



RETAIL SPACE

SCARSDALE, NY

860 CENTRAL PARK AVENUE

SIZE

First Floor 2,600 SF
Lower Level 1,000 SF

ASKING RENT

Upon Request

NEIGHBORS

HomeGoods, T.G.I.Friday's, AT&T Wireless, DXL Big + Tall, TD Bank, Mavis Discount Tire, Chipotle, Panera Bread, Pizza Hut, Amazing Savings, ShopRite, Joanne Fabrics, Starbucks, CVS Pharmacy, Cold Stone Creamery, Red Lobster, Planet Fitness, buybuy BABY, Orangetheory Fitness

COMMENTS

Freestanding building

16 parking spots

Front and rear parking

Rear entrance to building

Wrap around driveway

Double sided pylon signage

Drive-thru option available

Medical Use Permitted

CONTACT EXCLUSIVE AGENT

LISA DANIEL

ldaniel@ripcony.com
203.249.9660

MARKET AERIAL



AERIAL



860 CENTRAL PARK AVENUE

REAR ENTRANCE

DXL

TD

CENTRAL PARK AVENUE

Ameritrade

Walgreens

MAVIS
Big Coin T
TIRE

Ford

HomeGoods

citibank

at&t

FRIDAYS

ARDSLEY ROAD

SUNOCO

Panera
BREAD

CHIPOTE
MEXICAN GRILL



PROPERTY PHOTOS - EXTERIOR

STOREFRONT PHOTO



DOUBLE SIDED PYLON SIGN



REAR ENTRANCE

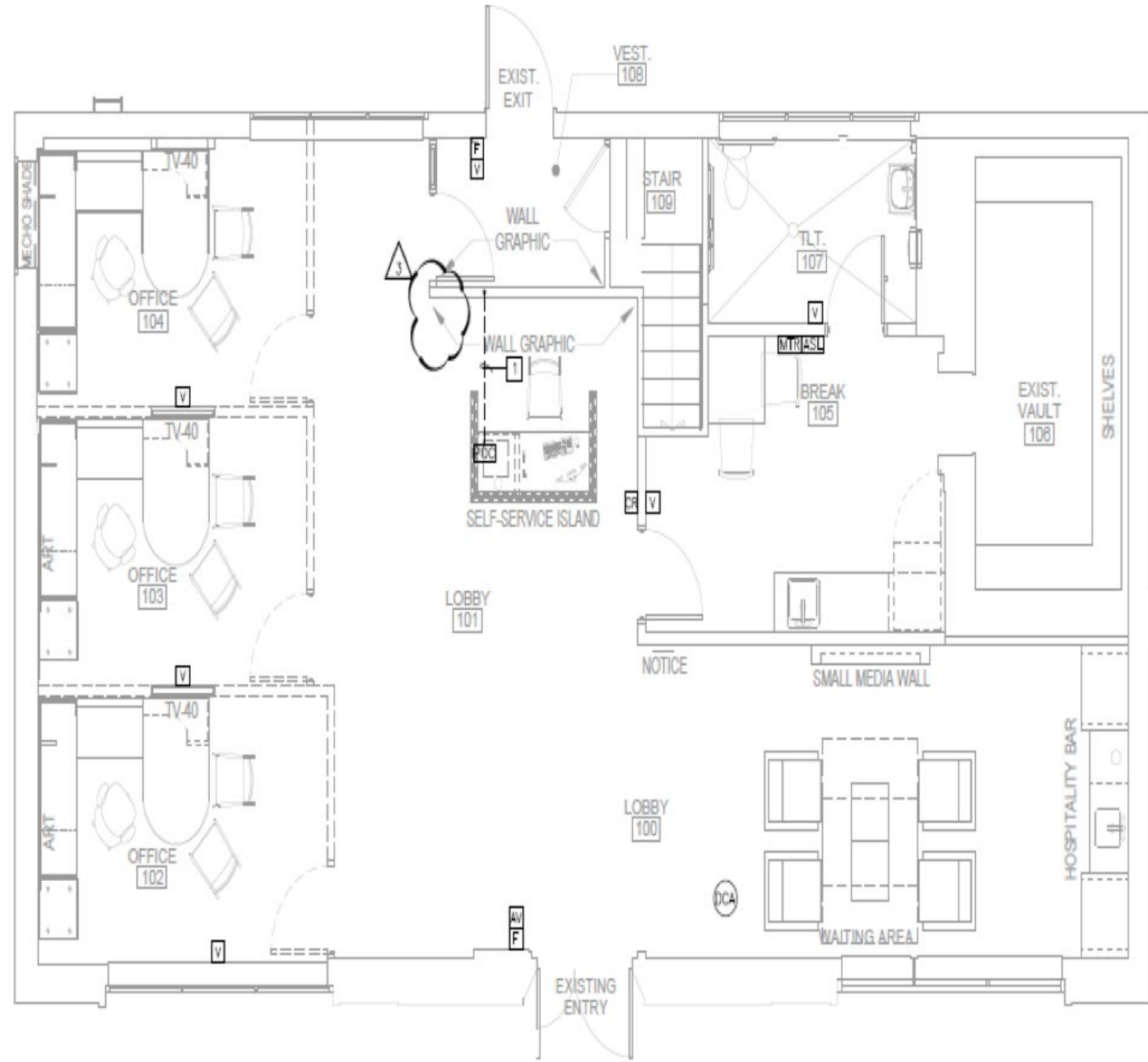


PROPERTY PHOTOS - INTERIOR



SITE PLANS

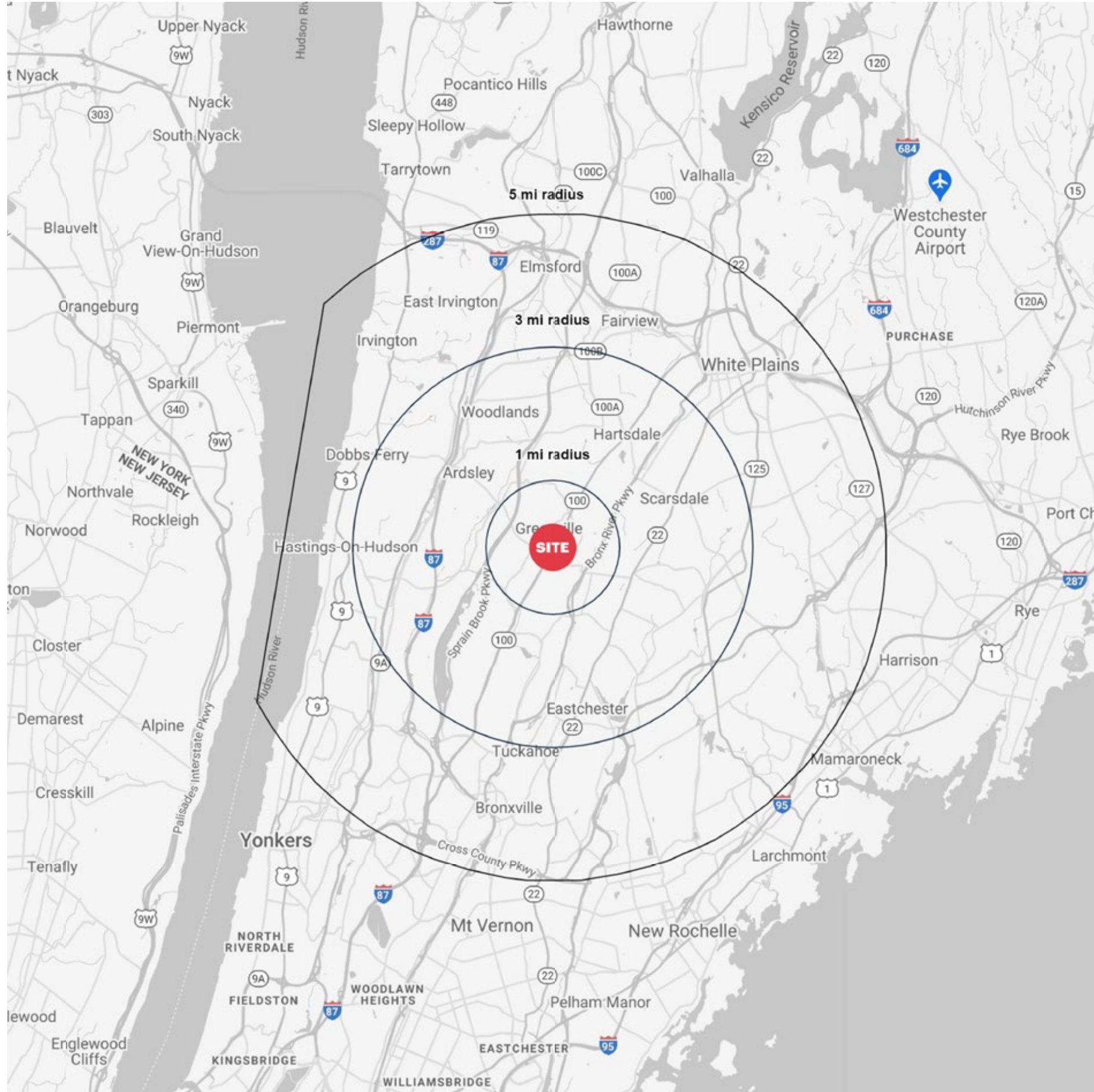
FIRST FLOOR



LOWER LEVEL



AREA DEMOGRAPHICS



860 CENTRAL PARK AVENUE SCARSDALE, NEW YORK

1 MILE RADIUS

POPULATION

13,123

HOUSEHOLDS

5,391

AVERAGE HOUSEHOLD INCOME

\$242,637

MEDIAN HOUSEHOLD INCOME

\$170,202

COLLEGE GRADUATES (BACHELOR'S +)

6,993 - 72.2%

TOTAL BUSINESSES

904

TOTAL EMPLOYEES

8,105

DAYTIME POPULATION (W/ 16 YR +)

12,137

3 MILE RADIUS

POPULATION

110,311

HOUSEHOLDS

42,100

AVERAGE HOUSEHOLD INCOME

\$224,182

MEDIAN HOUSEHOLD INCOME

\$147,285

COLLEGE GRADUATES (BACHELOR'S +)

51,343 - 65.1%

TOTAL BUSINESSES

4,628

TOTAL EMPLOYEES

37,045

DAYTIME POPULATION (W/ 16 YR +)

69,140

5 MILE RADIUS

POPULATION

315,947

HOUSEHOLDS

124,789

AVERAGE HOUSEHOLD INCOME

\$183,798

MEDIAN HOUSEHOLD INCOME

\$122,795

COLLEGE GRADUATES (BACHELOR'S +)

130,212 - 57.5%

TOTAL BUSINESSES

17,158

TOTAL EMPLOYEES

165,081

DAYTIME POPULATION (W/ 16 YR +)

259,045

AREA DEMOGRAPHICS

