

740 N BEDFORD RD | BEDFORD HILLS, NY

Inline Restaurant/Retail Site with Private Parking
+/-950 SF | Exceptional Location on Busy Retail Strip

ADMIRAL
REAL ESTATE SERVICES



+/- 950 SF

CONTACT FOR RENTAL RATE



FOR LEASE:

FORMER SUSHI EXPRESS IN PROMINENT CENTER

- Former Sushi Restaurant
- Large Gas Service to Space
- Multiple Locations for Water
- (120) Space Parking Lot
- Newly Renovated Interior
- Entrance by Light with Two (2) Means of Egress
- Across from Bedford Green Shopping Center and CVS
- Near Saw Mill River Parkway



CONTACT OWNER'S
EXCLUSIVE AGENTS:

ALEC FREDERICO: 914-779-8200 x118

JOAN SIMON: 914-779-8200 x117

alec@admiralrealestate.com

jsimon@admiralrealestate.com

BROKERS
PROTECTED

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WESTCHESTER COUNTY (NY)
STRONG SPENDING POWER

**\$22.1 Billion in Westchester
RETAIL DEMAND**

KEY FACTS (15-Min Drive-Time of Site)

POPULATION

MEDIAN AGE

53,677

44

AVG INCOME

DISPOSABLE INCOME

\$251,683

\$154,525

DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$152,992	\$214,411	\$251,683
Median HH Income	\$100,747	\$142,982	\$170,111
Population	4,491	24,602	53,677
Total Households	1,841	8,475	17,981
Disposable Income	\$103,491	\$123,554	\$154,525

SPACE DETAILS

- 13' ceilings and 17'6" of frontage
- 200 AMPS electrical service
- Permitted uses include QSF, food, standard retail
- Private parking in front and side of building
- Located across from Bedford Green anchored-center
- Popular & vibrant neighboring retailers within the shopping center
- Great visibility and signage opportunities

ADDITIONAL INFORMATION

- Land/Building Size: 13,346 SF / 4,000 SF
- Location: N Bedford Rd b/w Green Ln & Norm Ave
- Regional Access: I-684 to Route 172 to 117 North
- Near: Mt Kisco, Armonk, Katonah, Chappaqua
- Public Buses: 1/2 Block north and south of subject site



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VISIBILITY



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SIGNAGE



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INTERIOR PHOTOGRAPHS | 1



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INTERIOR PHOTOGRAPHS | 2



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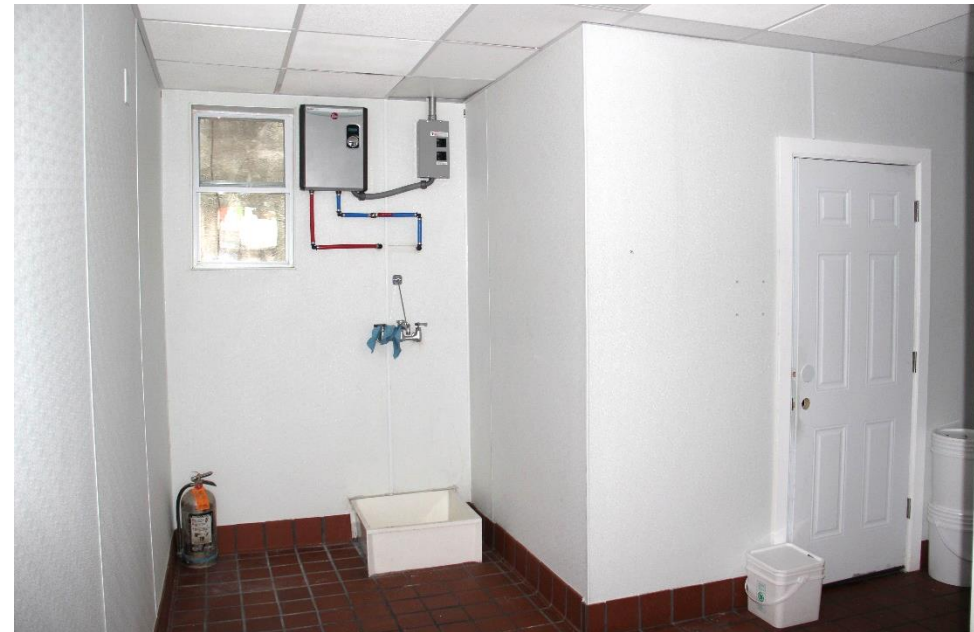
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INTERIOR PHOTOGRAPHS | 3



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PARKING



FRONT PARKING LOT



SIDE LOT



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NEARBY RETAILERS

- GORGEOUS NAIL & SPA
- CUSTOM CANDLE
- DI AMALFI RISTORANTE
- CARVEL
- BEDFORD BAGEL & BAKERY
- ANYTIME FITNESS
- MUSIC & ARTS
- SALSA FRESCA
- SAMMY'S KOSHER
- SHOPRITE
- THE BEDFORD HILLS DINER
- McDONALD'S
- LITTLE CABIN SANDWICH
- THE COMPLETE AQUARIUM
- SHENGRI LA SPA



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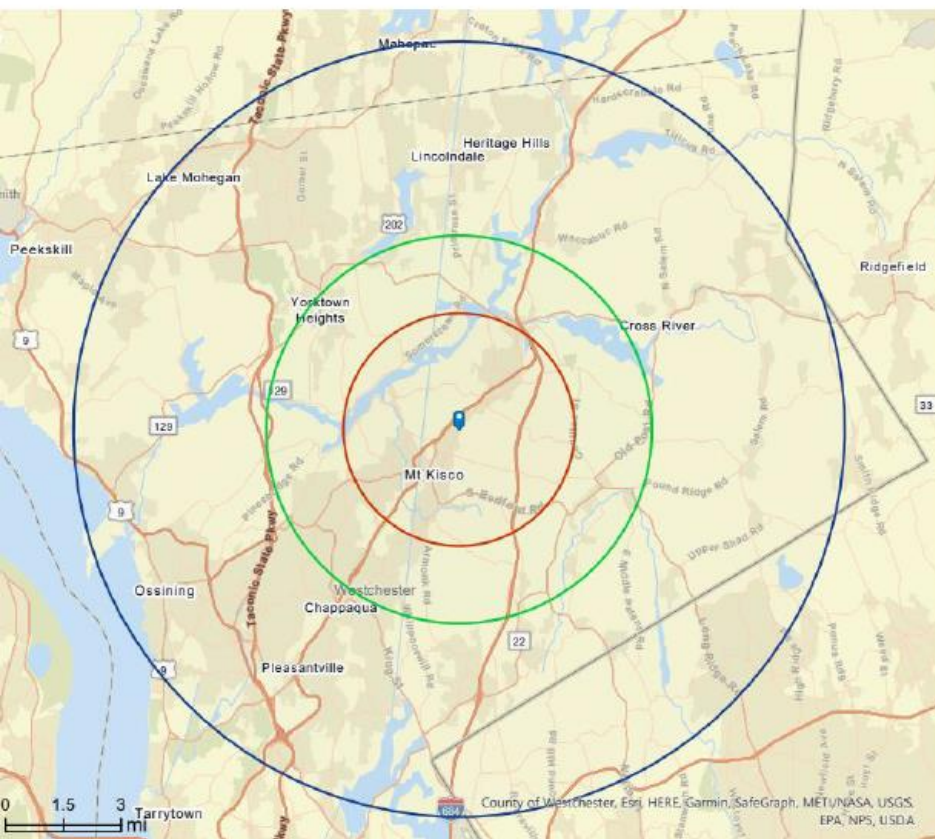
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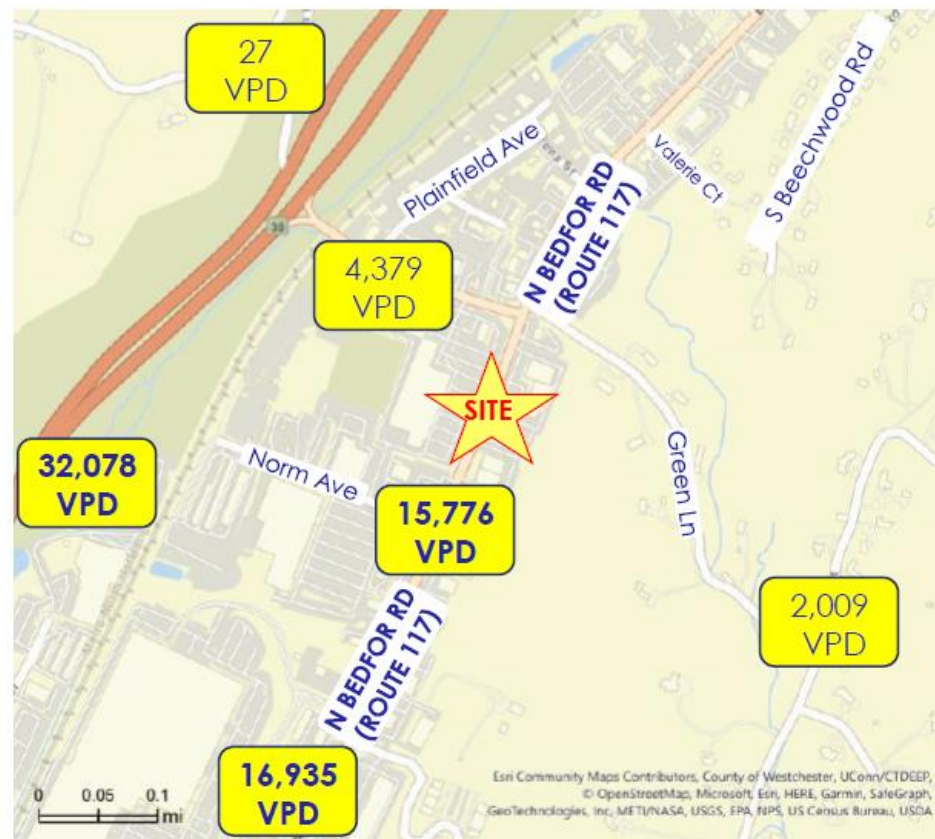
SITE MAP

RADIUS: **3-MILE** **5-MILE** **10-MILE**



TRAFFIC COUNT

15,776 Vehicles Per Day on North Bedford Rd (Route 117)



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BEDFORD HILLS/MOUNT KISCO RETAIL CORRIDOR

National Tenancy



KOHL'S



STAPLES



Stop&Shop®



petco

CVS



SHERWIN
WILLIAMS®



ShopRite®



Great Clips®

FIVE GUYS®
BURGERS and FRIES

Massage Envy
SPA



| TARGET |
MOUNT KISCO COMMONS
SHOPPING CENTER
195 N Bedford Rd

DUE TO ITS EXCELLENT ACCESSIBILITY & CENTRAL LOCATION, THE BEDFORD HILLS / MOUNT KISCO AREA IS A MAJOR SHOPPING DESTINATION WITHIN NORTHERN WESTCHESTER.

THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS OF MOUNT KISCO IS OVER \$220,000.

BEDFORD, NY
Feb 2025 Median
Home Sales Price

\$850K

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BEDFORD HILLS & MOUNT KISCO, NY | A Retail Hot Spot

BEDFORD HILL & MOUNT KISCO - THE "COMMERCIAL HUB"

With its location situated in the center of northern Westchester County, Mount Kisco is often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown retail options, there is a plethora of big box stores and high-end automobile sales dealerships along the North Bedford Road/Rte 117 retail corridor, which lies across the popular Mount Kisco / Bedford Hills border. The entire retail strip spans a commercially dense four (4) miles.

This massive retail hub is only a half (0.5) mile from downtown Mount Kisco. Shoppers from near and far enjoy an array of retailers, restaurants and services such as Target, Stop & Shop, Kohl's, Staples, Petco, Restore, Sherwin Williams, FedEx, CVS, Five Guys Burgers & Fries, Lexus, Land Rover, and Tesla. This well-known thoroughfare also includes popular fitness and entertainment options for the entire family including the Saw Mill River Club East, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Kidville.



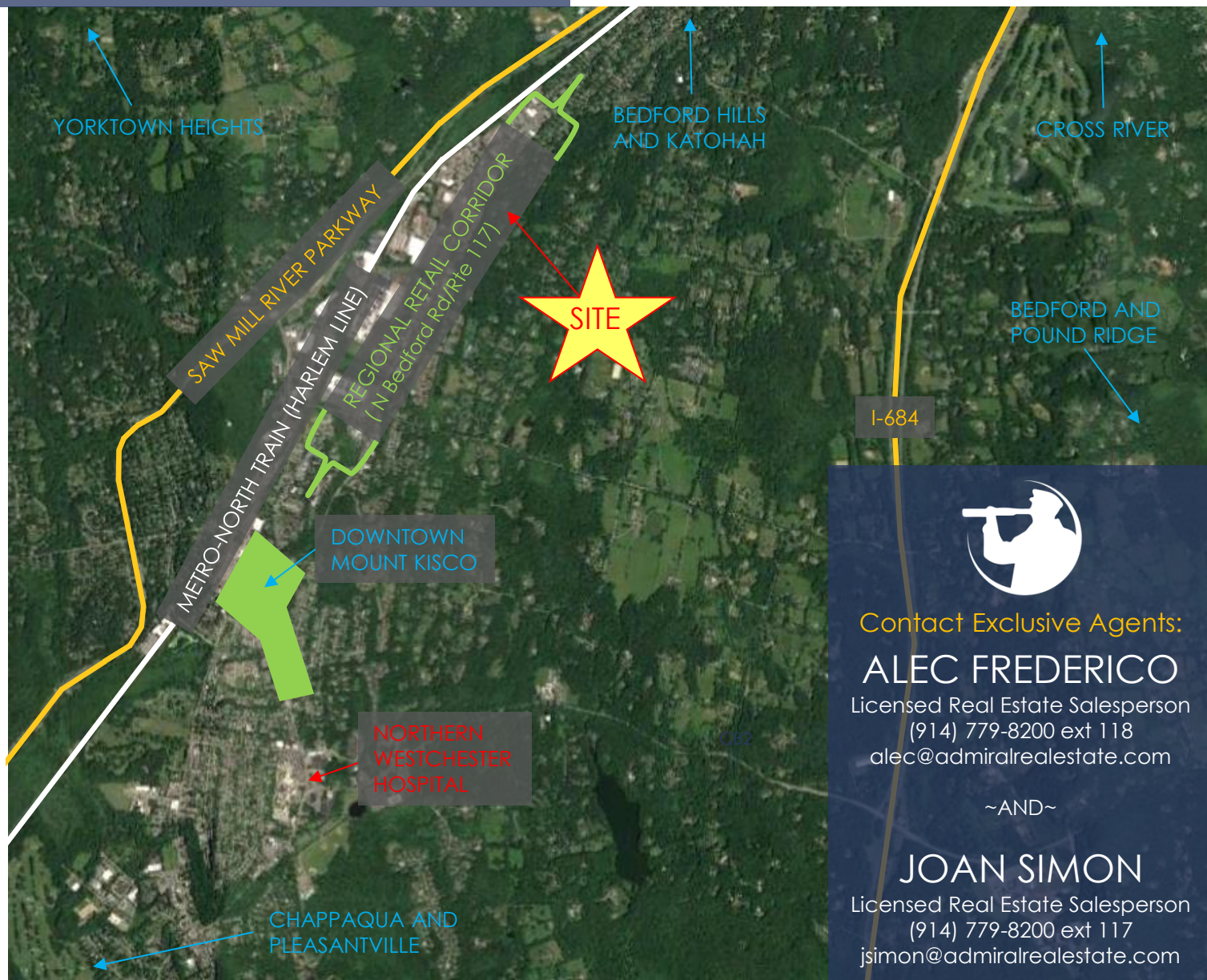
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REGIONAL AERIAL



Contact Exclusive Agents:

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~AND~

JOAN SIMON

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