

FORMER THEATER FOR LEASE
Downtown Bronxville (Westchester County)
84 Kraft Avenue, Bronxville, NY 10708



THEATER/RETAIL OPPORTUNITY ACROSS FROM METRO-NORTH TRAIN

Fully Equipped Former
Movie Theater/
Entertainment Venue
Impossible to Duplicate

Unique Large Retail Site
w/ Potential for Food Use

Tremendous Foot Traffic
and Consumer Spending



- Historic Town Reputation Since 1926
- Rare and Beautiful Marquee Signage
- 42'6 Ft Frontage
- 16,372 SF
- 3 Screens
- Adjacent to SoulCycle
- Located in the Heart of Downtown Bronxville

CREATIVE
DEAL
STRUCTURE
AVAILABLE

CALL FOR FULL RENTAL DETAILS (\$5,210/Month Tax)

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.

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A LONG-STANDING HISTORY SINCE 1926

BRONXVILLE "PLAYHOUSE" HISTORY

Another of the original Metropolitan Playhouses chain of NY-NJ-CT, the Bronxville Playhouse has some of its original characteristics remaining.

It has been operating since its opening on September 1, 1926, and was remodeled in 1960 to the plans of architect John J. McNamara.

ABUNDANCE OF OPPORTUNITY

While keeping this long-standing Bronxville staple as a theater or entertainment space would be widely celebrated by the community, the zoning also allows for general retail, office/medical, and fitness. The potential for food expands the use even more. The possibilities are endless and beyond creative.



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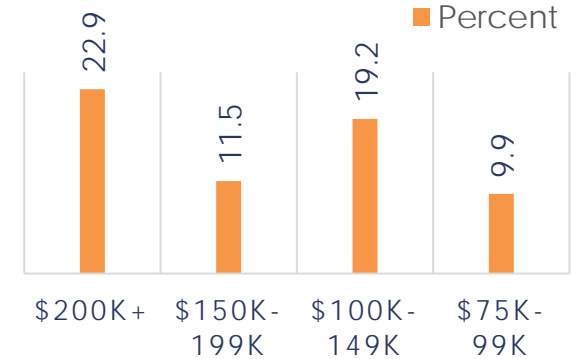
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PROPERTY INFORMATION

District: Downtown Business 1
Location: Kraft Ave b/w Pondfield Rd & Cedar St
Age: 1926
Tax: \$5,210/Month
Near: Scarsdale, Eastchester, Tuckahoe, Yonkers
Public Transpo: Across from Metro-North & Bus Stop

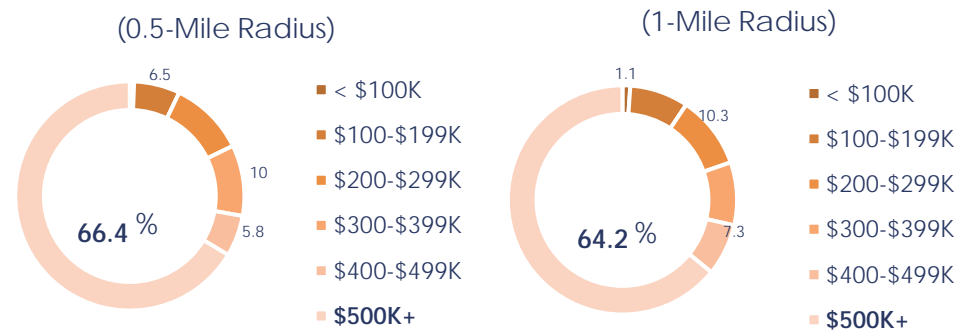
HOUSEHOLD INCOME



SPACE INFORMATION

- Rental Rate: Upon Request
- (3) Theaters | (2) Levels | 800 Amps/3-Phase
- 16,372 SF | Fully Built-Out
- All Theater Equipment in Place
- Lot & Street Metered Parking Options
- Uses - Theater, Entertainment, Retail, Office/Medical, Fitness
- Located in the Heart of Downtown Bronxville

2020 HOME VALUE



DEMOGRAPHICS

By Radius	0.5-Mile	1-Mile	1.5-Mile
Average HH Income	\$191,744	\$170,878	\$137,519
Median HH Income	\$128,310	\$111,349	\$92,780
Population	6,657	23,886	57,738
Total Households	3,195	10,279	25,334
Retail Potential	\$260M	\$718M	\$1.4B
Disposable Income	\$118,969	\$108,424	\$91,447

MEDIAN 2020 HOME SALES PRICE



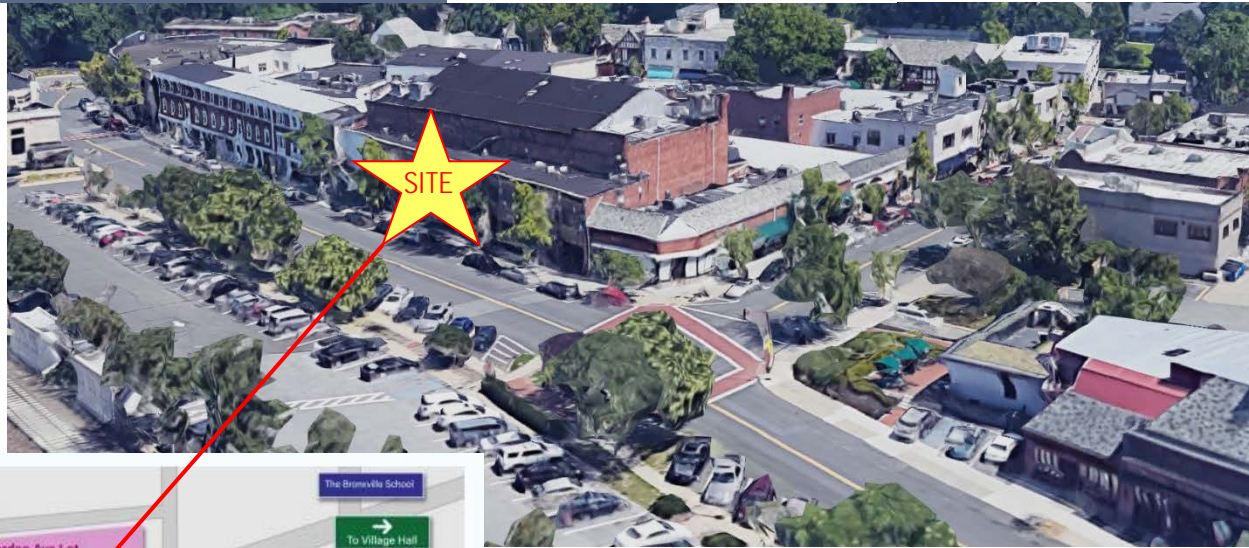
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PARKING MAP

Village of Bronxville



Aerial overlooking Kraft Avenue facing northeast.

Village of Bronxville PARKING MAP

Legend

- Parking Lots
- Public Parking (P)
- Merchant Parking (M)
- Resident Parking (R)
- Meter Pay Station (PS)
- Electric Car Charging Station

Parking Meters

Downtown Bronxville has parking meters on most streets for times ranging from 30 minutes - 2 hours. Pay with quarters in the meter, at a Pay Station or by phone with PANGO.

Parking lots & garage have parking from 2-11 hours. Pay with cash, credit card or PANGO.

Download the PANGO app from the app store or go to pango.com

Bronxville's Metro-North train station is located across the street from the subject space.



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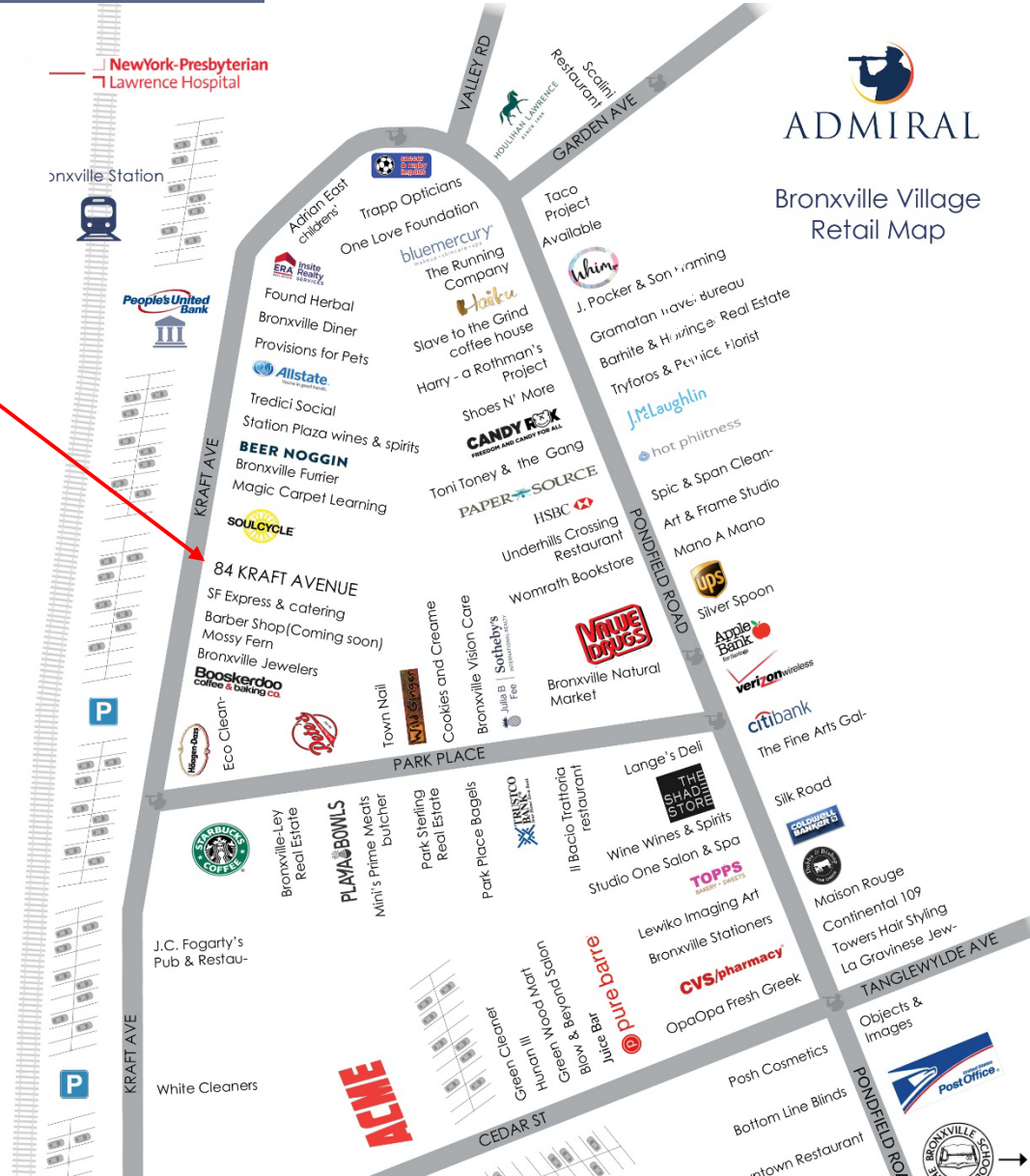


RETAIL MAP

Downtown Bronxville
Central Business District



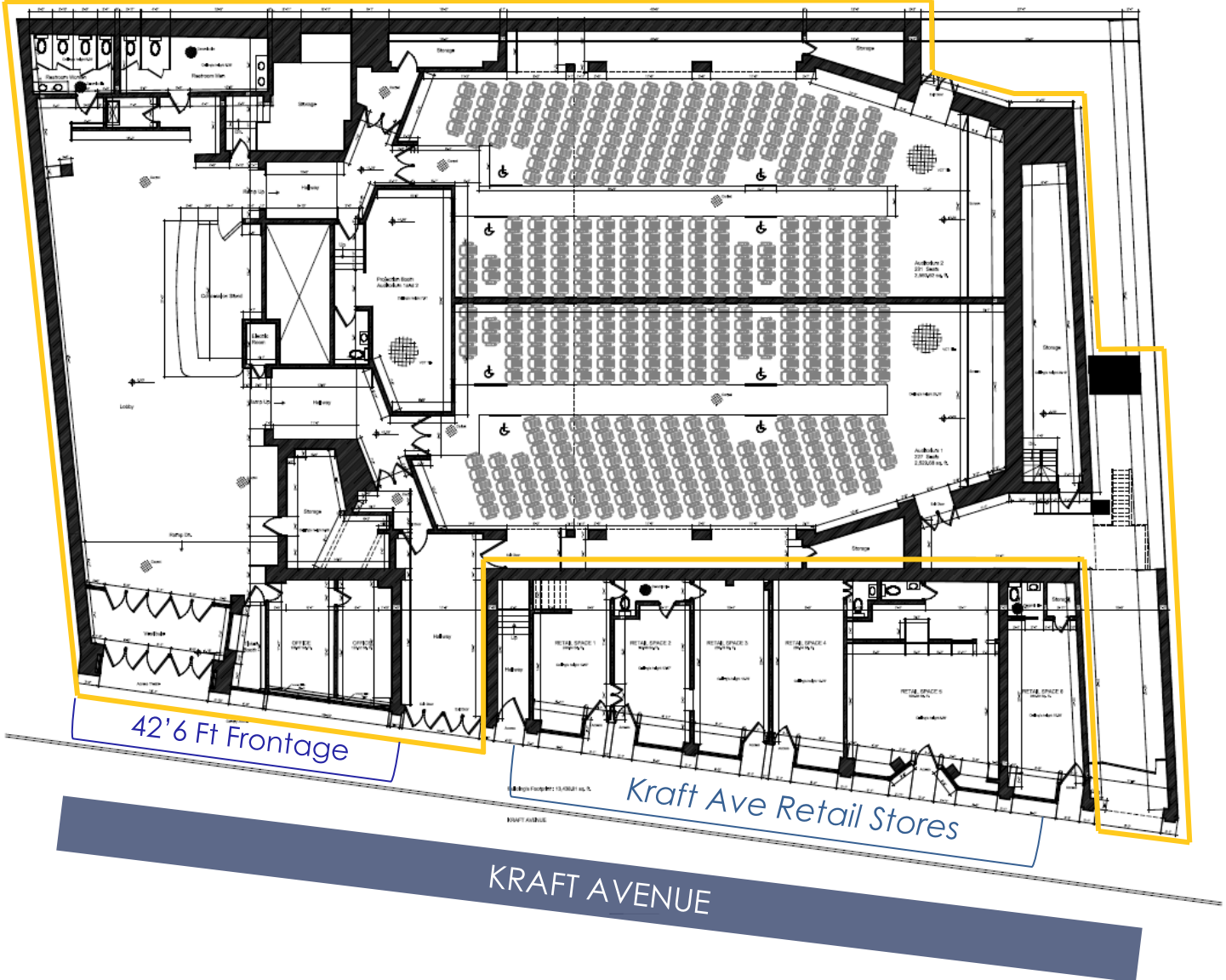
Downtown Bronxville features an abundance of nearby upscale restaurants, residential units & shops including:



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DETAILED
FLOOR PLAN
Existing Layout
Ground Floor

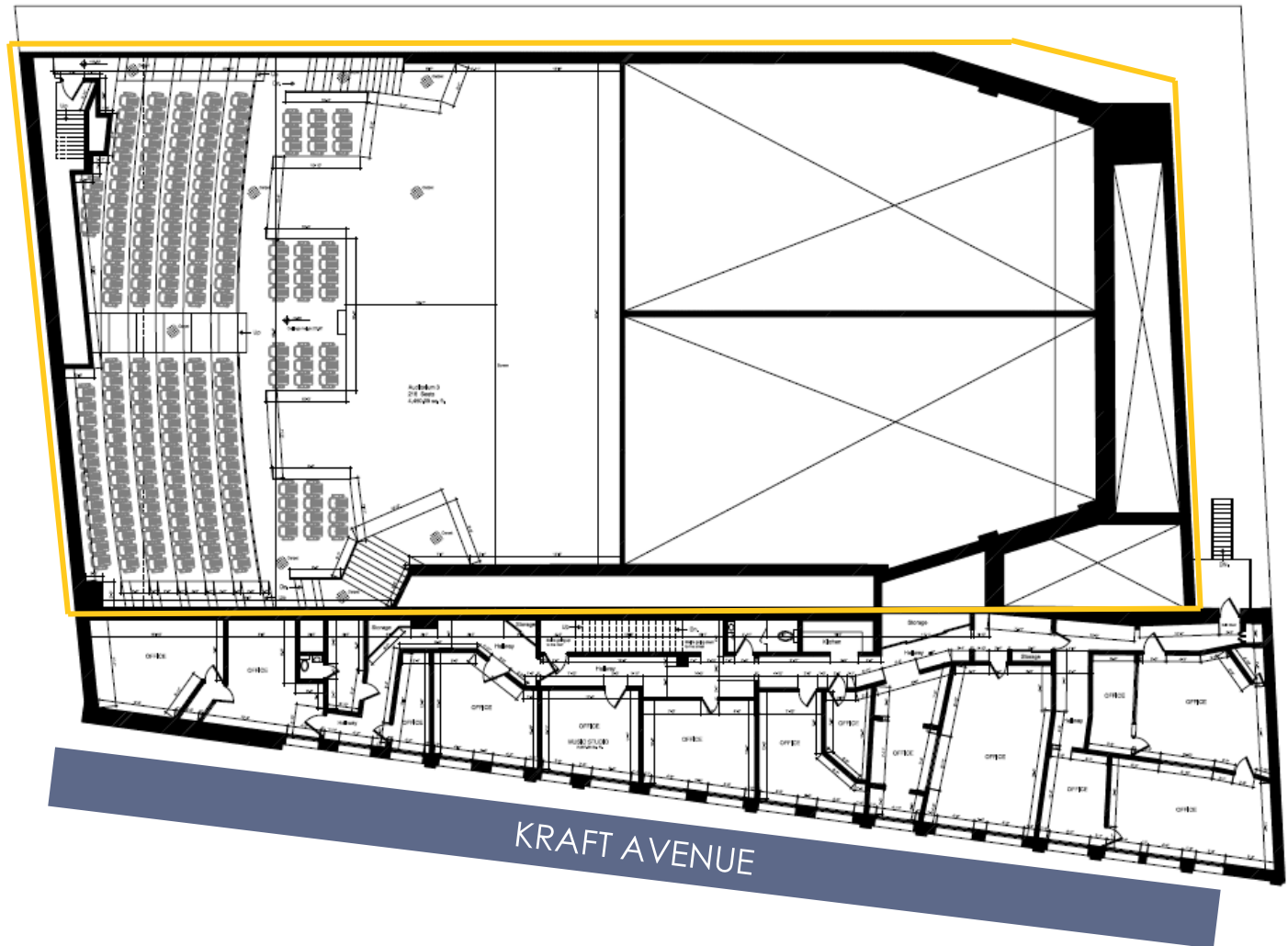


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DETAILED FLOOR PLAN

Existing Layout
Second Floor



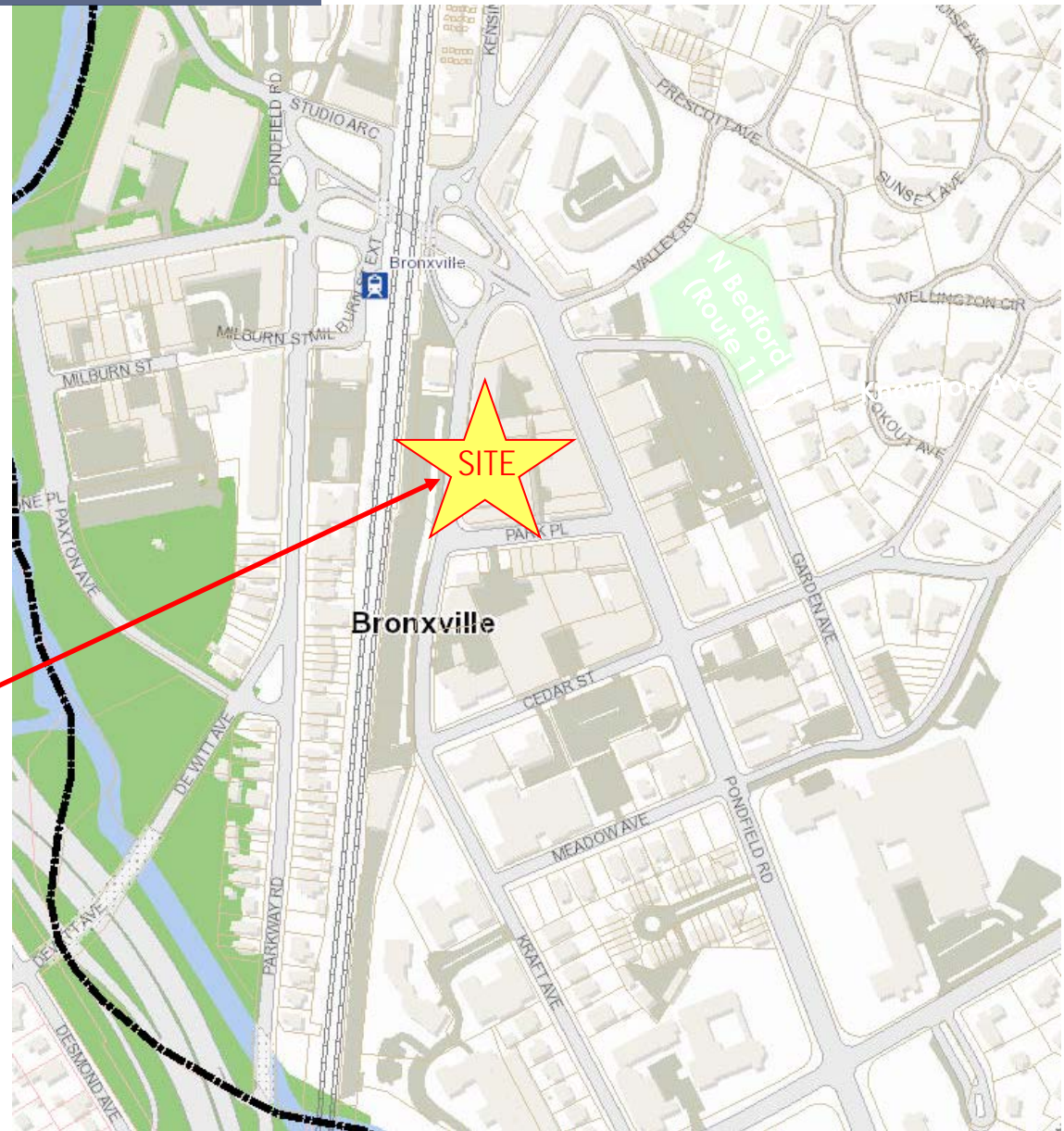
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TAX MAP

S/B/L
4./2/20
(90 Kraft Ave)



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Pondfield Rd (CBD)

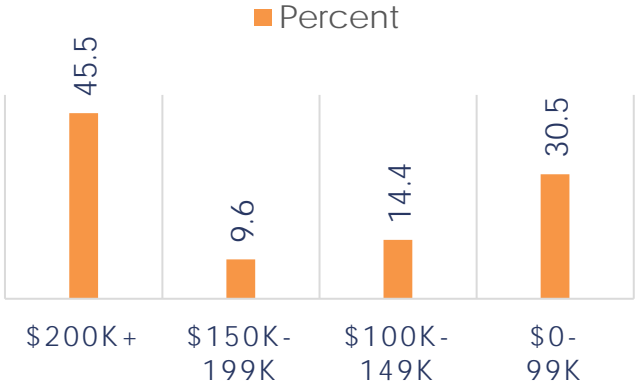
ABOUT BRONXVILLE

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, pharmacies, 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 \$200,000+** within a ½ mile radius. The village's schools consistently rank among the best in Westchester County.

HOUSEHOLD INCOME



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CONTACT OWNER'S
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BROKERS
PROTECTED