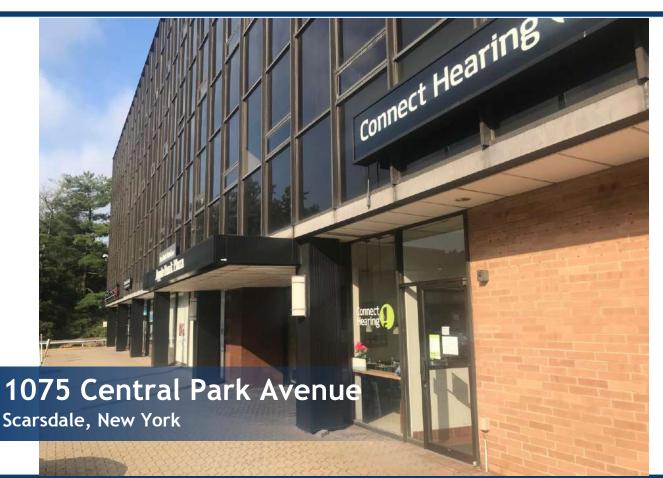
OFFICE / MEDICAL SPACE FOR LEASE





Property Features

- » 1,350 RSF Available
- »Retail Level with Private Entrance
- » HVAC Hours: Mon-Fri 7am-7pm & Sat- 7am-2pm
- » Traffic Lit Corner
- » Excellent On-Site Parking
- » On-Site Manager
- » Former Audiologist Space
- » Close to Bronx River Parkway, Sprain Brook Parkway
- » Just South of Ardsley Road

Traffic Count - 34,290 Cars Daily

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

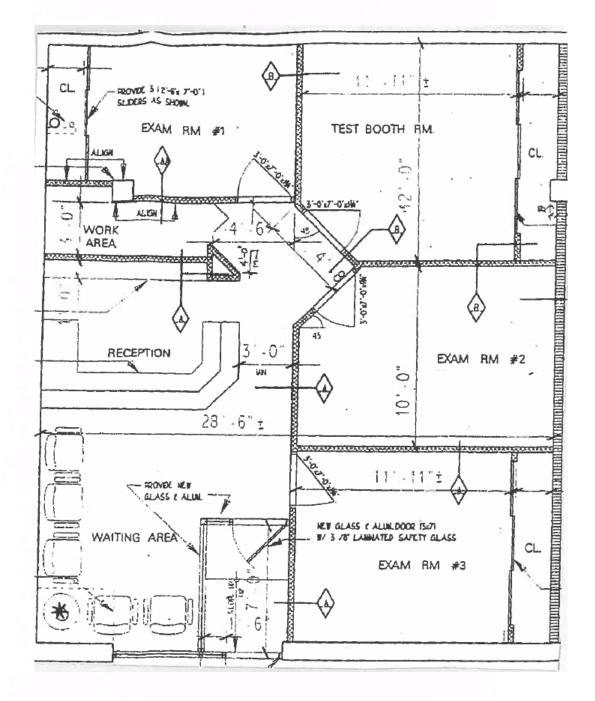
All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal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

Contact:

Exclusive Agent: Eric S. Goldschmidt Phone: 914-723-1616 Email: Eric@ga-re.com

ASKING RENT:

- » \$48 per SF
- » Plus Electric



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Rear Entrance





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