

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



600 SF



CONTACT BROKER FOR
FULL RENTAL RATE

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
- Walkable to Metro-North Train
- Surrounded by All Businesses Including Silk Road, Topps Bakery, Langes Deli, LaGravinese Jewelers, Underhill's Crossing, Park Place Bagels & more!



CONTACT OWNER'S EXCLUSIVE AGENTS: HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com
JON GORDON: 914-779-8200 x115 jgordon@admiralrealestate.com

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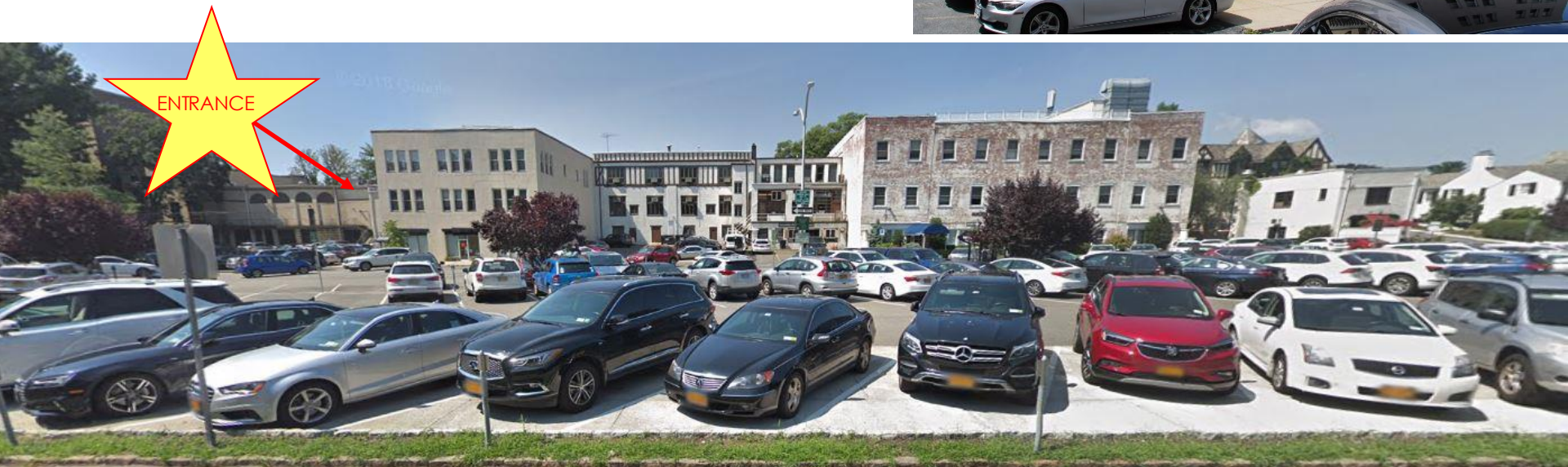
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BRONXVILLE, NY | 85 Pondfield Road
600 SF Retail Site in Center of Shopping District
Office/Medical, Fitness & Other Uses Considered

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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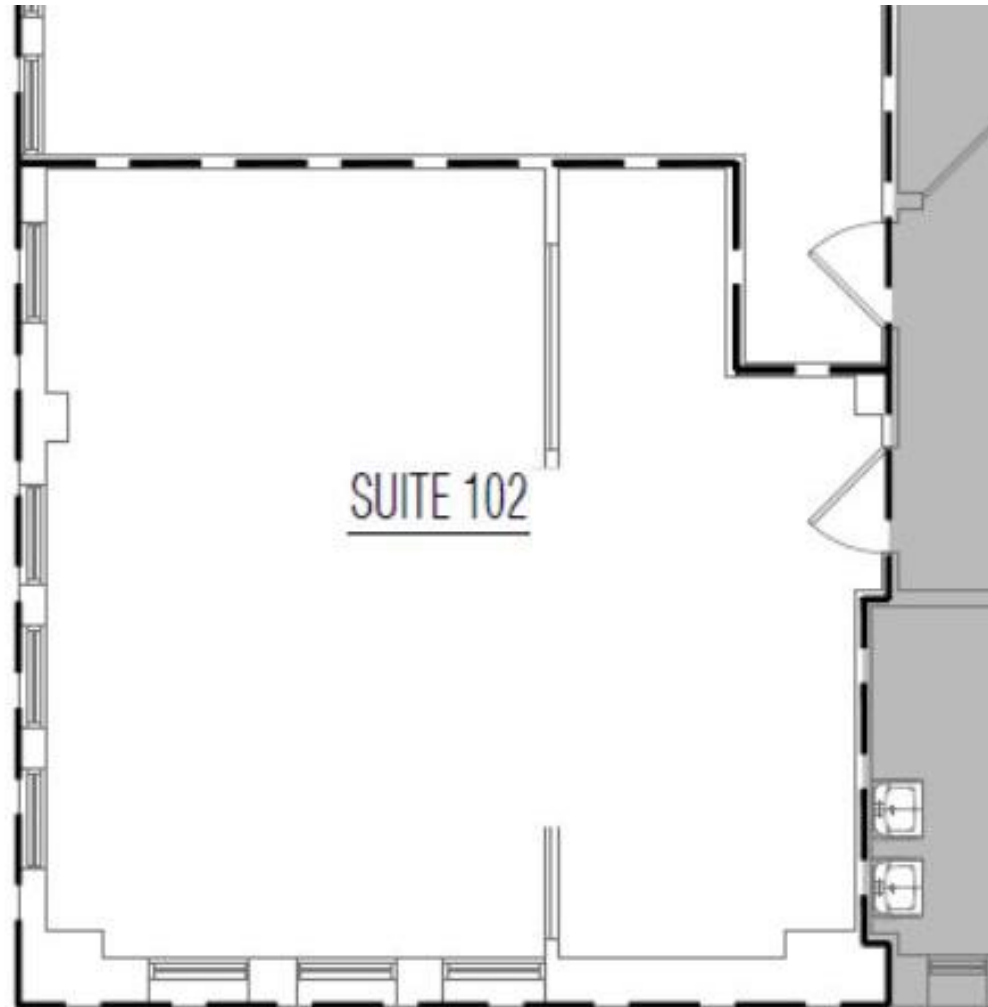
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SITE PLAN



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RETAIL MAP
 Downtown

F_B **NEW!**
FRAMEBRIDGE



← NewYork-Presbyterian
 Westchester

ADMIRAL
 Bronxville Village
 Retail Map

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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

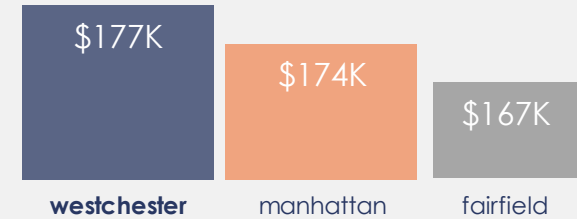
DEC 2023 MEDIAN
 HOMESALES
 PRICE

\$2.3M

NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester
 RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME

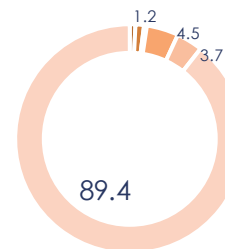


DEMOGRAPHICS

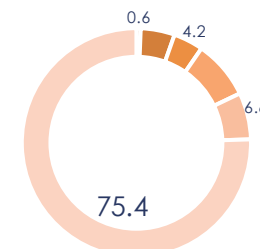
By Radius	0.35-Mile	0.60-Mile	0.85-Mile
AVG HH Income	\$247,639	\$229,522	\$221,141
Median HH Income	\$177,124	\$157,153	\$150,982
Population	1,721	7,185	15,691
Total Households	694	3,241	6,429
Disposable Income	\$152,716	\$144,607	\$140,051
Avg Net Worth	\$3.8M	\$3.6M	\$3.3M

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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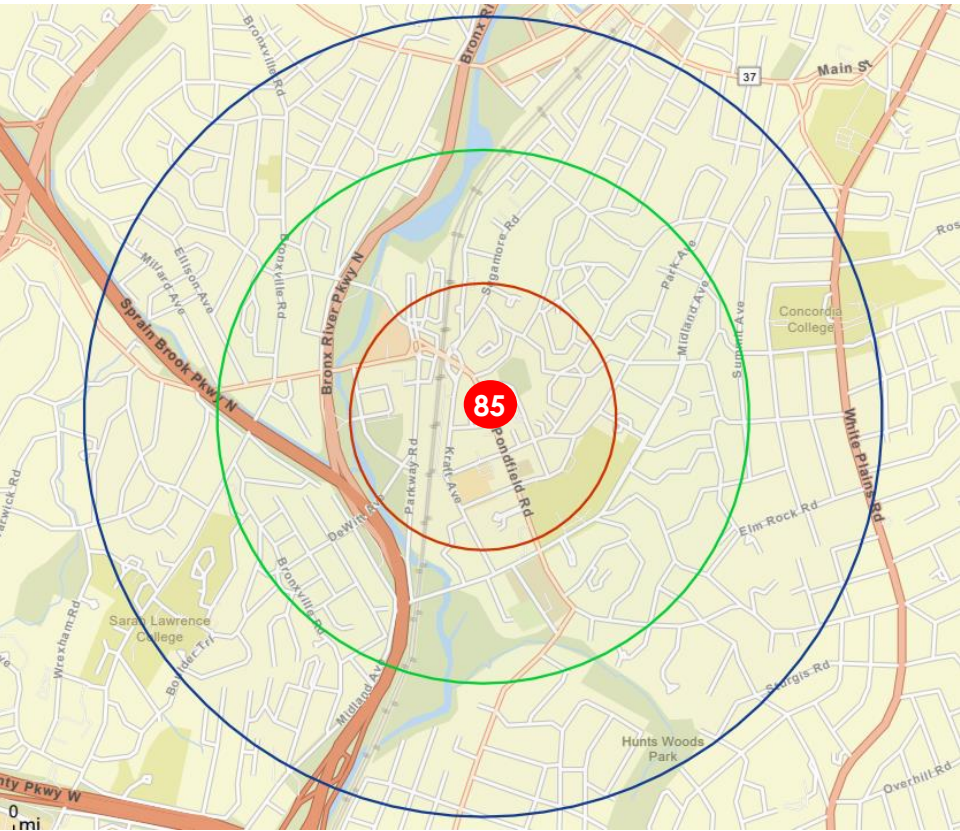
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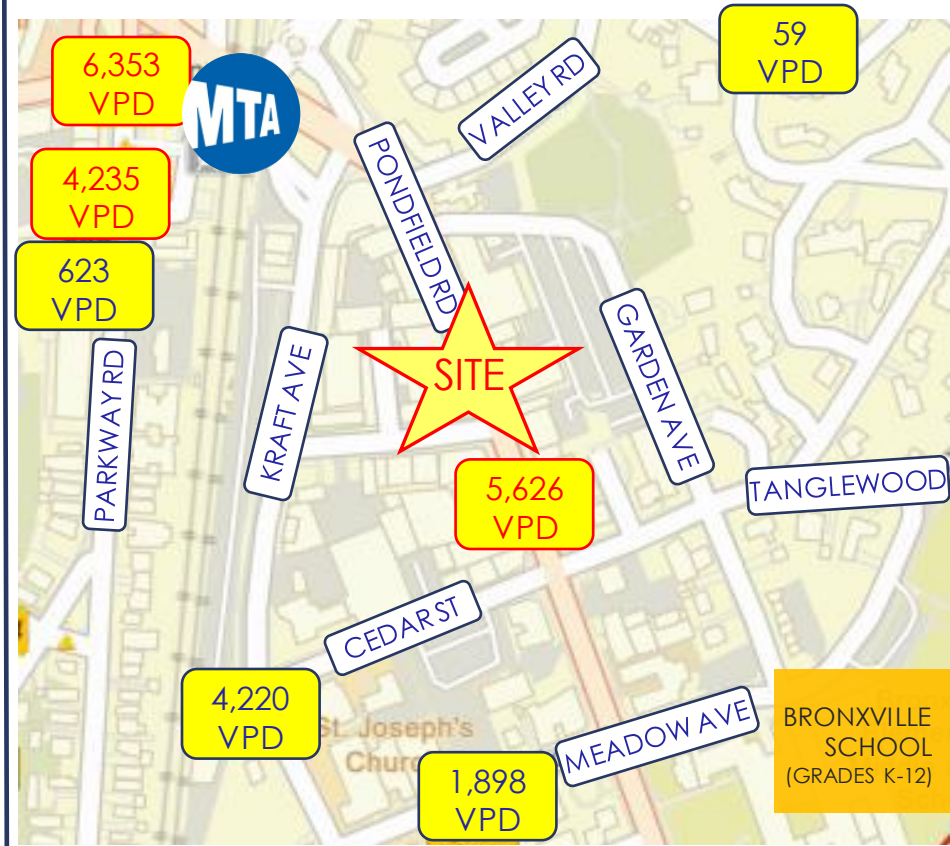
SITE MAP

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



TRAFFIC COUNT

+5,600 Vehicles Per Day on Pondfield Road



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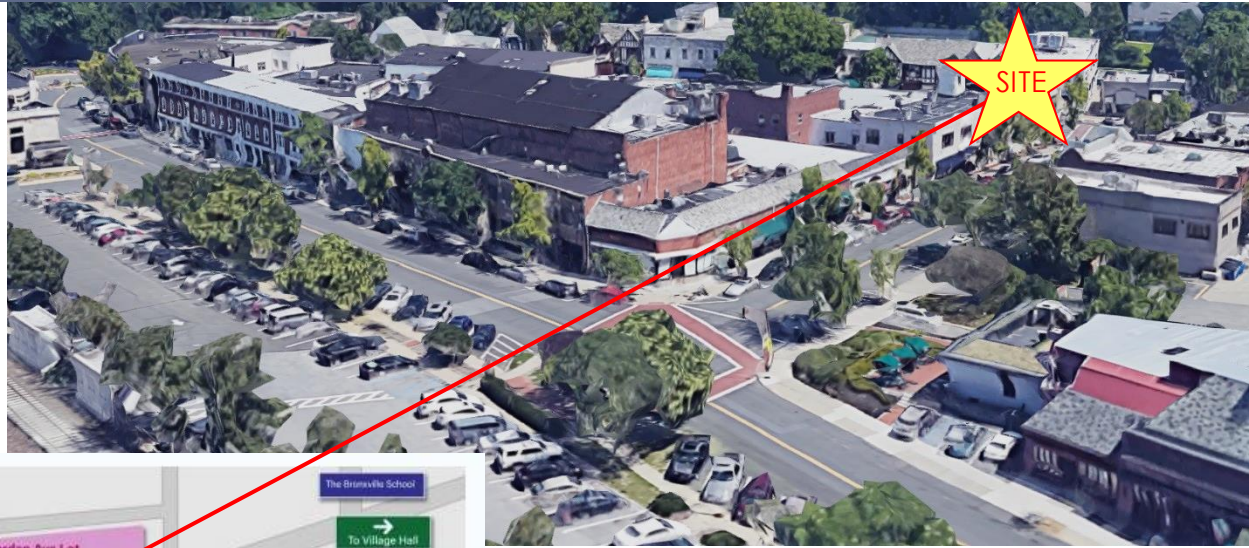
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PARKING MAP

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
 LIFE & HOME

SOULCYCLE

J. McLaughlin

TOPPS
 BAKERY • SWEETS



THE PICTURE HOUSE

THE SHAD STORE



Haiku



VALUE DRUGS

Wild Ginger
OPAOPA FRESH GREEK

FRAMEBRIDGE

Underhills Crossing
 A MANHATTAN DINING EXPERIENCE IN BRONXVILLE

Allstate
 You're in good hands.



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ADMIRAL
REAL ESTATE SERVICES



AERIAL
Downtown
Bronxville, NY



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LOCAL AERIAL



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Pondfield Rd (CBD)

ABOUT BRONXVILLE

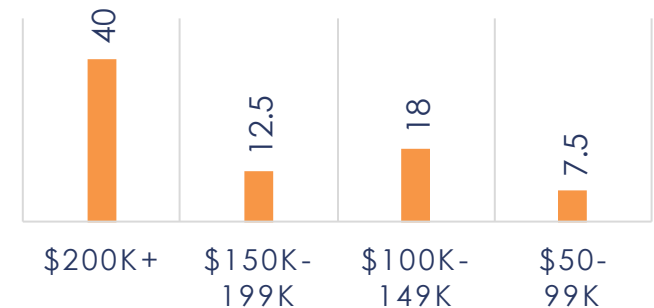
Concentrated in one square mile, Bronxville is a **uniquely walkable village**. Homes and apartments are within walking distance of town, where shoppers can walk between grocery store, movie-theater, restaurants, boutiques, banks, salons, fitness and dry cleaners all within a couple of blocks.

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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