

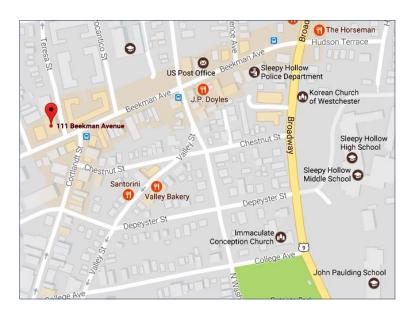
## SLEEPY HOLLOW, NY – 111 Beekman Avenue



## 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.