

ULTRA PRIME RETAIL SITE AVAILABLE
Located in the Heart of Downtown Bronxville
66 Pondfield Road, Bronxville, NY 10708



**CONTACT BROKER
FOR RENTAL RATE**




FOR LEASE:

CLICK [HERE](#) FOR VIRTUAL TOUR

HIGHLY TRAFFICKED DOWNTOWN RETAIL SPACE IN PRIME CBD LOCATION

- 1,250 SF + Basement
- Tremendous Foot Traffic
- Located between Long-Time Fashion Tenants – Toney Toni & The Gang and Shoes N' More; Steps from Harry's, Underhill's Crossing, and Value Drug
- Fully Built-Out Interior
- Strong Consumer Spending
- Near All Downtown Amenities
- Multiple Uses Considered

 CONTACT OWNER'S EXCLUSIVE AGENTS: HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com
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BRONXVILLE, NY | 66 Pondfield Road
 Exceptionally Visible Downtown Retail Space
 1,250 SF with Full Basement Included



BUILDING DETAILS

Location: Pondfield Rd between Park Pl and Garden Ave
District: Business District A (Central Business)
Parking: Various Municipal Lots; Street Parking
Bus: 1-Min Walk to 2 Stops; One on Pondfield Rd
Near: Scarsdale, Eastchester, Tuckahoe, Mt. Vernon
Nearest Highway: 0.5 Mile from Bronx & Sprain River Parkways

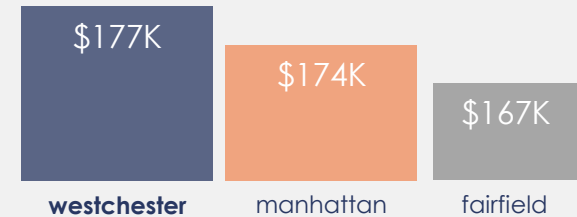
NEW YORK'S
WESTCHESTER COUNTY
STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

SPACE HIGHLIGHTS

- High Daily Pedestrian Foot Traffic
- Mostly Open Layout; Limited Columns
- Basement Included; No Additional Rental Fee
- Shares Block with Underhill's Crossing & Slave to the Grind

HIGH AVERAGE
HOUSEHOLD INCOME



DEMOGRAPHICS

By Radius	.25-Mile	.50-Mile	.75-Mile
Average HH Income	\$211,188	\$213,967	\$209,863
Median HH Income	\$134,747	\$138,281	\$138,278
Population	1,742	7,072	15,012
Total Households	708	3,177	6,149
Disposable Income	\$132,819	\$134,869	\$133,020
Medical Expenses	\$13,286	\$13,640	\$13,194
Avg Net Worth	\$3.1M	\$3.2M	\$3.0M
Net Worth > \$2M	26.7%	28.1%	27.5%

KEY FACTS

POPULATION	MEDIAN AGE
7,072	49
AVG INCOME	NET WORTH
\$213,967	\$3.2M

DEC 2023 MEDIAN
HOME SALES
PRICE

\$2.3M



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RETAIL MAP

Downtown Bronxville (CBD)



Bronxville Village Retail Map

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INTERIOR
PHOTO



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VISIBILITY

View From Pondfield Road
Looking Northwest



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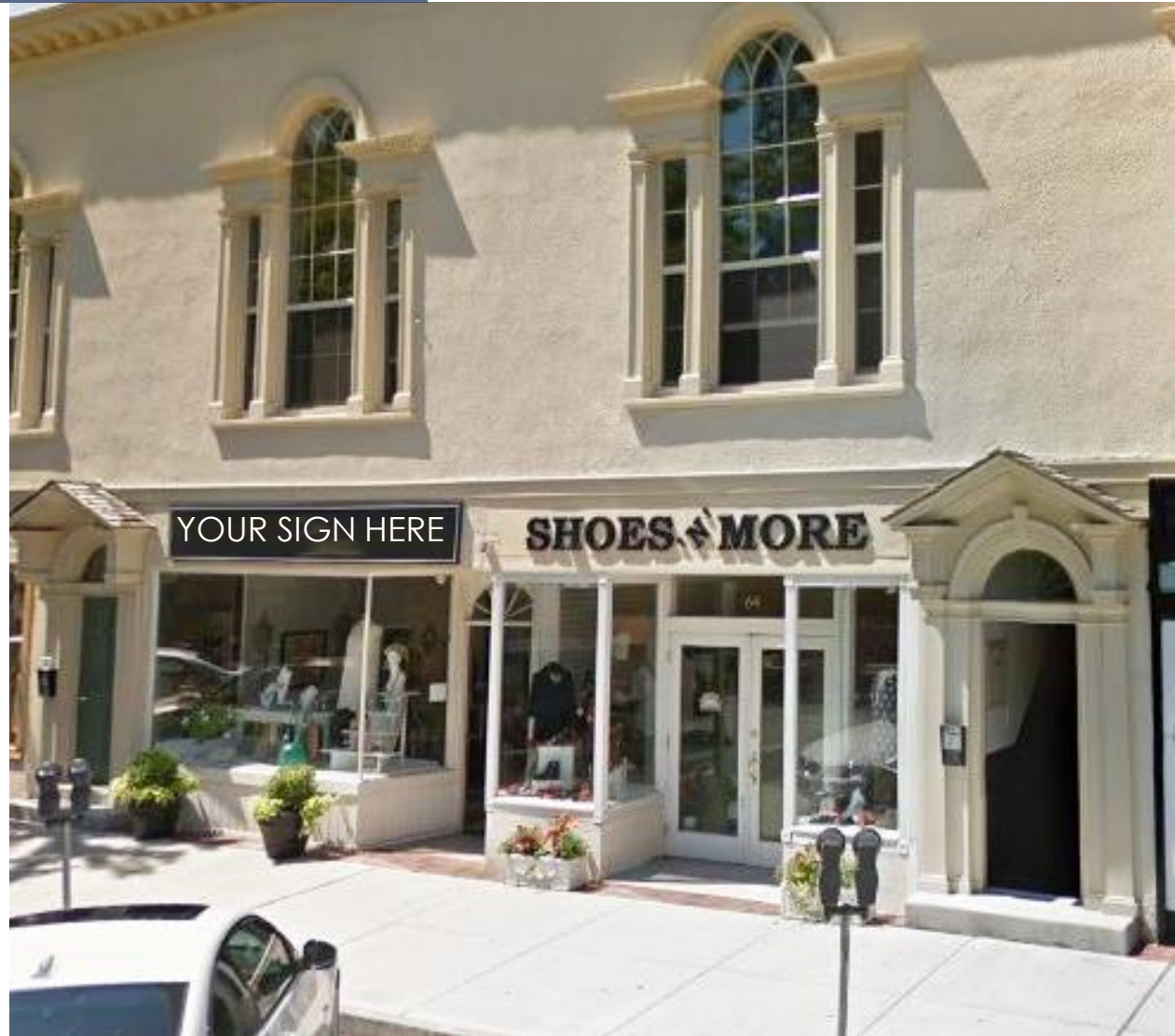
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SIGNAGE

Below: Current Signage

Right: Potential Signage



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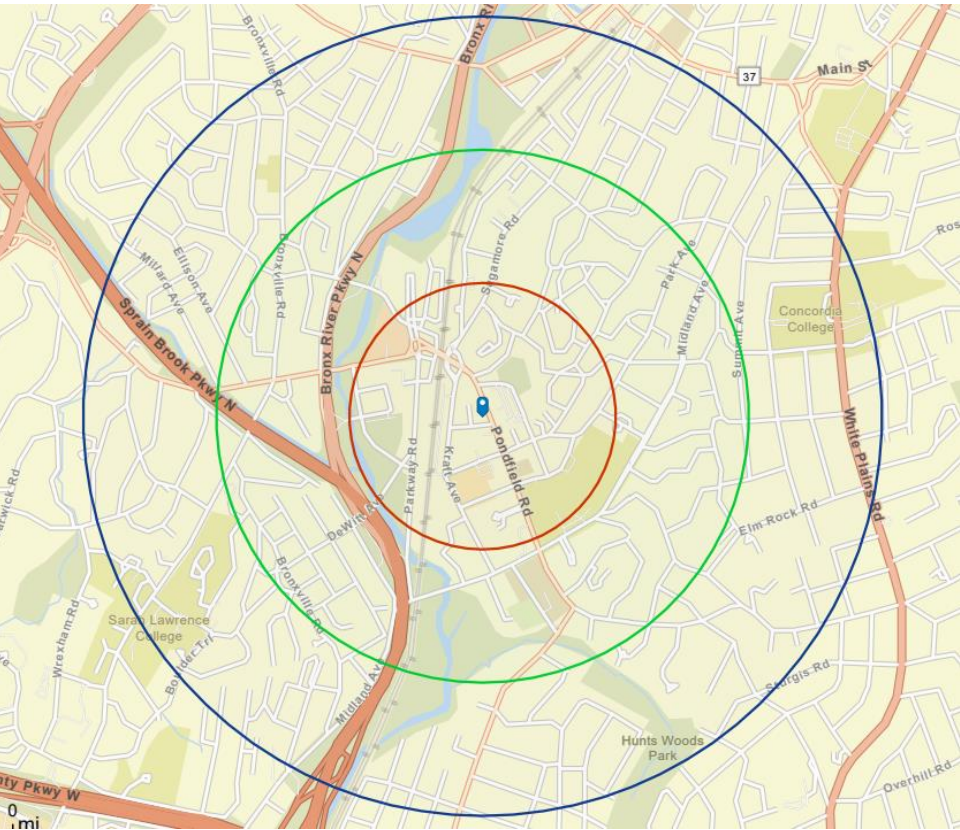
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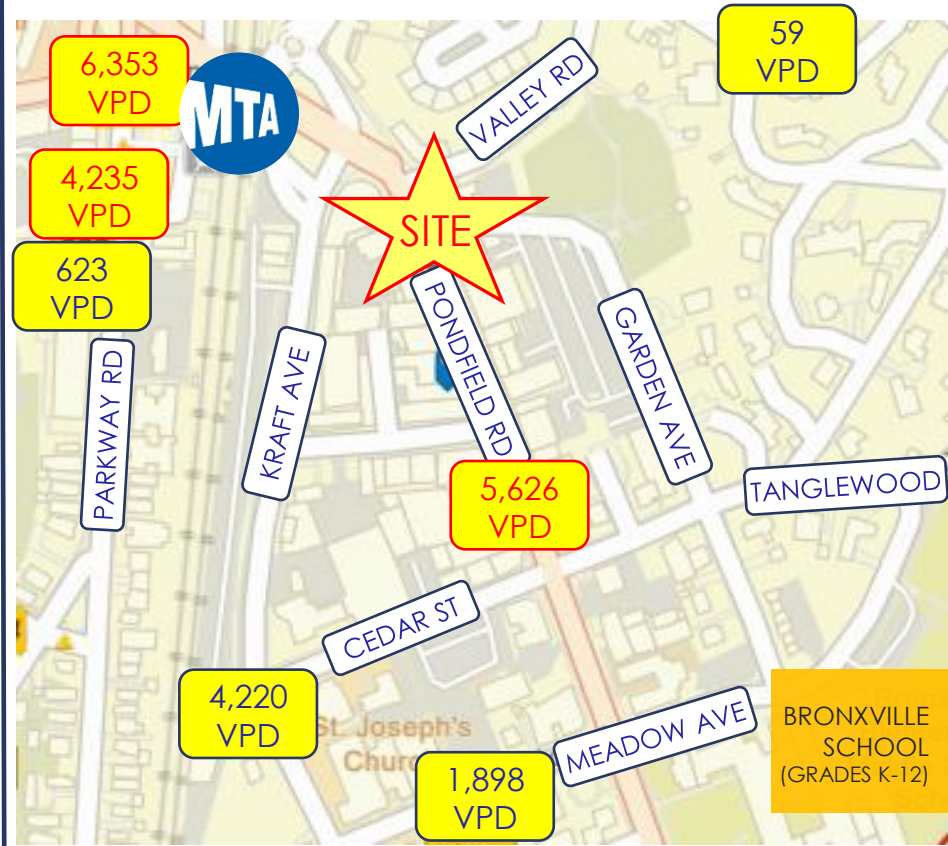
SITE MAP

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



TRAFFIC COUNT

+5,600 Vehicles Per Day on Mamaroneck Avenue



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METRO-NORTH PROXIMITY AND PARKING AERIAL

Downtown Bronxville



Bronxville's Metro-North train station is located just over one block from the subject space.



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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, pharmacies, 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 \$210,000+** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.



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ADMIRAL
REAL ESTATE SERVICES



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