



**PRICE
REDUCED**



SPACE AVAILABE ON BUSY NORTH BEDFORD RD

- 2,400 SF – 3,600 SF
- **NOW:** \$26 PSF +9 PSF Taxes & CAM
- Former Dollar Store | Dry Use
- Near Saw Mill River Parkway
- Great Visibility – Entrance by Light With 2 Means of Egress
- Private Parking Lot w/ 120 Spaces
- Join Bedford Bagel & Bakery, Salsa Fresca, Sette e Venti, Anytime Fitness & Sammy's Kosher
- High-End Demographics

AREA DEMOGRAPHICS

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$171,841	\$165,324	\$207,044
Median HH Income	\$114,893	\$104,863	\$141,674
Population	2,724	26,783	50,607
Total Households	1,105	9,244	17,095
Retail Potential	\$82.8M	\$662M	\$1.52B

NEARBY RETAILERS INCLUDE

Target, McDonald's, Panera Bread, Kohl's, ShopRite, FedEx, Staples, Dunkin' Donuts, CVS, Lexus of Mt. Kisco, BMW Mt. Kisco, Bowtie Cinemas, Pier 1 Imports, Petco, The Bedford Diner and Saw Mill Club East.

Call Owner's Exclusive Agent: Joan Simon 914-779-8200 x117 jsimon@admiralrealestate.com

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