



# Free-Standing Signature Property

For Sale or Lease

Prime Scarsdale  
Village Location

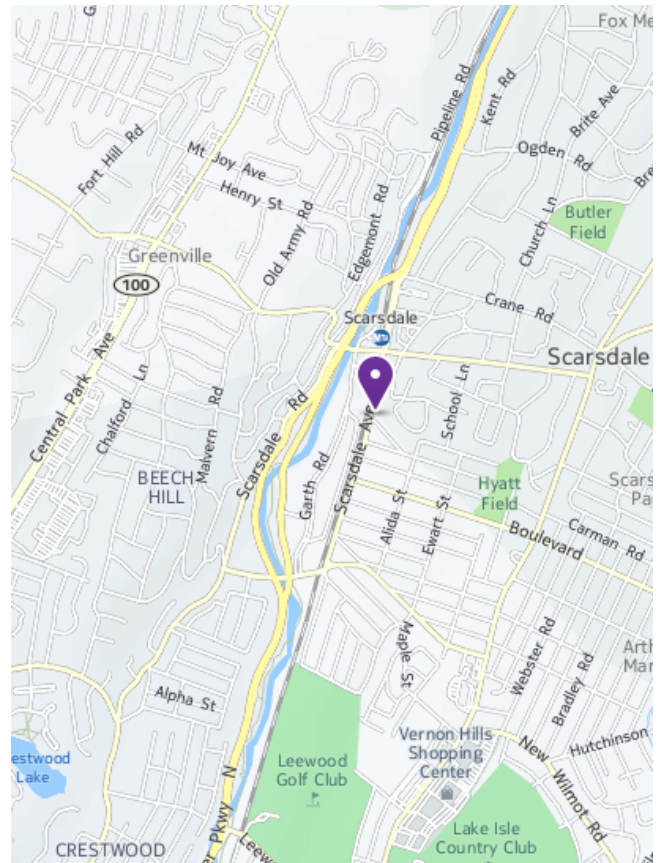
## 858 Scarsdale Avenue, Scarsdale, NY \*Existing Fitness Studio Space\*

### PROPERTY DETAILS

- +/- 3,500 SF HIGHLY VISIBLE RETAIL SPACE
- Existing Fitness Studio with bathrooms, showers, locker rooms, private offices and outdoor area
- Includes parking plus street meters (free <8am/>6pm)
- Studio Space +/- 13' ceilings & column free w/ AC
- Zoning (VCO-0.8) permits an abundance of uses
- Block to Metro North RR Station, Bus Stop in front
- Walk to Restaurants, Shopping, Banking, etc
- 2014 Population (Est.) 5 miles: 366,425
- 2014 Avg HH Income 1 mile: \$163,143
- 2014 HH's / DTE 5 miles: 141,538 / 190,334

For more information  
or to view this property call:  
David Richman at 914-422-0100 x13 or  
David@RakowGroup.com

10 New King Street • White Plains, NY 10604 •



**RAKOW**  
COMMERCIAL REALTY GROUP

