

SLEEPY HOLLOW, NY – 111 Beekman Avenue



BAR/NIGHTCLUB SPACE FOR LEASE

1,700+/- Sq. Ft. Call for Rental Details

- Potential for Food
- Great Location on Busy Retail Street
- Dense Residential Population
- Walking Distance from Hudson
 River & New Housing Developments
- Ichabod's Landing & Future GM Development Site



| By Drive Time | 5-Min | 10-Min | 15-Min |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$112,025 | \$142,068 | \$149,009 |
| Median HH Income | \$68,355 | \$90,321 | \$101,559 |
| Population | 13,242 | 25,904 | 96,948 |
| Total Households | 4,769 | 9,855 | 33,929 |
| Retail Potential | \$236M | \$613M | \$2.2B |

Call Owner's Exclusive Agent: Jon Gordon <u>914-779-8200</u> x115 jgordon@admiralrealestate.com

Brokers Protected

ADMIRAL REAL ESTATE SERVICES CORP. 62 Pondfield Rd Bronxville, NY 10708 Jonathan H. Gordon, Corporate Broker admiralrealestate.com All information furnished regarding property for sale or rental is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.