

## Company of the Month

**BROKERED 250,000+ S/F OF OFFICE SPACE IN N.Y.C., GREENWICH/STAMFORD, CT., N.J., AND WESTCHESTER CO.**

# The husband and wife team at Goldschmidt & Associates: The little real estate office that could

**SCARSDALE, NY** Goldschmidt & Associates was established in August 1991 by husband and wife team Eric Goldschmidt and Pam Goldschmidt.

she began working on leasing retail spaces, which quickly culminated in her representation of K-Mart in the 1990 opening of the first warehouse



**Eric Goldschmidt**



**Pam Goldschmidt**

Together the two worked days and evenings, many times with their young kids sitting in the back seat, driving south to mid-New Jersey and north to New Haven, Connecticut, seeking leasing and sales opportunities.

club in Westchester County on Rte. 9A, Elmsford (currently Sam's Club).

The Goldschmidt's, as a team, began to represent retailers such as Bank of New York, Webster Bank, Bruegger's Bagels, and ABS Clothing,

***In addition, Goldschmidt & Associates is now involved in some major area residential and hotel development projects and commercial sales and leasing transactions with more updates to follow soon. The future is exciting as Pam and Eric's son, Adam Bren, has joined the team. With his law school background and learning the business "at his parents' feet" the next generation of Goldschmidt & Associates is bright.***

Their first big break was searching for sites for a new wireless phone company, Cellular One, where locations were found in Secaucus, Long Island City, and White Plains. Their next big break was negotiating a lease for Barnes & Noble for a building on Central Park Ave., Hartsdale. It has been a non-stop trip since then.

Both Eric and Pam come from divergent real estate backgrounds. Starting in 1968, Eric worked as an owner/manager of apartment buildings in the family business in New York and New Jersey. In 1973, he began as the general manager and vice president of Westcroft Realty, Hartsdale, a division of Rose Associates, Inc. of New York. There he branched out into commercial and retail properties as well as apartment buildings, and headed a huge expansion of owned properties and a multitude of conversions of apartment buildings into cooperatives. He left after 18 years to start his own company.

At the same time, in the late 1980's, Pam began working in the N.Y.C. co-op/condo sales market. Wanting to be closer to her family in Westchester

amongst others. Pam began leasing retail space in the Village of Scarsdale and pretty soon virtually every owner retained her to lease up their available stores. It was then that Goldschmidt & Associates began to expand its owner representation countywide.

At the same time, Eric also became more involved in the investments sales and commercial and industrial space leasing with large increases in activity annually thereafter.

Goldschmidt & Associates expanded with the hiring of just a few active and ambitious real estate agents. It was at that time that Pam and Eric decided not to create a "big shop" office and manage people, but rather work together with their agents on leasing and sales deals.

The formula has worked. The "Little Shop" now represents many retailers including CVS in Westchester, Putnam, Dutchess and Orange Counties. Notable deals include The Container Store, White Plains (first in the Northeast US); Crate & Barrel, Westport; Bed Bath & Beyond, Yonkers and Yorktown; Staples, Yorktown; California Pizza Kitchen, Scarsdale;



**CVS, 2290 Central Park Avenue - Yonkers, NY**

Harley Davidson and Yamaha, New Rochelle; Volkswagen, White Plains; Lexus, Mt Kisco; TJMaxx, Mt. Kisco and Yorktown; Kohl's, Home Goods, Big Lots, New Milford, CT amongst many, many others. Most recently deals include Saks Off Fifth, White Plains; Famous Footwear, Wells Fargo, 3 CVS locations in Yonkers, and Shreve Crump, Lowe, Greenwich, CT.

In the past few years Goldschmidt & Associates has brokered more than 250,000 s/f of office space in N.Y.C., Greenwich and Stamford, CT., N.J., and Westchester County. Eric has represented Stark Office Suites on all of its leases and expansions in their 8 locations in the past 10 years. They now represent properties in Scarsdale, New Rochelle, Manhattan, White Plains, Mt. Vernon, Pelham, Eastchester, Yorktown, and Hartsdale.

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Along with agents Joshua Jacobs, JoAnn Picarillo, Fern Wager, Bill Gerstein, and Ken Shiers Goldschmidt & Associates' reputation as that "little real estate office which could" will continue to grow.

To learn more check out their website, [www.GA-RE.com](http://www.GA-RE.com) and visit their booth 1205 at the NYC ICSC at the Javits Center.



**Two Overhill Road - Scarsdale, NY**



**Soon to Be - Saks Off 5th - White Plains, NY**

# GOLDSCHMIDT & ASSOCIATES

ONE CHASE ROAD  
SCARSDALE, NY 10583

PHONE: 914-723-1616

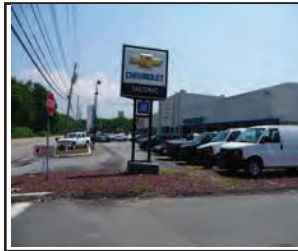
FAX: 914-723-7720

WWW.GA-RE.COM

## PROPERTIES FOR SALE



**Mohegan Lake, New York**  
**Route 6 & Mohegan Avenue**  
4,000 - 7,000 SF Bank 2 Drive Thrus - 1.4 Acres  
Food, Retail & Medical Permitted,  
Corner With Traffic Light, 18,500 Cars Per Day  
Asking Sales Price: \$1,750,000  
Call Eric Goldschmidt x11



**Yorktown Heights, New York**  
**3805 Crompond Road**  
20,670 SF Building on 2.77 Acres  
225' Frontage on Route 202 Zoned Auto, Restaurant,  
Retail, Health Club, Price Reduced  
Asking Sales Price: \$2,500,000  
Call Eric Goldschmidt x11



**Mamaroneck, New York**  
**1009 West Boston Post Road**  
10,000 SF Building  
Available: 7,750 SF for Owner /User  
Zoning: C-1, 15 On-Site Parking Spaces  
Asking \$2,400,000  
Call Joshua Jacobs x17 or Adam Bren x24



**Hartsdale, New York**  
**150-152 Central Park Avenue**  
Total GLA - 21,106 SF Long Leases  
4,825 SF - Blinds to Go; 16,281 SF - Ethan Allen  
1.75 Acres - 393' Frontage, 58 On-Site Parking Spaces  
Asking Sales Price: \$10,500,000  
Call Eric Goldschmidt x11



**Thornwood, New York**  
**99 Castleton, 17 Gramercy, 10 St. Charles**  
Properties Sold as a Package  
Total Square Footage - 101,185 SF, Parking - 137  
NOI \$749,900 95% Leased  
Asking Sales Price: \$10,750,000 (\$106 PSF)  
Call Eric Goldschmidt x11



**Scarsdale, New York**  
**119-153 Montgomery Avenue**  
Condo Units: 119, 121, 133, 149, 151, 153 Montgomery  
1,250 - 1,500 SF Each - Total 8,000 SF  
5 Leased, 1 Vacant, First Floor with Parking  
Asking Sales Price: \$1,650,000  
Eric Goldschmidt x11

## RETAIL SPACES FOR LEASE



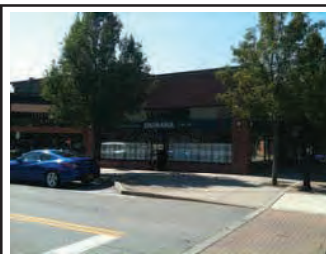
**White Plains, New York**  
**200 Hamilton Avenue**  
White Plains Mall  
140,000 SF Redevelopment  
Asking \$25 PSF NN  
Call Pam Goldschmidt x12



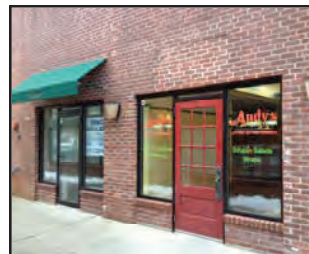
**Manhattan, New York**  
**50 West 23rd Street**  
2,500 SF & 3,000 SF.  
May be combined.  
Immediate Occupancy  
Asking \$250 PSF Modified Gross  
Call Adam Bren x24



**Yonkers, New York**  
**2290 Central Park Avenue**  
Join CVS & Nathan's Anchor  
3,670 SF On-Site Parking: 314  
Spaces + 500 Adjacent Parking  
Spaces Corner Traffic Light  
Asking \$55 PSF NN  
Call Pam Goldschmidt x12



**Mount Kisco, New York**  
**39 South Moger Avenue**  
2,600 SF  
Across from Train, Center of  
Shopping Near Starbucks,  
Chicos, Ann Taylor  
Asking: \$45 PSF NN  
Call Joshua Jacobs x17  
Adam Bren x24



**Mount Kisco, New York**  
**41 South Moger Avenue**  
1,300 - 3,000 SF  
Formerly Andy's Pure Food  
Kitchen Equipment Included in  
Lease. Join Starbucks, Chicos,  
Ann Taylor, Rite Aid & Others  
Asking \$40 PSF NN  
Call Joshua Jacobs x17



**Jefferson Valley, New York**  
**3631 Hill Boulevard**  
3,600 SF Ground Floor  
3,600 SF 2nd Floor  
Busy SC in Jefferson Valley  
Next to Taconic State Parkway  
Asking: \$20 PSF NN  
Call Joshua Jacobs x17  
Adam Bren x24



**Scarsdale, New York**  
**2 Depot Place**  
707 - 1,121 SF  
Adjacent to Scarsdale Train  
Daily Car Count - 11,000  
Daily Metro North - 4,000 +/-  
Asking \$45 PSF  
Call Joann Picarillo x10  
Adam Bren x24



**New Rochelle, New York**  
**40 Memorial Highway**  
Great Retail Opportunity in  
Halstead New Rochelle  
High Rise Development  
Restaurant, Retail  
942 & 5,212 SF Available  
Asking \$30 PSF NN  
Call Fern Wagner x15



**New Rochelle, New York**  
**150 Huguenot Street**  
6,500 SF on Route 1  
Corner Traffic Light  
Former Bank  
Across From New Roc City,  
Trump Plaza, Radisson Hotel  
Asking \$28 PSF Gross  
Call Eric Goldschmidt x11



**Scarsdale, New York**  
**24 Harwood Court**  
2,000 SF + Partial Basement  
Entrances on Harwood Court &  
Boniface Circle  
Immediate Availability  
Asking Rent \$60 PSF NN  
Call Pam Goldschmidt x12



**New Rochelle, New York**  
**1333 North Avenue**  
3,000 SF + Full Basement  
Onsite Parking  
Corner Space, High Visibility  
Immediate Availability  
Traffic Count: 15,210 Cars  
Asking \$28 PSF NN  
Call Pam Goldschmidt x12



**Croton on Hudson, New York**  
**50-56 Maple Street**  
1,200 SF End Cap Space  
CVS Anchored Shopping Center  
Ample On-Site Parking  
On Main Thoroughfare to Train  
Traffic Counts: 47,996 Cars  
Asking Rent - \$39 PSF Gross  
Call Joshua Jacobs x17

SEEKING SITES FOR CVS IN WESTCHESTER, PUTNAM, DUTCHESS, AND ORANGE COUNTIES

VISIT US AT BOOTH 1205 AT THE NYC ICSC