

RETAIL SPACE FOR LEASE

4,000 SF ON GRADE | 4,000 SF LOWER LEVEL

HARTSDALE, NY

84-86 S. CENTRAL AVENUE



FOR MORE INFORMATION, PLEASE CONTACT:

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ROYAL
PROPERTIES



PRIME LOCATION | EXCELLENT VISIBILITY

AVAILABLE:

4,000 SF on Grade (80' x 50')
 4,000 SF Lower Level (80' x 50')

ADDITIONAL INFORMATION:

- Located in the Hottest Retail Zone in Westchester County
- Tremendous Visibility on Central Park Avenue
- 80' of Frontage
- Selling Basement
- Pylon Signage

ASKING RENT:

Call for Details

CAM/TAXES:

\$12.45/SF

JOIN:

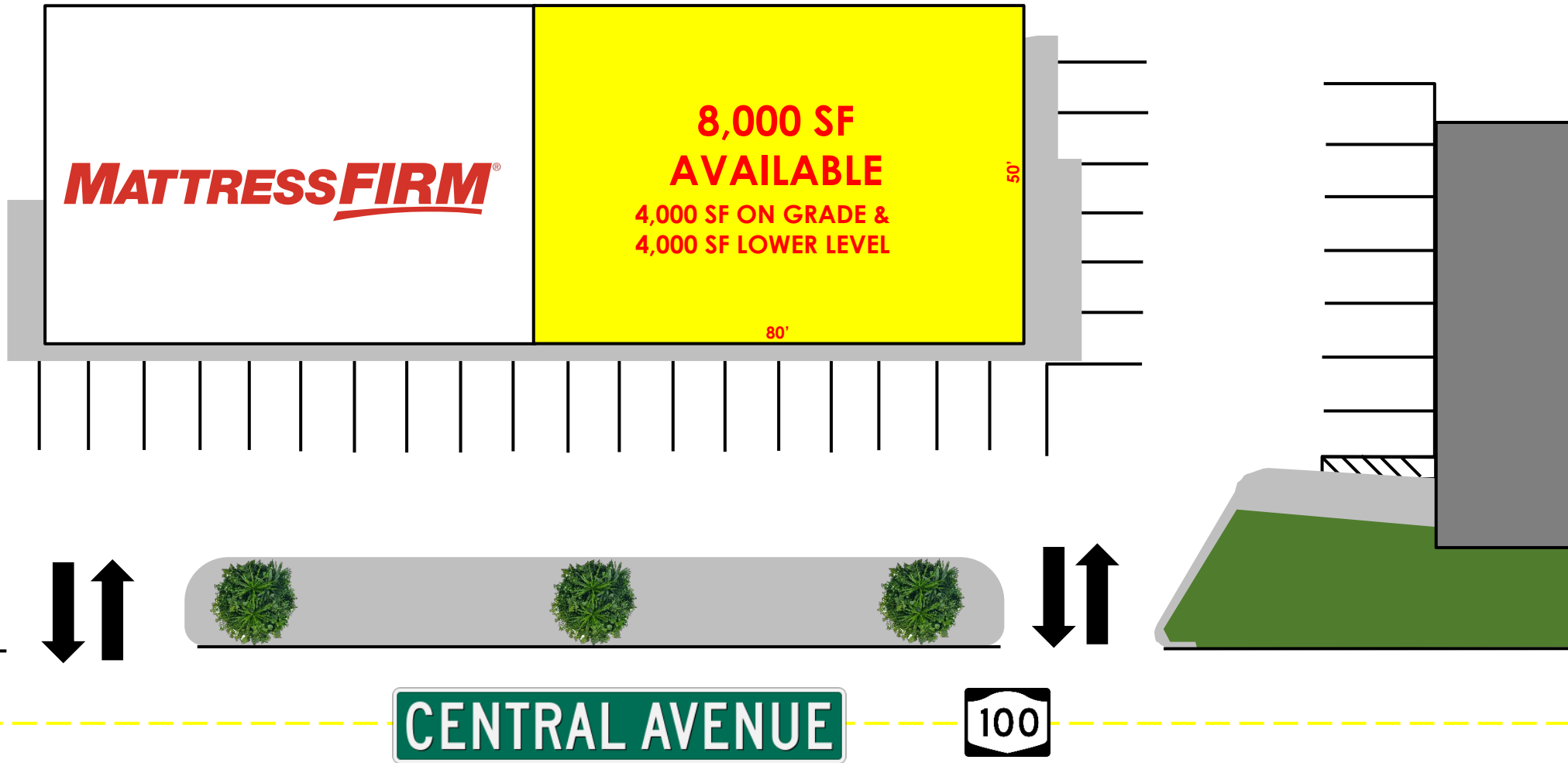
Mattress Firm

NEIGHBORING RETAILERS:

TJ Maxx, Starbucks, Harmon, Petco, ULTA, Windorama, Tempur-Pedic, Today's Kitchen, Blinds To Go, Deka Lash, H-Mart, Shake Shack, Rite Aid, Wells Fargo, AT&T, Verizon, Michael's, Best Buy, Marshalls, Trader Joe's, CVS, Safavieh, La-Z-Boy, Bassett, Ethan Allen, Club Pilates, and many more



SITE PLAN



AERIAL

MIDWAY SHOPPING CENTER
CVS pharmacy, ShopRite, CHIPOTLE, JOANN, planet fitness, Panera

GREENVILLE CENTER
HomeGoods, citibank, AT&T, Fidelity, PIZZA & BREW

ARCHWAY PLAZA
RSM, HANA Swah & Grill, Shake It Off DANCE STUDIO, BIRD JUNGLE, bagelcafé CLUB, PILATES

MID CENTRAL SHOPPING PLAZA
DUNKIN', BREAKTHROUGH FIT CO

HARTSDALE PLAZA HARMON DISCOUNT
nyrehab, Tavorna

WESTCHESTER SQUARE
TRADER JOE'S, Marshalls, CVS pharmacy, CHOICE PET, EUROPEAN WAX CENTER, Jersey Mike's, Boreburger

DALEWOOD I
MART, bbq, URGENT CARE, CHASE

DALEWOOD II
BARNES & NOBLE, ULTA J.CREW, AMAZING LASH STUDIO, SHAKE SHACK, PARIS BAGUETTE, crumbl cookies, Epsteins of Hartsdale

DALEWOOD III
TJ-maxx, WELLS FARGO, 9ROUND, Carvel, Sterling Optical, McDonald's

CENTRAL PLAZA
LIDL, verizon, GNC, McDonald's, BARNES & NOBLE, Party City, five BELOW, IHOP, OSHKOSH, Carter's, Visionworks, BANK OF AMERICA

SCARSDALE CENTRAL SHOPPING CENTER
BOSTON MARKET, SUPERCUTS, CHASE, DANNY'S, Huntington LEARNING CENTER

84-86 S. CENTRAL PARK AVENUE HARTSDALE, NEW YORK
SITE
MATTRESS FIRM

Other businesses shown: F Mobile, buybuy BABY, orangetheory, The Tile Shop, Post Office, BURGER KING, Ethan Allen, BLINDS TO GO, Bassett, ONE RIVER, TEMPUR PEDIC, SAFAVIEH, ARC, SUBWAY, verizon, Michaels, T Mobile, Domino's, petco, THE VITAMIN SHOPPE, Jaks OFF 5TH AMF.



DEMOGRAPHICS

1 MILE RADIUS

POPULATION



12,841

AVERAGE HH INCOME



\$245,851

5 MILE RADIUS

POPULATION



132,698

AVERAGE HH INCOME



\$232,344

5 MILE RADIUS

POPULATION



254,964

AVERAGE HH INCOME



\$232,612

TRAFFIC COUNTS

SOUTH CENTRAL AVENUE ADT

TRAFFIC COUNTS



23,330

EAST HARTSDALE AVENUE ADT

TRAFFIC COUNTS



14,585

BRONX RIVER PARKWAY ADT

TRAFFIC COUNTS



34,119

LEASING CONTACTS:

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