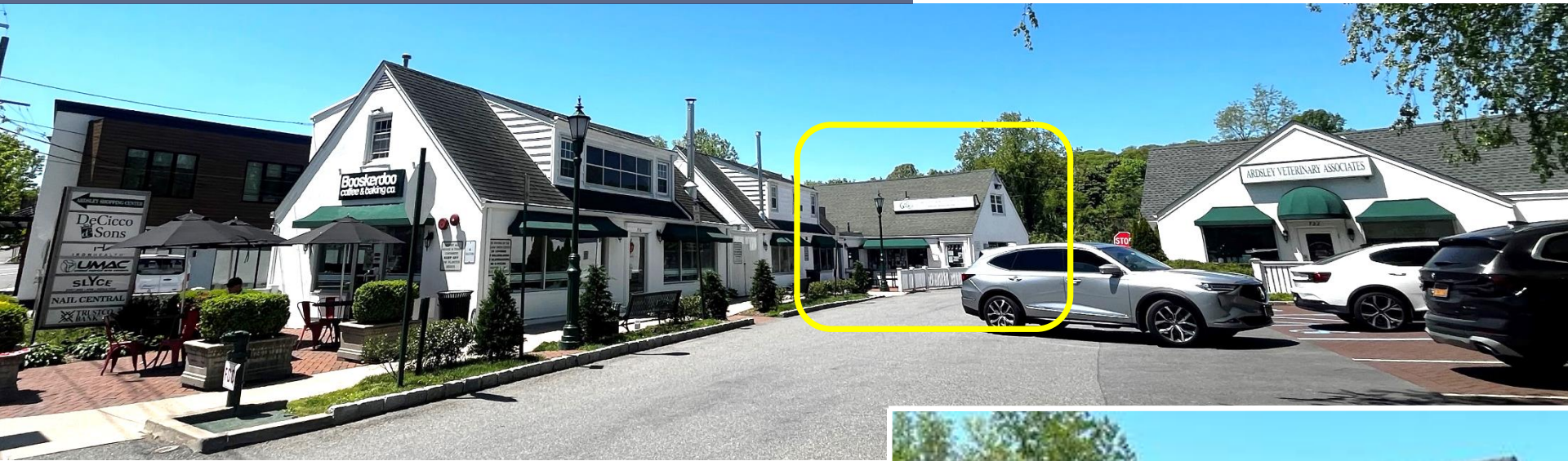


ARDSLEY, NY | 720 Saw Mill River Rd

Downtown Retail/Office Site with Ample Parking  
Situated in Newly Renovated Shopping Center

ADMIRAL  
REAL ESTATE SERVICES



**FOR LEASE:** Village Green Shopping Center

- **SUCCESSFUL 50+ YEAR EXISTING SHOPPING CENTER**
- Ground floor area with two 2<sup>nd</sup> floor lofts
- (6) parking spots on-site; adjacent municipal lot also includes (13) 3-hour non-metered parking spots
- Co-tenants include Booskerdoo Coffee, high-end Sushi restaurant, Veterinary Clinic, and Spa
- Full frontage on Route 9A in downtown Ardsley
- Exceptionally close to I-87 & Saw Mill River Parkway

[CLICK FOR VIRTUAL TOUR](#)

CONTACT FOR  
RENTAL RATE



CONTACT OWNER'S  
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

BROKERS  
PROTECTED

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## NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

### PROPERTY INFORMATION

- Area: ½ block from busiest signalized intersection
- Location: Intersection of Center St & Saw Mill River Rd
- Regional Access: I-87 to SMRR or Saw Mill River Pkwy to SMRR
- Near: Dobbs Ferry, Hastings, Scarsdale, Greenburgh
- Public Transport: Bus Stop ½ block south on SMRR

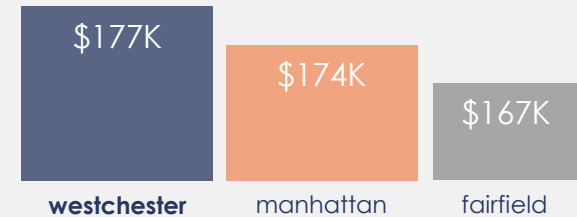
### SPACE INFORMATION

- Limited food and non-food uses allowed
- Highly visible shopping center
- Certain walls can be demised
- Open outdoor seating and ample natural light
- Modern electrical, HVAC, bathrooms & fire sprinkler system
- Owner on-site management
- Traffic count: 12,241 vehicles per day
- Newly renovated shopping center
- High-end demographics
- Exceptional parking options

### KEY FACTS (2- Mile Radius of Site)

POPULATION	MEDIAN AGE
34,242	43.3
AVG INCOME	MEDIAN INCOME
\$258,972	\$196,308

### HIGH AVERAGE HOUSEHOLD INCOME



### DEMOGRAPHICS

By Radius	1-Mile	2-Mile	3-Mile
Average HH Income	\$240,931	\$258,972	\$220,469
Median HH Income	\$175,664	\$196,308	\$154,579
Population	11,914	34,242	81,430
Total Households	4,100	11,700	30,509
Medical Expenses	\$14,573	\$15,690	\$13,580
Median Age	42	43	45



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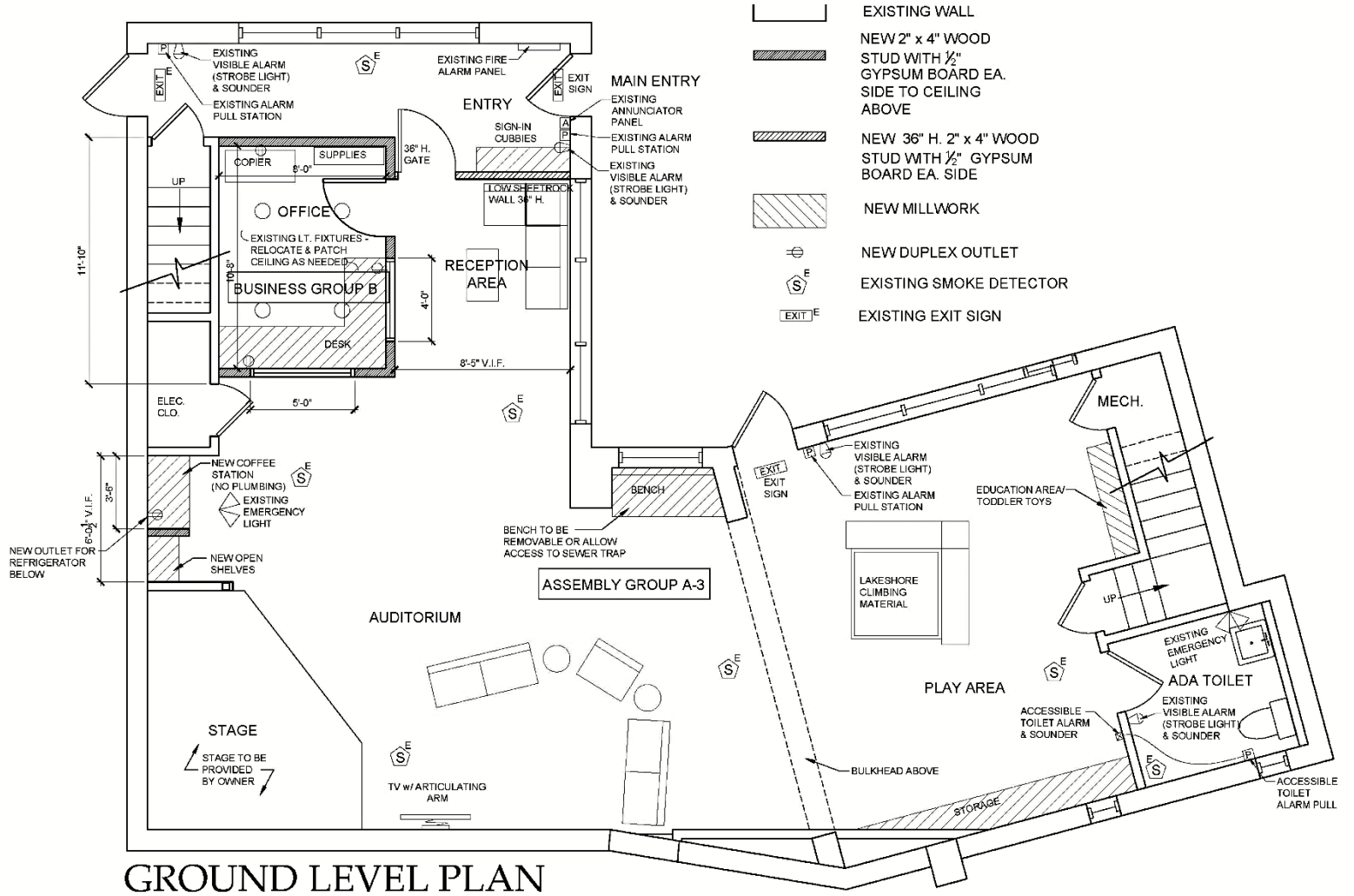
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## INTERIOR PHOTOS



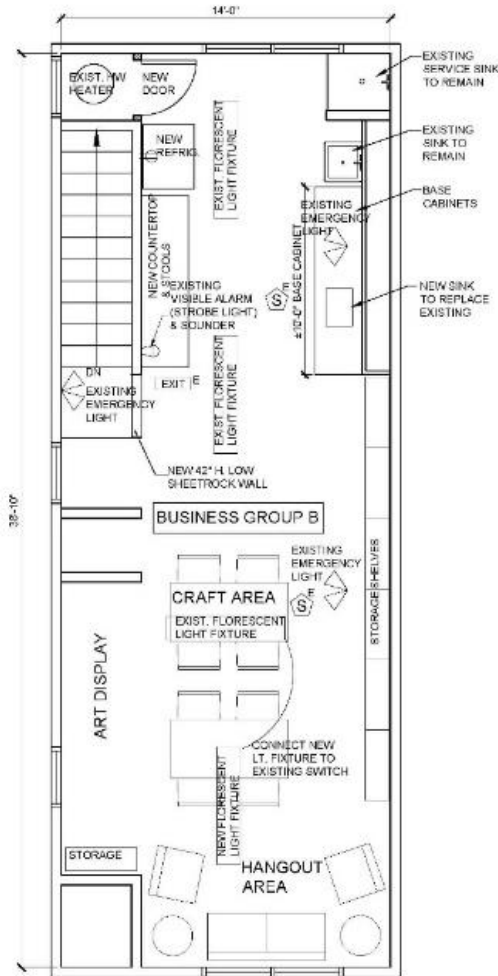
## FLOOR PLAN



## GROUND LEVEL PLAN

SCALE: 1/4" = 1'-0"

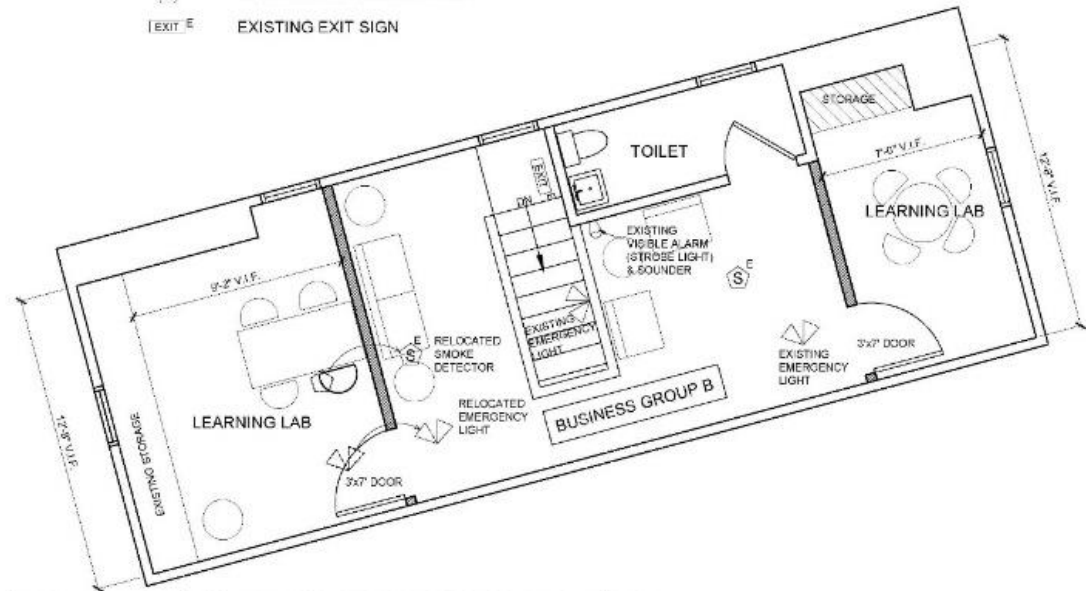
## FLOOR PLAN



**WEST LOFT LEVEL PLAN**

SCALE: 1/4" = 1'-0"

LEGEND	
	EXISTING WALL
	NEW 2" x 4" WOOD STUD WITH 1/2" GYPSUM BOARD EA. SIDE TO CEILING ABOVE
	NEW 36" H. 2" x 4" WOOD STUD WITH 1/2" GYPSUM BOARD EA. SIDE
	NEW MILLWORK
	NEW DUPLEX OUTLET
	EXISTING SMOKE DETECTOR
	EXISTING EXIT SIGN



**EAST LOFT LEVEL PLAN**

SCALE: 1/4" = 1'-0"



ARDSLEY, NY | 720 Saw Mill River Rd

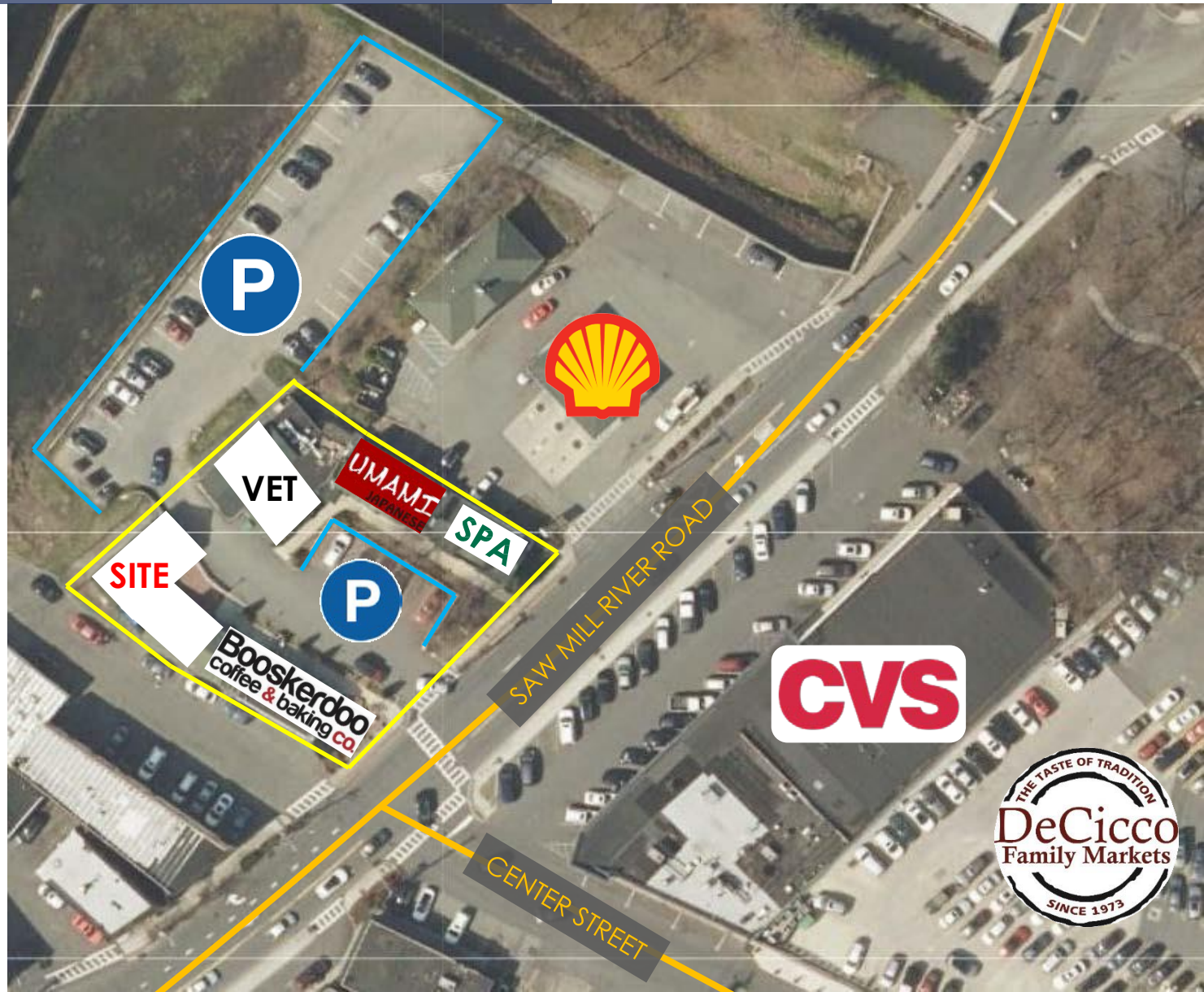
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## VILLAGE GREEN CENTER PROPERTY & LOCATION

Village Green is a boutique shopping center situated in the heart of downtown Ardsley across from two of the largest Ardsley anchor tenants; CVS and DeCicco Family Markets.

The northeast adjacent tenant is Shell gas station which pulls commuters from the Saw Mill River Parkway, I-87, and even the Sprain Brook Parkway.





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## VILLAGE GREEN CENTER PARKING

Village Green Center shares (6) private,  
30- minute spaces directly in front of all  
tenant entrances.





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## ADJOINING MUNICIPAL LOT

A large adjoining municipal lot is located directly behind Village Green.

Parking lot includes 26 total spaces:

- (12) permitted spaces
- (13) 3-hour non-metered parking





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## VILLAGE GREEN CENTER TENANCY

Ardsey Veterinary  
Associates



**Booskerdoo**  
coffee & baking co.



XING LONG  
SPA

**Village Green has been a long-standing staple in the downtown Ardsley village for 50+ years.** The center currently features well-known service tenants such as Booskerdoo Coffee and Baking Company, Ardsley Veterinary Associates, Umami Japanese restaurant and Xing Long Spa. Each have a strong client-base and are well-known throughout Ardsley and the surrounding communities.



(Photograph circa 2018)



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NEIGHBORING  
RETAILERS



1/2 block east

VILLAGE GREEN





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## VISIBILITY

On Saw Mill River Road  
facing northeast toward  
Greenburgh.



VILLAGE  
GREEN

On Saw Mill River  
Road facing south  
toward I-87, Dobbs  
Ferry, Yonkers, & the  
Saw Mill River  
Parkway entrance.

This view also faces  
Ardsley's busiest  
signalized  
intersection at  
Ashford Avenue.



VILLAGE  
GREEN



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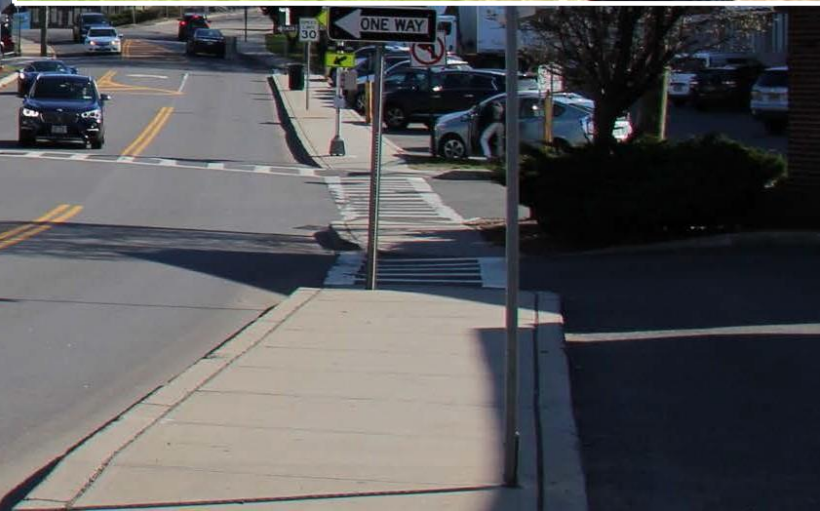
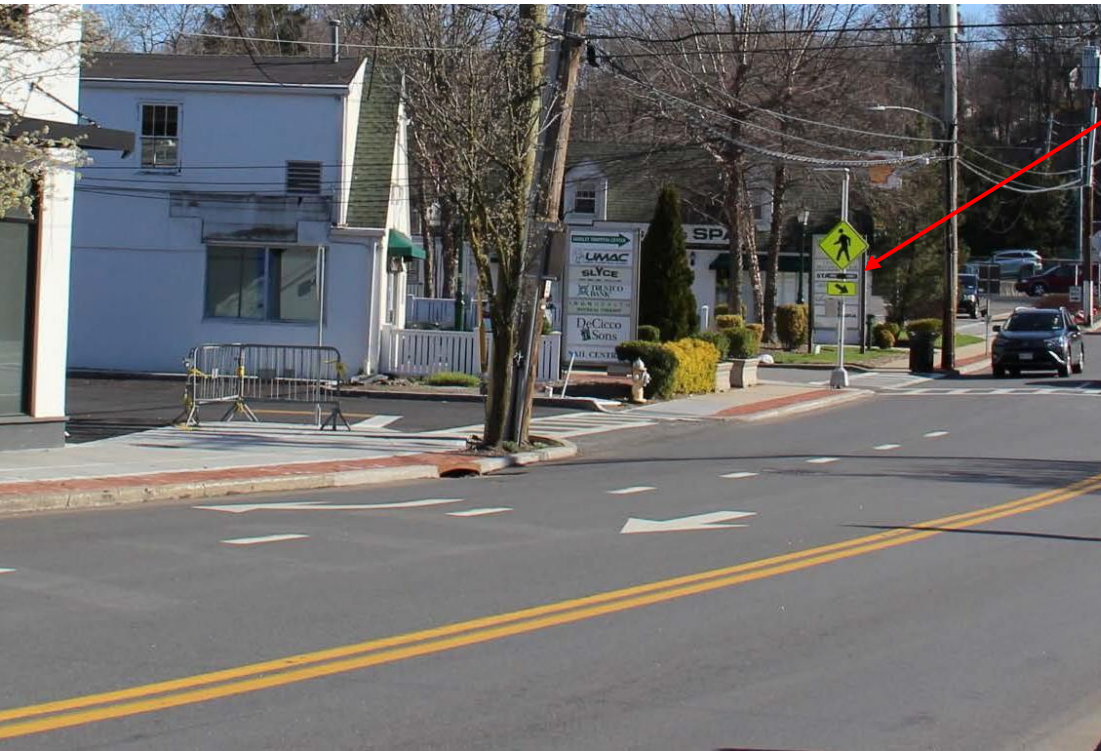
ADMIRAL  
REAL ESTATE SERVICES



## SIGNAGE

Signage opportunities are available on the side of the building on the subject space facing north and a large sign on the roof of the building.

Additional signage is located on the property pylon facing traffic on Saw Mill River Road driving north and south.





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## DOWNTOWN ARDSLEY AERIAL & TRAFFIC COUNT

Downtown Ardsley is an exceptionally busy location for its size. Over 12,000 vehicles drive past the subject site per day on Saw Mill River Road.

Additionally, the downtown's close proximity to the Saw Mill River Parkway and I-87 make it a fantastic commuting location for those traveling by car south to NYC or north to upstate NY.



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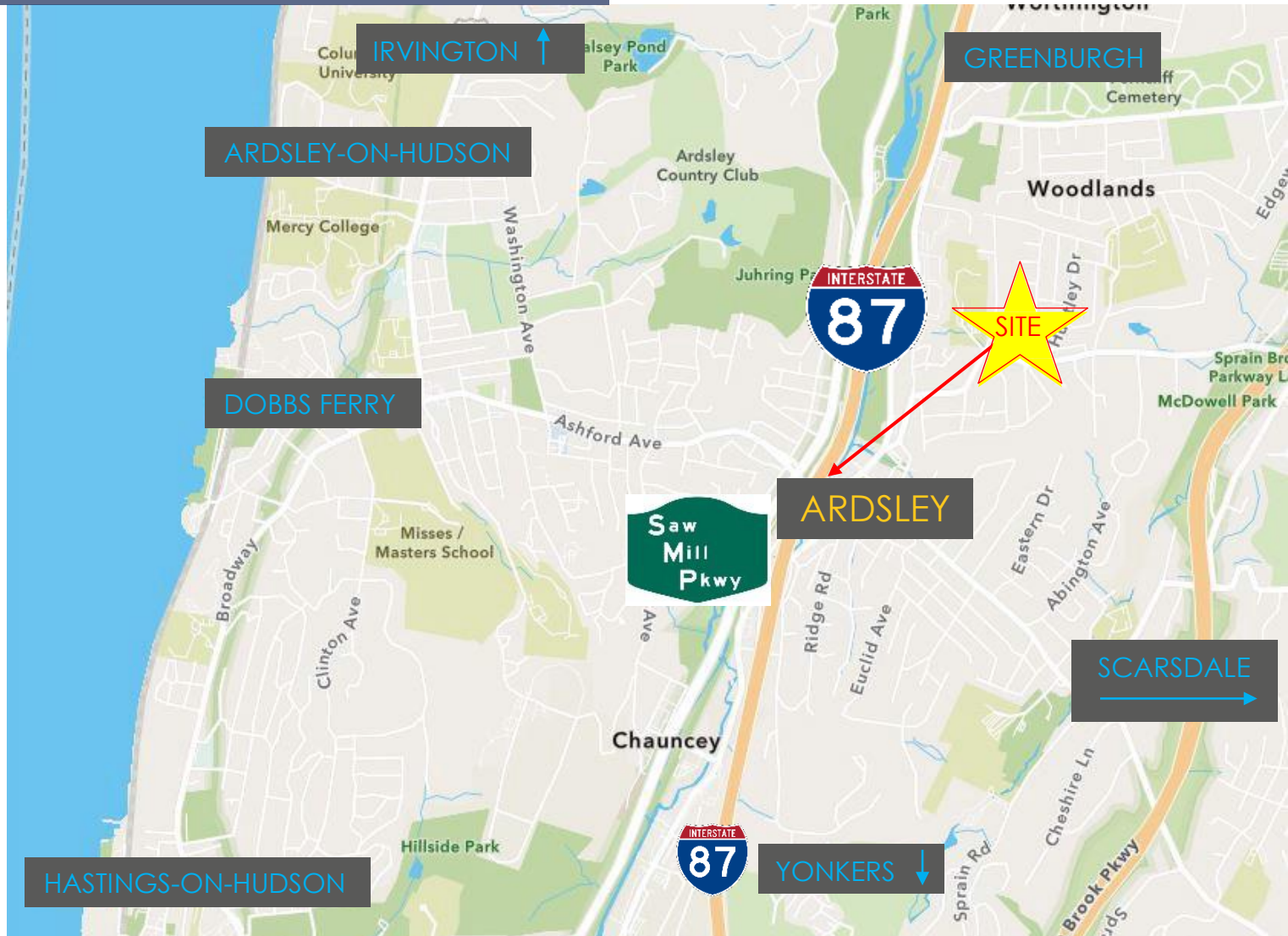
## REGIONAL AERIAL

The Village of Ardsley is centrally located and part of the vibrant and sought-after southwest "Rivertowns" community, which also includes Dobbs Ferry, Irvington, and Hastings-on-Hudson.

Ardsley is a short 30-35 minute drive to NYC and under 45 minutes to Grand Central Station via Metro-North.

The median sale price on a single-family home is currently \$847,000.

(houlihanlawrence.com)



CONTACT OWNER'S EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

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