

# OFFICE / MEDICAL SPACE FOR LEASE



**GOLDSCHMIDT  
& ASSOCIATES**

Commercial Real Estate Group



**1075 Central Park Avenue**  
Scarsdale, New York

## Property Features

- » 850 - 3,000 RSF Available
  - » Lobby Floor Space Available
  - » HVAC Hours: Mon-Fri 7am-7pm & Sat- 7am-2pm
  - » Traffic Lit Corner
  - » Excellent On-Site Parking
  - » On-Site Manager
  - » Perfect For Medical
  - » Close to Bronx River Parkway, Sprain Brook Parkway
  - » Just South of Ardsley Road
- Traffic Count - 34,290 Cars Daily

## Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	17,109	121,132	360,383
» Avg HH Income	\$120,072	\$124,079	\$ 98,247

## Contact:

Exclusive Agent:

**Eric S. Goldschmidt**

Phone: 914-723-1616 x11

Fax: 914-723-7720

Email: Eric@ga-re.com

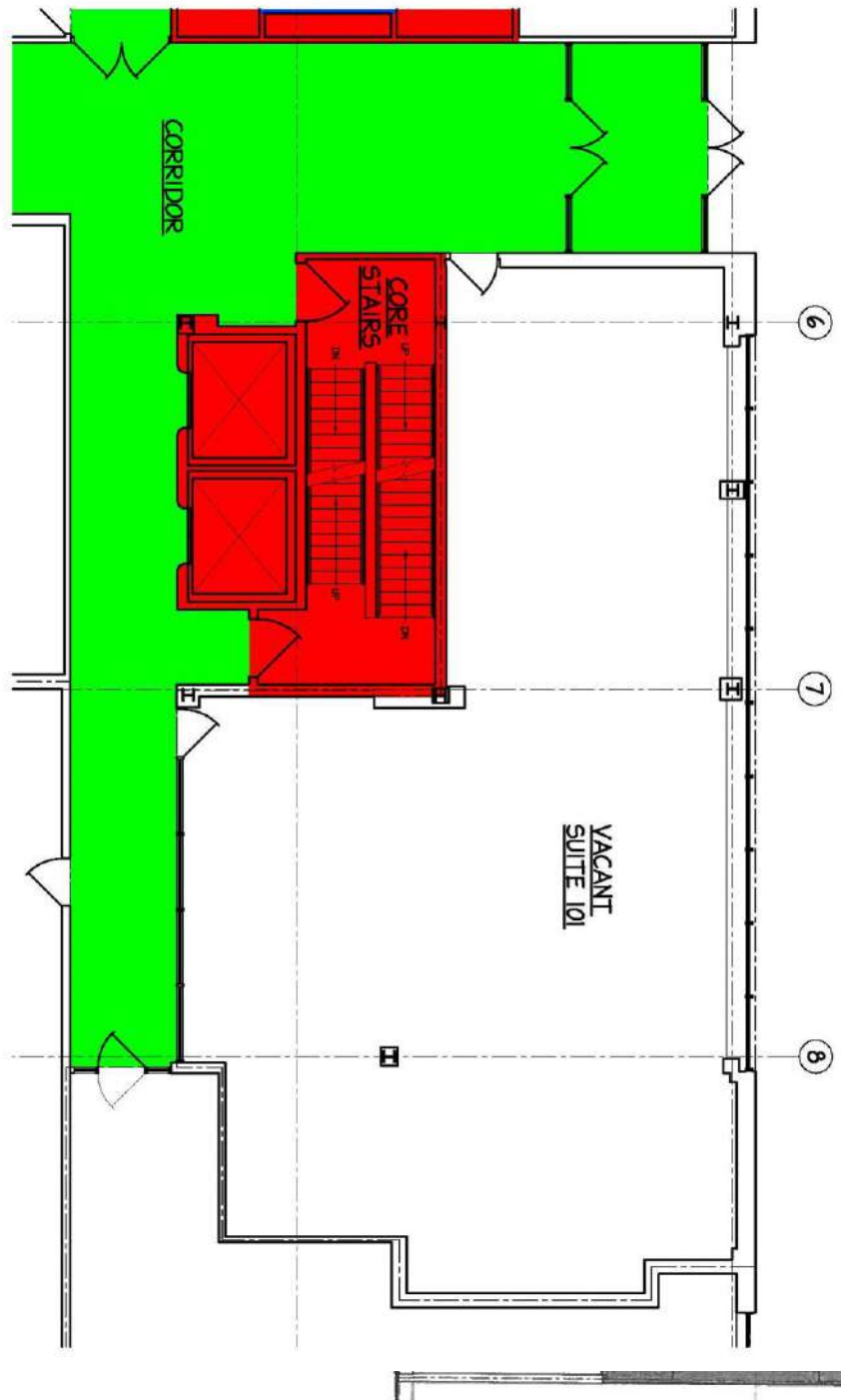
## ASKING RENT:

» \$30 PRSF

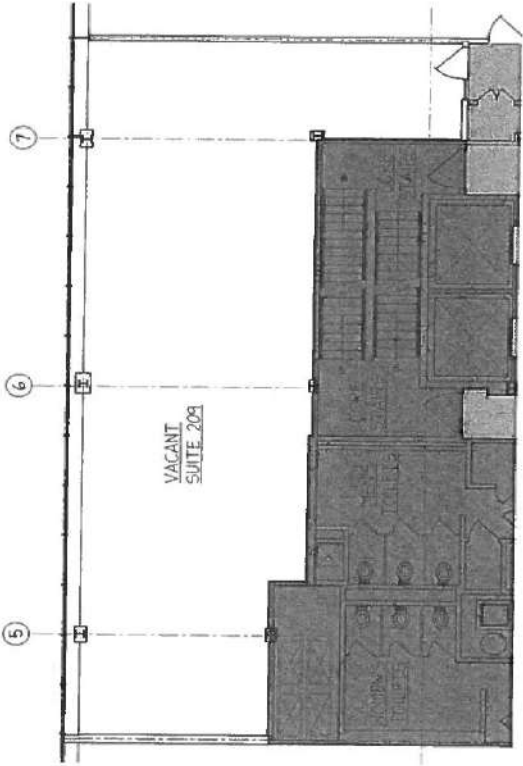
» Plus Electric

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

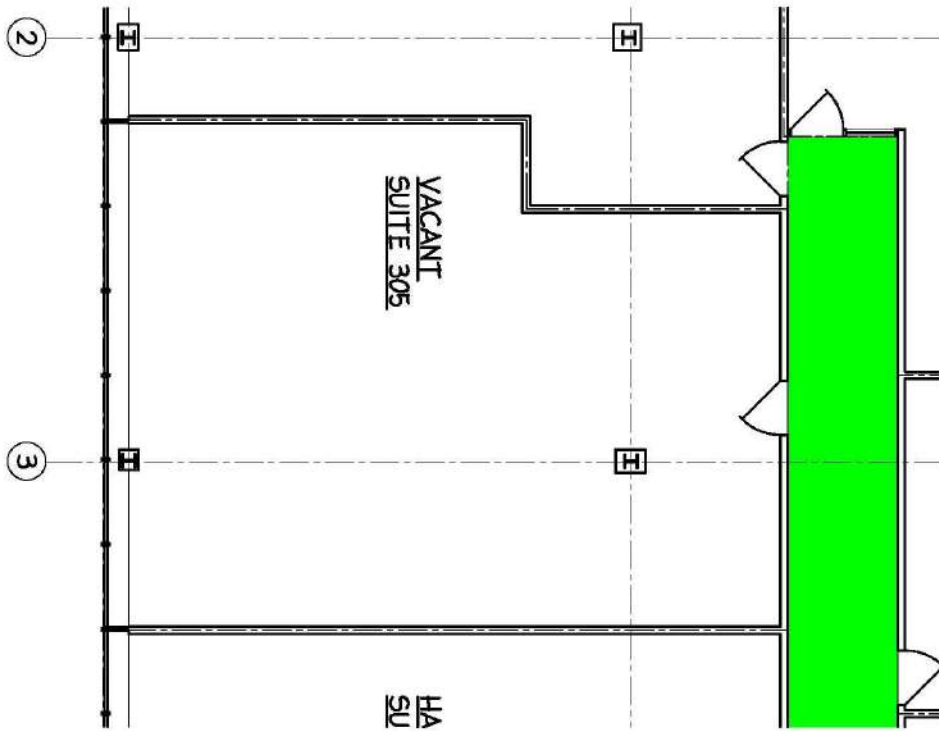
1st Floor - Floor Plan - 3,000 SF



2rd Floor - Floor Plan - 1,709 SF



3rd Floor - Floor Plan - 1,260 SF



# Rear Entrance



- Directions from here
- Directions to here
- What's here?
- Search nearby
- Print
- Add a missing place
- Report a data problem
- Measure distance

1075 Central Park Avenue

JOANN Fabrics and Crafts

Starbucks

Red Lobster

Planet Fitness

buybuy BABY

Shell

Pet Goods

King China Buffet

Uno Pizzeria & Grill

Party City

IHOP

Barnes & Noble

Google