



## RARE GROUND FLOOR RETAIL/OFFICE FOR LEASE

930 SF

\$3,321.52/Month NNN

+\$551.30 CAM & +\$517.18 Tax/Month

- Excellent Location on Pondfield Road in Established Downtown Shopping Center
- Heat Included
- Adjacent to Bluemercury
- Share Building/Block with SoulCycle, Value Drug, Running Company, Bank, Candy Rox, etc.
- Adjacent Municipal Lot Across Street and Metered Street Parking
- Quick Walk to Metro-North, Coffee Shops, Restaurant, Delis, Dry Cleaning, Parks, Grocery, Boutique Retail Shops, Drug Stores, Banks, etc.



Walk to All Retailers Including:



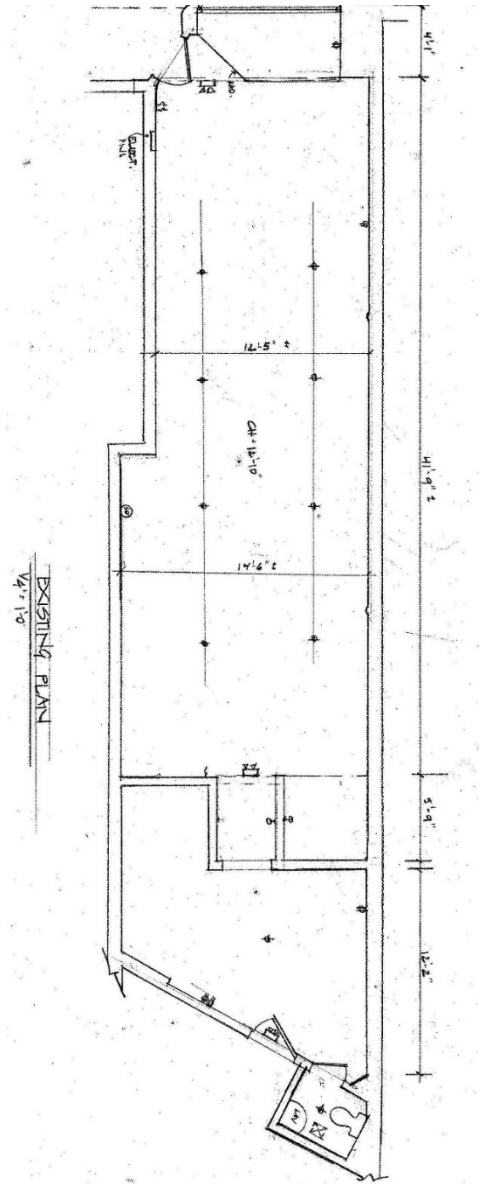
Call Owner's  
Exclusive Agents:

Jon Gordon 914-779-8200 x115 [jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)  
Haryn Intner 914-779-8200 x123 [haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

Brokers  
Protected

# DEMOGRAPHICS, FLOOR PLAN & ADDITIONAL PHOTOS

By Radius	.25-Mile	.5-Mile	1-Mile
Average HH Income	\$209,024	\$196,121	\$170,710
Median HH Income	\$152,458	\$133,685	\$109,878
Population	1,855	7,146	25,123
Total Households	876	3,385	10,669
Retail Potential	\$70M	\$277M	\$735M



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NewYork-Presbyterian  
Lawrence Hospital



ADMIRAL

Bronxville Village  
Retail Map



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