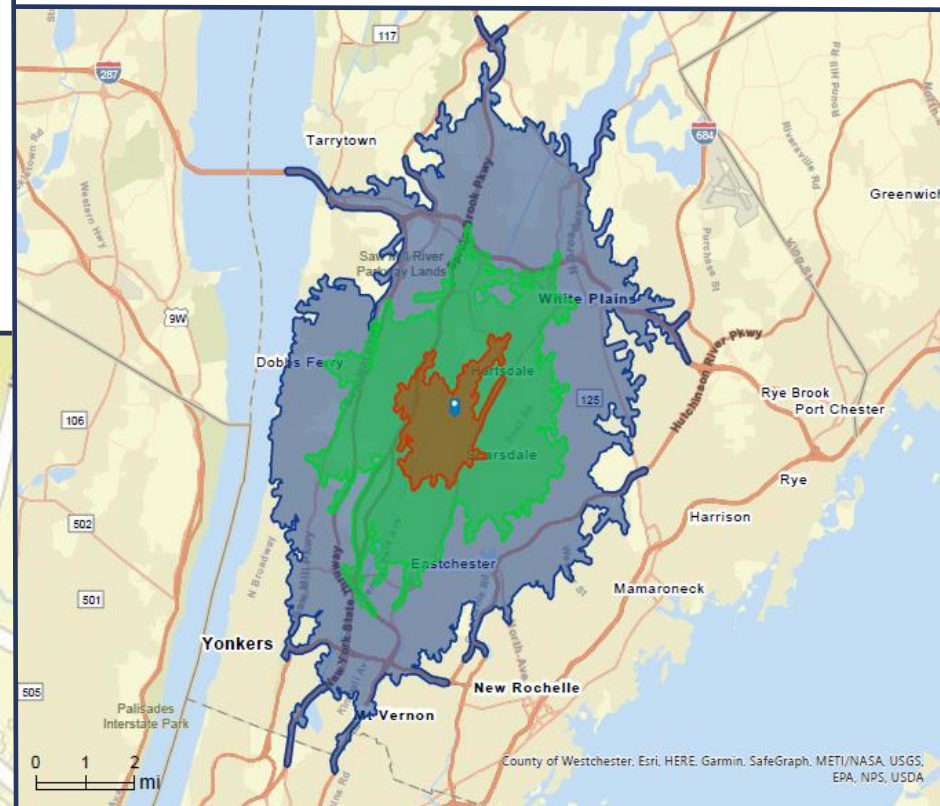
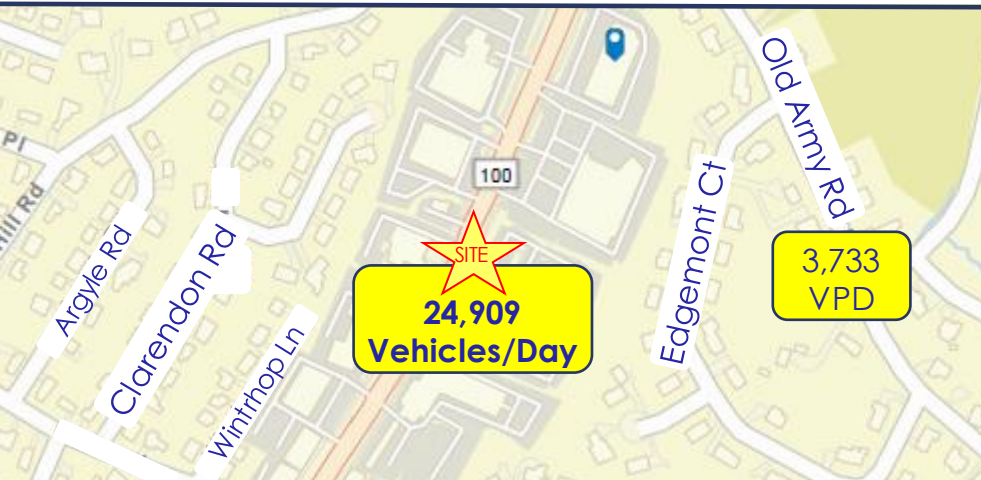
By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$271,790	\$227,567	\$192,346
Median HH Income	\$187,417	\$152,660	\$125,683
Population	11,254	84,742	284,012
Total Households	4,364	31,443	110,007
Median Age	47	46	44
Disposable Income	\$162,531	\$142,030	\$124,135
Medical Expenses	\$16,699	\$14,143	\$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 PHOTOGRAPHS

[CLICK HERE FOR VIRTUAL TOUR](#)



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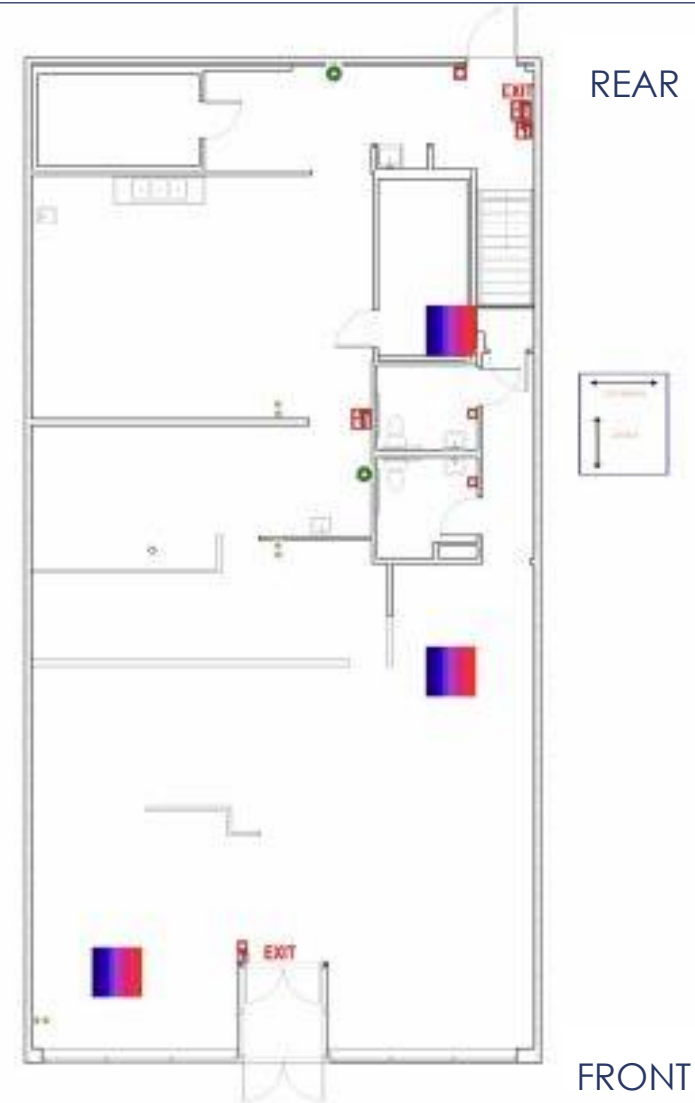
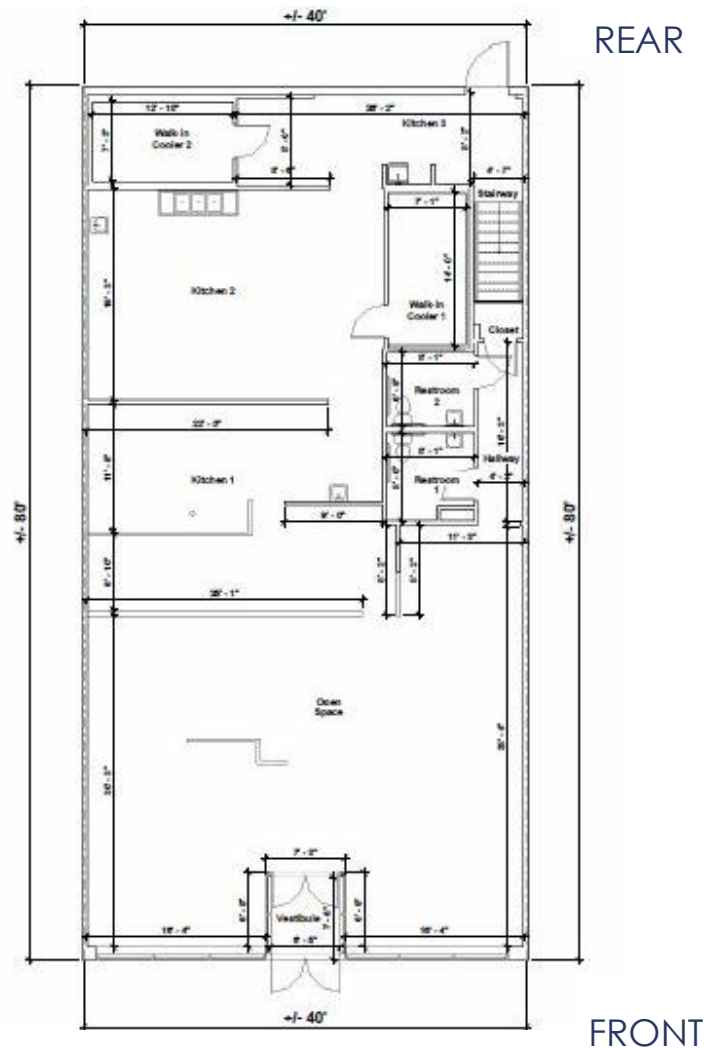


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## SITE PLANS



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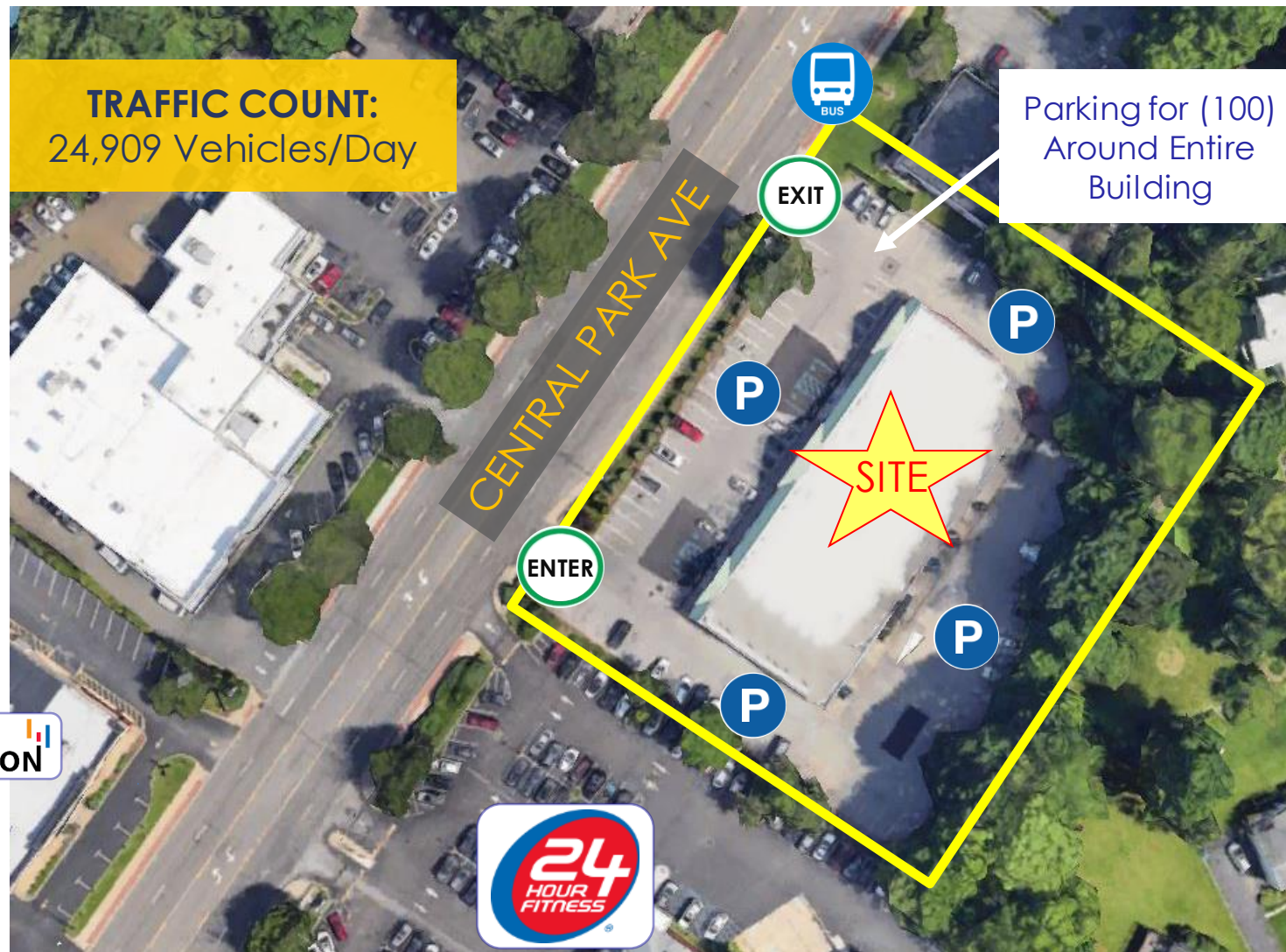
## AERIAL MAP

Close-Up

**TRAFFIC COUNT:**  
24,909 Vehicles/Day

Parking for (100)  
Around Entire  
Building

**GOLFZON**



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