

BRONXVILLE, NY | 85 Pondfield Road
Fantastic Office Opportunity in the Heart of Downtown
480 & 1,706 RSF | Excellent Parking Options



CONTACT FOR FULL
RENTAL INFORMATION



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118
JON GORDON: [914-779-8200](tel:914-779-8200) x115

alec@admiralrealestate.com
jgordon@admiralrealestate.com

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BUILDING DETAILS

District:	Business District A (Central Business)
Utilities:	\$3.50 PSF Electric; Dedicated Controlled HVAC
Parking:	Adjacent Municipal Lot & Street Parking
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

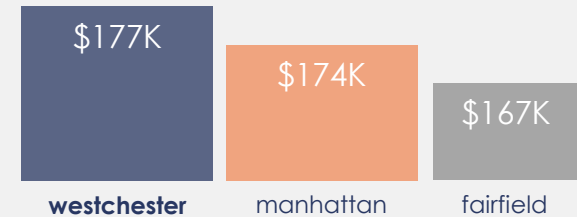
AUG 2024 MEDIAN
HOME SALES
PRICE

\$2.7M

NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME

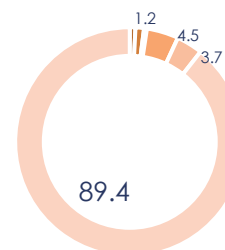


DEMOGRAPHICS

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

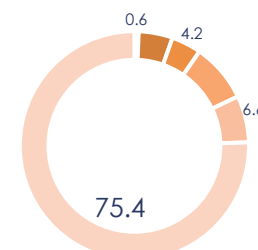
2021 HOME VALUE

(0.25-Mile Radius)



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

(0.50-Mile Radius)



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



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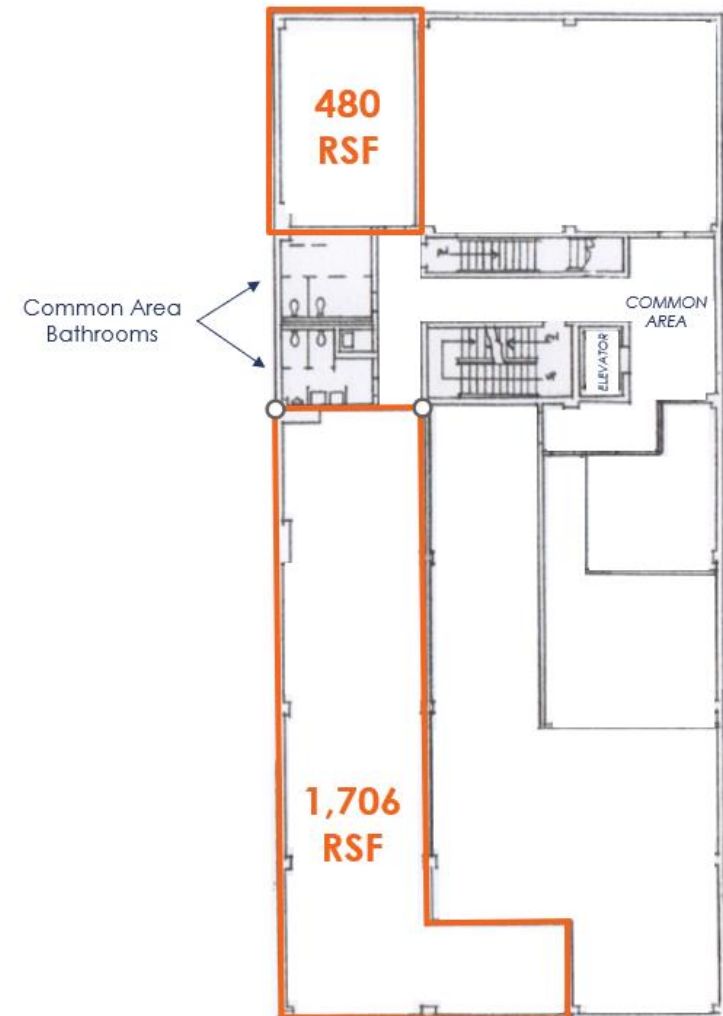
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SPACE INFORMATION

- Second Floor - 480 RSF (Suite 202) and 1,706 RSF (Suite 203)
- Multiple Entrances; Elevator in Building
- \$3.50 PSF Electric
- Controlled Dedicated HVAC
- Common Restrooms
- Directly Adjacent to Municipal Lot and Street Parking
- Tremendous Foot Traffic and Consumer Spending Area
- Near All Downtown Amenities; Quick Walk to Coffee Shops, Restaurants, Delis, Dry Cleaning, Parks, Grocery, Boutique Retail Stores, Drug Stores, Banks, Schools, etc.
- 2-Minute Walk to Metro-North
- 31-Minutes to Midtown Manhattan



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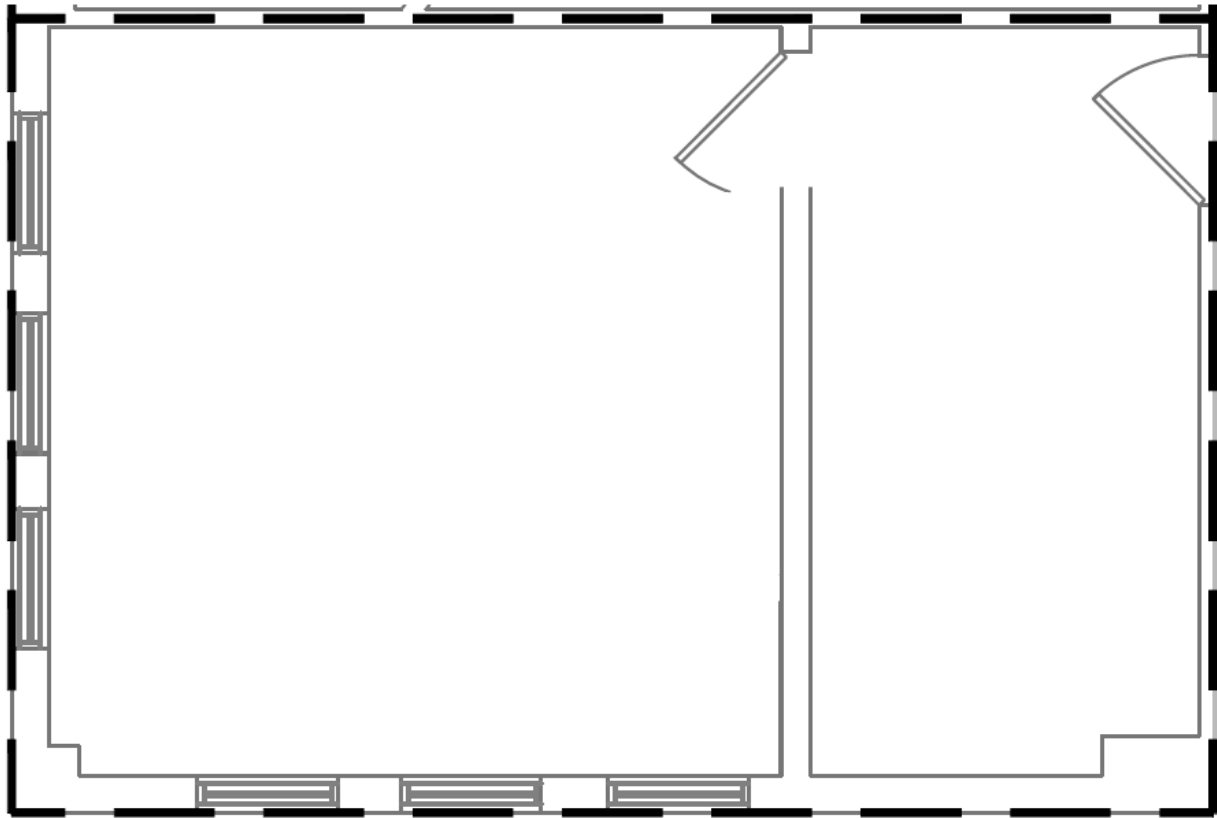
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FLOOR PLAN

Suite 202
480 SF



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PHOTO

Suite 202
480 SF



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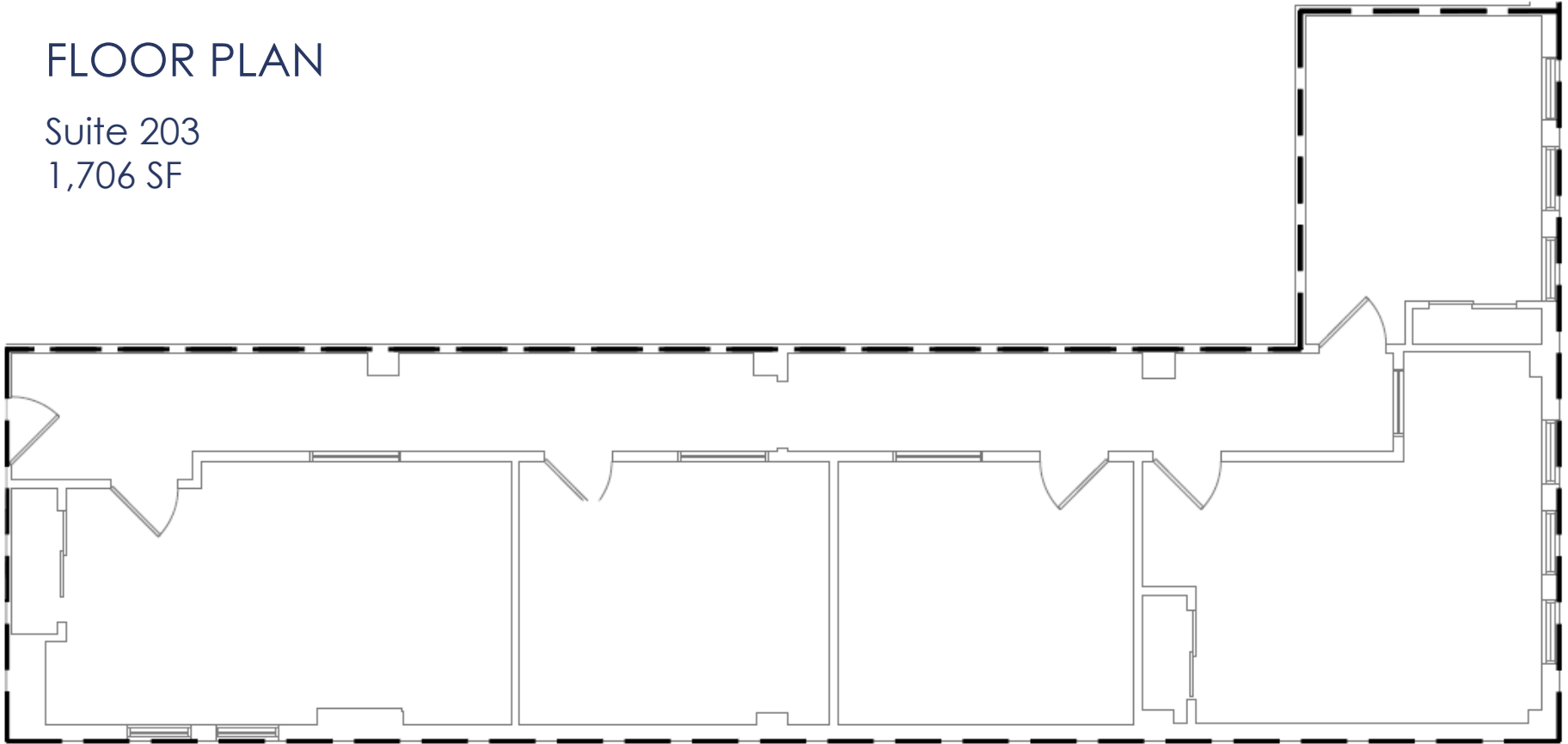
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FLOOR PLAN

Suite 203
1,706 SF



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PHOTOS

Suite 203
1,706 SF



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PARKING – GARDEN AVE LOT

Direct Access to Pondfield Road from the **Garden Avenue Lot**

- Walkway and Upper Level Entrance to Lobby →
- Ground Entrance from Parking Lot →
- 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



ENTRANCE
TO
LOBBY



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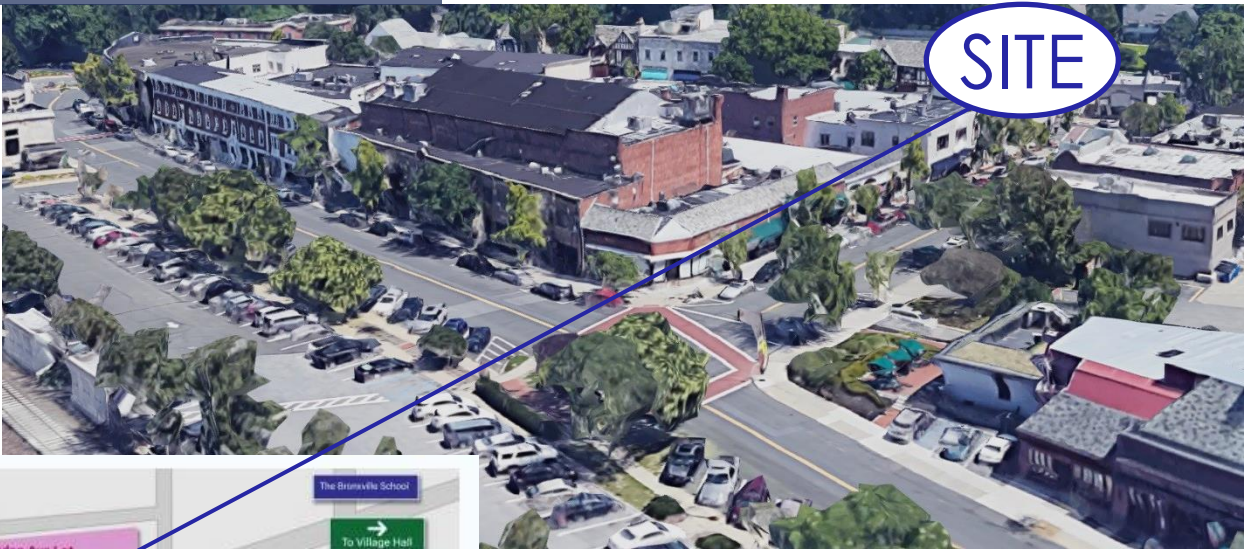
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PARKING
MAP
Village of
Bronxville



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.



J. McLaughlin



THE
 SHAD
 STORE



Wild Ginger
 OPAOPA FRESH GREEK

PAPER SOURCE FRAMEBRIDGE

Underhills Crossing
 A MANHATTAN DINING EXPERIENCE IN BRONXVILLE



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AERIAL
Downtown
Bronxville, NY



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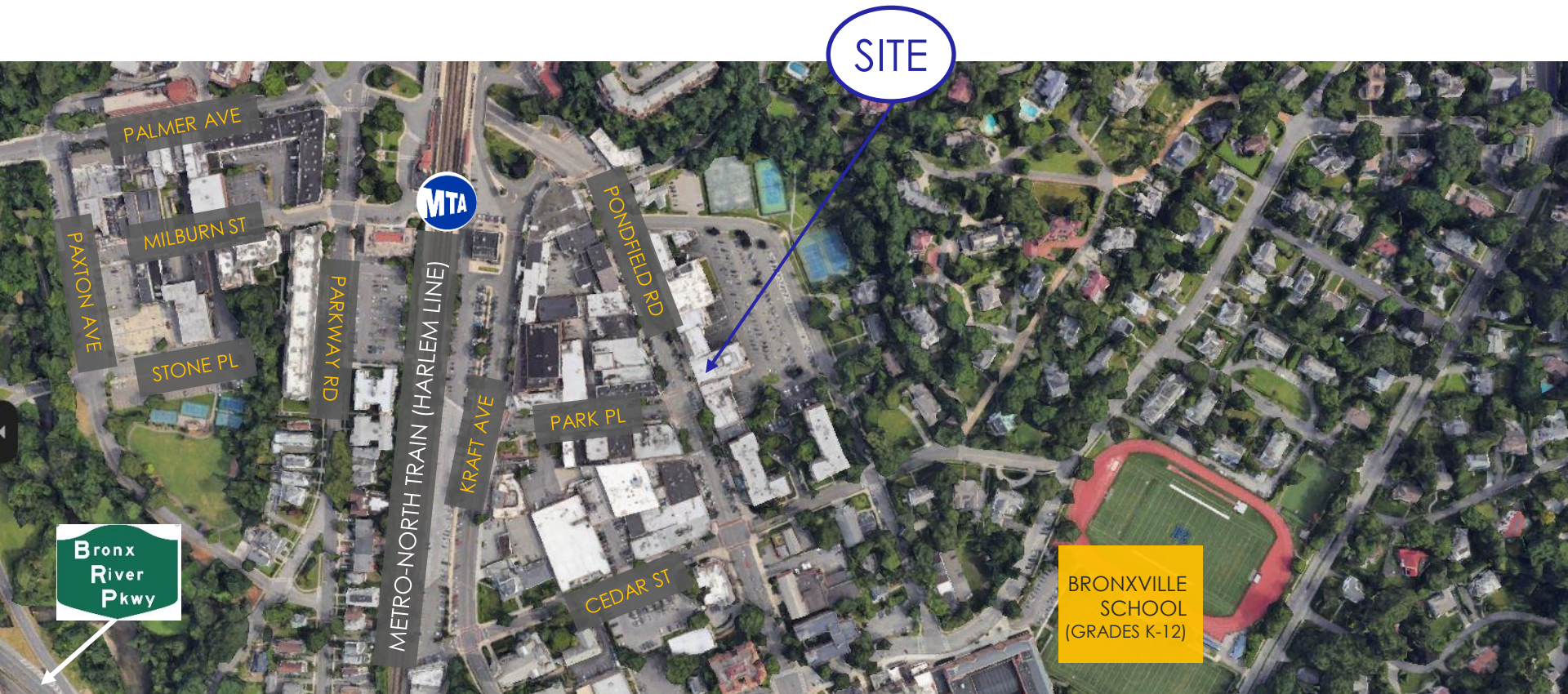
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LOCAL AERIAL



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Pondfield Rd (CBD)

ABOUT BRONXVILLE

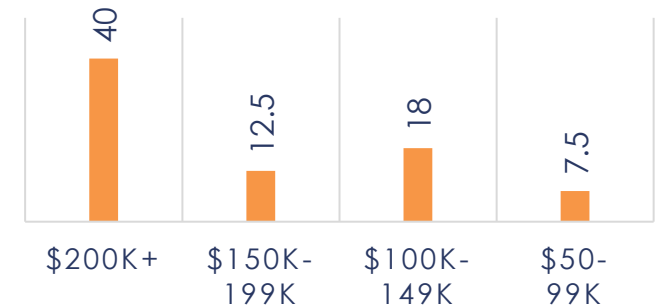
Concentrated in one square mile, Bronxville is a **uniquely walkable village**. Homes and apartments are within walking distance of town, where shoppers can walk between grocery store, movie-theater, restaurants, boutiques, banks, salons, fitness and dry cleaners all within a couple of blocks.

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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ADMIRAL
REAL ESTATE SERVICES



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