

FORMER TANNING SALON FOR LEASE
Busy Bedford Hills/Mount Kisco Retail Corridor
720 Bedford Road, Bedford Hills, NY 10507



PRIME END-CAP RETAIL

2,500 SF | 2 Means of Egress | Parking



CALL FOR FULL
RENTAL DETAILS



CONTACT OWNER'S
EXCLUSIVE AGENT:

JOAN SIMON: [914-779-8200](tel:914-779-8200) x117 jsimon@admiralrealestate.com

BROKERS
PROTECTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.

720 Bedford Road | BEDFORD HILLS, NY
 Prime End-Cap Space on Prominent Retail Strip
 2,500 SF | Ample Private Parking



PROPERTY INFORMATION

Use:	Retail; Potential for Main Street Office/Medical
Location:	Bedford Road near Green Lane
Near:	Mount Kisco, Chappaqua, Bedford & Katonah
Public Transpo:	Bus Stop at Green Lane
Neighbors:	Bedford Green SC; ShopRite, CVS, Chase, etc.
Closest Highway:	Saw Mill River Parkway (@ Green Lane)

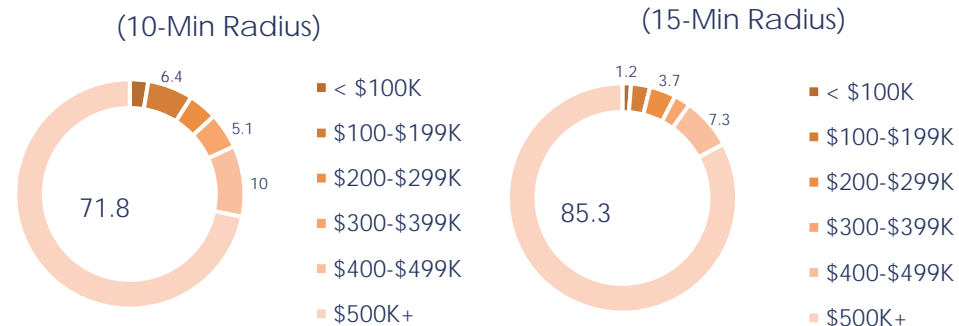
DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$129,987	\$168,298	\$220,313
Median HH Income	\$88,643	\$107,923	\$147,195
Population	4,390	25,957	58,921
Total Households	1,780	9,095	20,185
Retail Potential	\$114M	\$680M	\$1.9B
Disposable Income	\$87,360	\$106,148	\$131,998

SPACE INFORMATION

- 2,500 Sq. Ft. End-Cap Space
- Traffic Count: Over 17,000 Vehicles/Day
- Excellent Co-Tenancy & Neighboring Retailers
- Ample and Abundant Private Parking
- Fantastic Visibility from All Directions
- Corner Signage Opportunity

2020 HOME VALUE



TRAFFIC COUNT DETAILS

DIST	STREET	CROSS STREET	YEAR	COUNT
1.01	Saw Mill River	Bedford Rd (0.06 miles NE)	2008	33,990
1.03	N Bedford Rd	Victoria Dr (0.04 miles SW)	2015	17,102
1.26	Bedford Rd	School St (0.06 miles NE)	2014	5,714
1.29	Mc Lain St	Penwood Rd (0.07 miles S)	2014	6,420
1.38	E Main St	N Moger Ave (0.02 miles NW)	2014	15,720
1.47	Main St	Blackeby Pl (0.05 miles SW)	2008	17,110
1.48	Saw Mill River	Croton Ave (0.1 miles NE)	2011	35,926

DIST	STREET	CROSS STREET	YEAR	COUNT
0.05	Bedford Rd	Green Ln (0.08 miles NE)	2015	17,102
0.42	Bedford Rd	Woodland Rd (0.09 miles NE)	2015	17,102
0.58	Saw Mill River	Kisco Ave (0.2 miles SW)	2011	35,926
0.78	N Bedford Rd	Preston Way (0.02 miles S)	2015	17,102
0.79	Kisco Ave	Holiday Inn Dr (0.02 miles S)	2014	12,706
0.90	Main St	Springhurst Rd (0.08 miles SE)	2014	5,734
0.99	Bedford Rd	Adams St (0.04 miles S)	2015	17,102

720 Bedford Road | BEDFORD HILLS, NY
Prime End-Cap Space on Prominent Retail Strip
2,500 SF | Ample Private Parking



CENTER TENANCY

Salsa Fresca
Bedford Bagel & Bakery
Music & Arts
Gorgeous Nail & Spa
Carvel Ice Cream
Sammy's Kosher Market
Anytime Fitness
Sette e Venti Restaurant



MUSIC & ARTS



gorgeous
| NAIL & SPA |



720 Bedford Road | BEDFORD HILLS, NY
Prime End-Cap Space on Prominent Retail Strip
2,500 SF | Ample Private Parking

VISIBILITY/
SIGNAGE

TRAFFIC COUNT
OVER 17,000
VEHICLES/DAY



At Light of Green Lane Facing South toward Mt Kisco

Facing North on Bedford Road toward Bedford Hills



720 Bedford Road | BEDFORD HILLS, NY
Prime End-Cap Space on Prominent Retail Strip
2,500 SF | Ample Private Parking

PARKING
AERIAL



720 Bedford Road | BEDFORD HILLS, NY
Prime End-Cap Space on Prominent Retail Strip
2,500 SF | Ample Private Parking



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

BEDFORD HILLS/MOUNT KISCO - THE "COMMERCIAL HUB"

With its location situated in the center of northern Westchester County, Mt Kisco and Bedford Hills are often referred to as "the commercial hub" of northern Westchester. In addition to the many downtown Mt Kisco 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 Mt Kisco/Bedford Hills border. The entire retail strip spans a commercially dense (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, 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, New York Grand Prix Racing, Rockin' Jump Trampoline, Sparklicious, and Kidville.



720 Bedford Road | BEDFORD HILLS, NY
Prime End-Cap Space on Prominent Retail Strip
2,500 SF | Ample Private Parking



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



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.

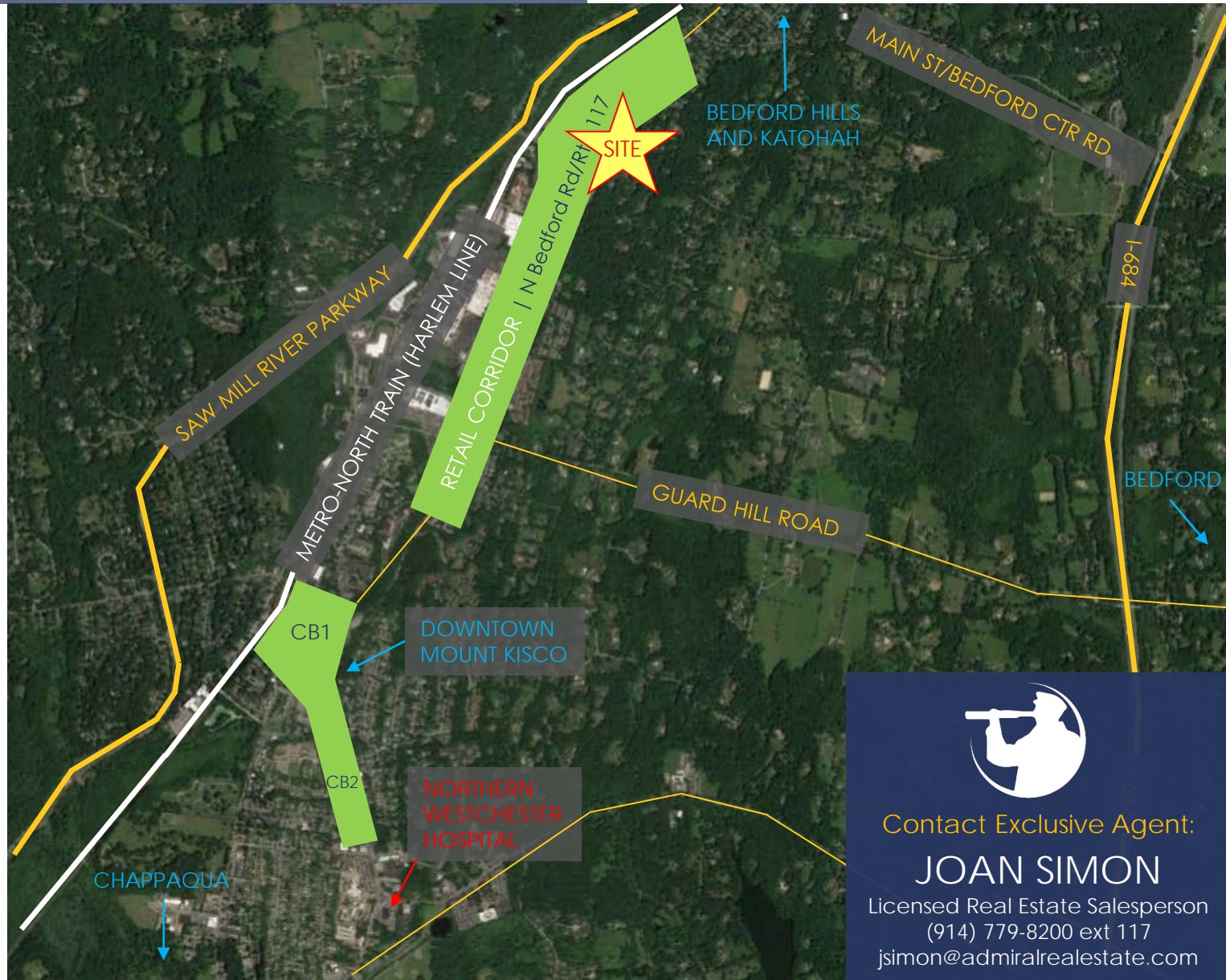
June 2020 Median
Home Sales Price

\$685K

720 Bedford Road | BEDFORD HILLS, NY
Prime End-Cap Space on Prominent Retail Strip
2,500 SF | Ample Private Parking

REGIONAL RETAIL AERIAL

Bedford Hills/
Mount Kisco
Market
(Rte 117)



Contact Exclusive Agent:

JOAN SIMON

Licensed Real Estate Salesperson
(914) 779-8200 ext 117
jsimon@admiralrealestate.com