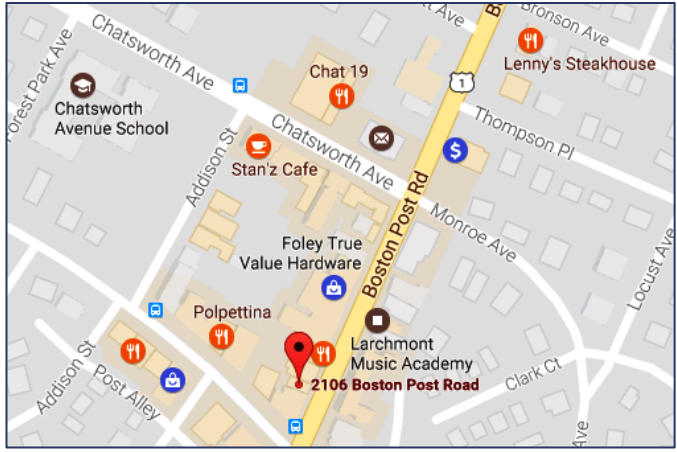




High Traffic CBD Shopping District Serving Affluent Bedroom Community
(Suburb of New York City)

1,500 RSF
\$35.00 PSF Modified Gross
Utilities Directly Metered

- Newly Renovated Space with Clean Modern Fit Out
- Great Visibility, Presence, and Frontage
- Full Basement with Bathroom
- Motorized Awning
- Equipment Included: Refrigerator/Freezer, Dishwasher, and Microwave
- Alarm System
- Strong Demographics
- Traffic Count: 13,221 Vehicles Per Day at Corner of Boston Post Rd and Larchmont Ave



By Drive Time	3-Minute	5-Minute	10-Minute
Average HH Income	\$203,005	\$173,617	\$135,237
Median HH Income	\$130,734	\$110,589	\$81,028
Population	7,436	20,103	88,336
Total Households	2,705	7,789	31,793
Retail Potential	\$266M	\$660M	\$2.125B

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

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