

# RETAIL SPACE FOR LEASE



**GOLDSCHMIDT  
& ASSOCIATES**

Commercial Real Estate Group



**826 Scarsdale Avenue**  
Scarsdale, New York

## Property Features

- » 6,400 SF
- » Garage and On Site Parking Lot
- » Perfect for Gym, Dance, Karate, Tutoring, Retail
- » Central HVAC,
- » 10' - 14' Ceiling Heights
- » Zoned RB
- » Walk to Scarsdale Train Station
- » Excellent Parking and Visibility

### Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
» Population	15,515	110,939	353,292
» Avg HH Income	\$184,050	\$157,854	\$131,446

**» Asking Rent - Price Upon Request**

## Contact:

Exclusive Agent:

**Pam Bren Goldschmidt**

Phone: 914-723-1616

Email: [pam@ga-re.com](mailto:pam@ga-re.com)

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.

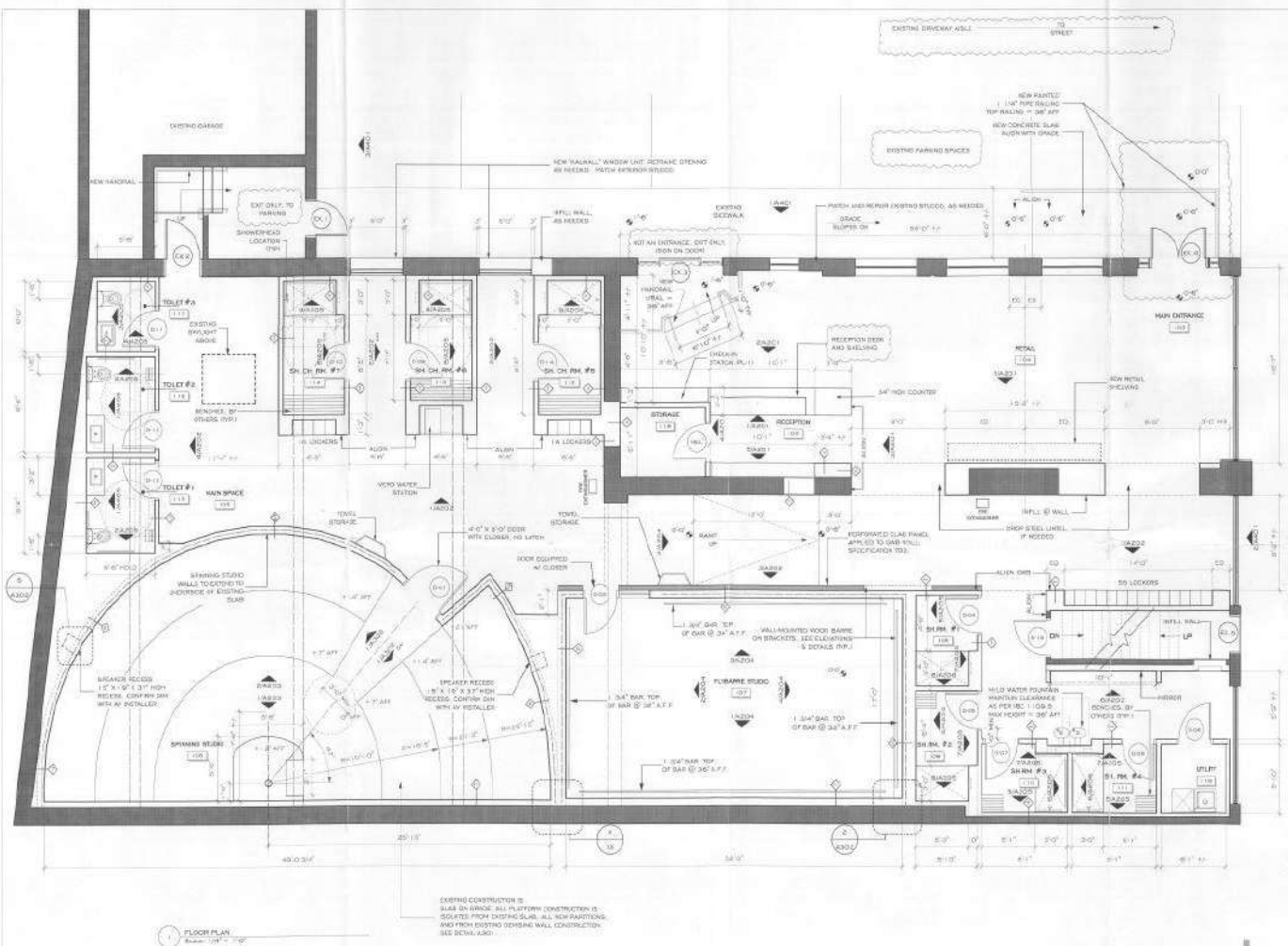




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1 FLOOR PLAN  
Scale: 1/4" = 1'-0"

EXISTING CONSTRUCTION IS  
BASED ON EXISTING ALL PLATFORM CONSTRUCTION IS  
SOLICITED FROM EXISTING SLAB, ALL NEW PARTITIONS,  
AND FROM EXISTING CEILING WALL CONSTRUCTION.  
SEE DETAIL A301.

**nb**  
NATHAN BRIGHT ARCHITECT  
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TEL: 212.512.1000 FAX: 212.512.1001  
WWW.NATHANBRIGHTARCHITECT.COM

FLYWHEEL SPORTS - SCARSDALE, NY  
826 SCARSDALE AVE



TITLE:	FLOOR PLAN
DATE:	2.27.13
SCALE:	1/4" = 1'-0"
REVISION:	
#1:	5/1/13
#2:	5/1/13
#3:	5/22/13
#4:	
#5:	

A101.00

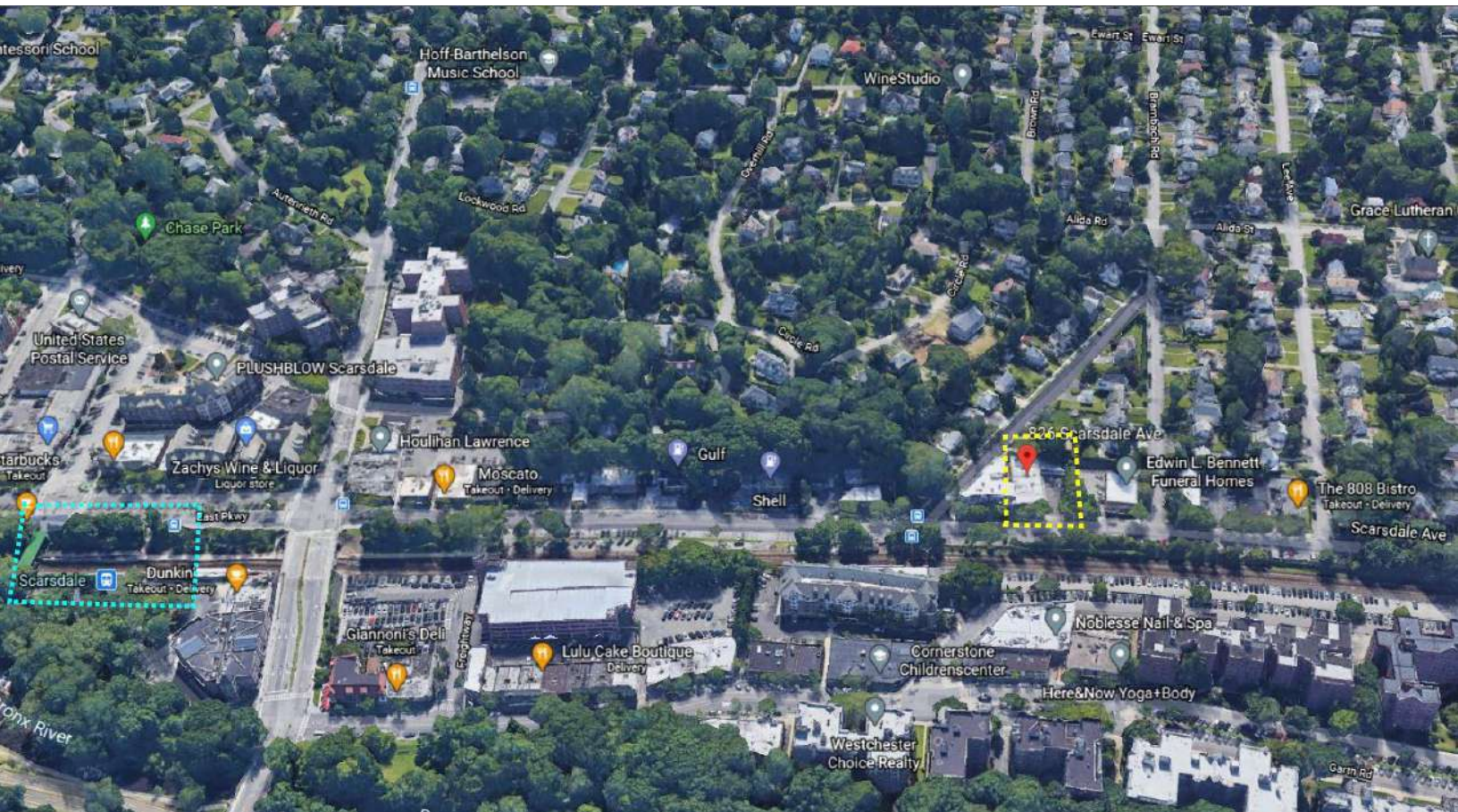
PERMIT SET



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