

RETAIL SPACE FOR LEASE



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



735 White Plains Road
Scarsdale, New York

Property Features

- » 1,800 SF Plus Full Basement
- » Can be Combined with Adjacent Space of 1,140 SF
- » Front & Rear Access - Parking in Rear
- » Great Frontage
- » Excellent Visibility on White Plains Road
- » Near: Trader Joe's, The Applestone Meat Co, Citibank, DeCicco's & Sons, Starbucks, Athleta, Gap, Banana Republic, Ann Taylor, The Fresh Market, Coco Spa, Loft and Others

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	18,322	110,732	442,748
» Avg HH Income	\$213,293	\$245,817	\$163,854

- » **Price Upon Request**

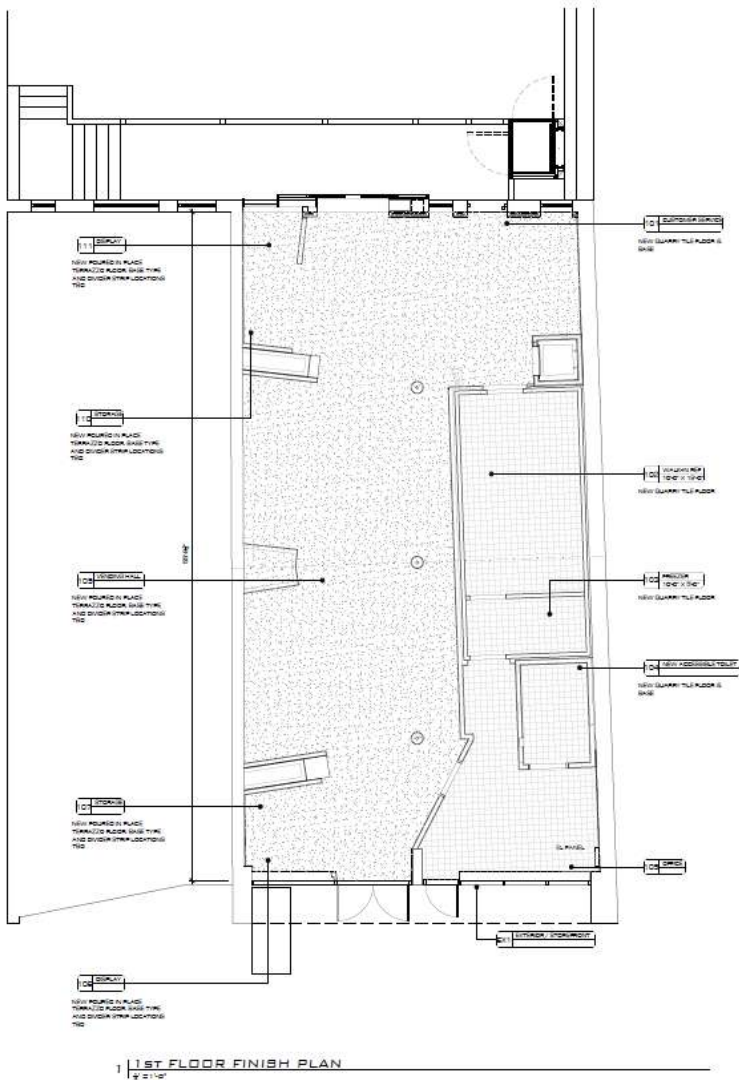
Contact:

Exclusive Agent:

Pam Bren Goldschmidt

Phone: 914-723-1616

Email: pam@ga-re.com



GENERAL NOTES:

- REMOVE EXISTING FRAMED HANGAR CEILING & WALL BOARD AS INDICATED
- REMOVE STRUCTURAL WALLS AS INDICATED REFER TO STRUCTURAL DRAWINGS
- REMOVE FLOOR AND WALL FINISHS AS NOTED
- REMOVE ALL FIXTURES, EQUIPMENT AND PLUMBING PORTABLE AS NOTED
- PROVIDE NEW FINISHES AS INDICATED
- PROVIDE NEW STAIRCASE AS INDICATED
- PROVIDE NEW STRUCTURAL COMPONENTS AS INDICATED REFER TO STRUCTURAL DRAWINGS
- PROVIDE NEW FINISHES, PORTABLE AND EQUIPMENT AS INDICATED
- ALL MECHANICAL, ELECTRICAL & PIPING TO REMAIN
- PROVIDE NEW MECHANICAL SYSTEMS AS INDICATED
- IF DURING THE COURSE OF DEMOLITION, A MATERIAL IS FOUND TO BE HAZARDOUS, STRUCTURAL IS DETERMINED TO BE LOAN, OR REMOVAL OF THE WALL IS TO OCCUR AND THE STRUCTURAL ENGINEER AND ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY.

ELECTRICAL NOTES:

THE ELECTRICAL INSTALLATION HEREIN SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND COMPLY WITH THE RULES AND REGULATIONS OF ALL LOCAL AND GOVERNMENTAL JURISDICTIONS AUTHORITY. THESE CONTRACT DOCUMENTS MEET STRONGEST REQUIREMENTS SHALL APPLY.

PROVIDE ALL NEW CONDUIT, WIRING AND ELECTRICAL EQUIPMENT FOR NEW CONSTRUCTION.

ALL UNUSED WIRING, SWITCHES, ETC. SHALL BE REMOVED BACK TO FACTORY SOURCES AND ALL OBSOLETE ELECTRICAL EQUIPMENT REMOVED.

THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH PLUMBING AND OTHER TRADES FOR EXACT LOCATION OF ALL MOTOR AND CONTROL DEVICES.

LEGEND

- GRADE ELEVATION
- SECTION
- PARTITION TYPE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- DETAIL SYMBOL
- DOOR TYPE SYMBOL
- WINDOW SYMBOL
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- PARTITION WITH INSULATION
- SPECIAL CONSTRUCTION
- CONCRETE BLOCK
- PROPERTY LINE
- CYPRESS WALL BOARD
- PLYWOOD
- NEW DOOR
- SMOKE DETECTOR
- COMBINATION (SMOKE) CORRIDOR SMOKE DETECTOR

PROJECT: APPLESTONE MEAT CO.
735 WHITE PLAINS ROAD
SCARSDALE, NY 10583

ARCHITECT: BSK ARCHITECTURE, PLLC
22 WEST 86TH STREET, SUITE 210
SCARSDALE, NY 10583

CONSULTING ENGINEER: RYAN CONSULTING ENGINEERS
311 E. 104TH STREET
SCARSDALE, NY 10583

ARCHITECTURAL TEAM: JWM GROUP
110 WEST 180TH STREET
SCARSDALE, NY 10583

ISSUED FOR CONSTRUCTION
:07.17.2020

NO.	DATE	DESCRIPTION	BY	CHK.
1	07/17/20	ISSUED FOR CONSTRUCTION	JWM	JWM

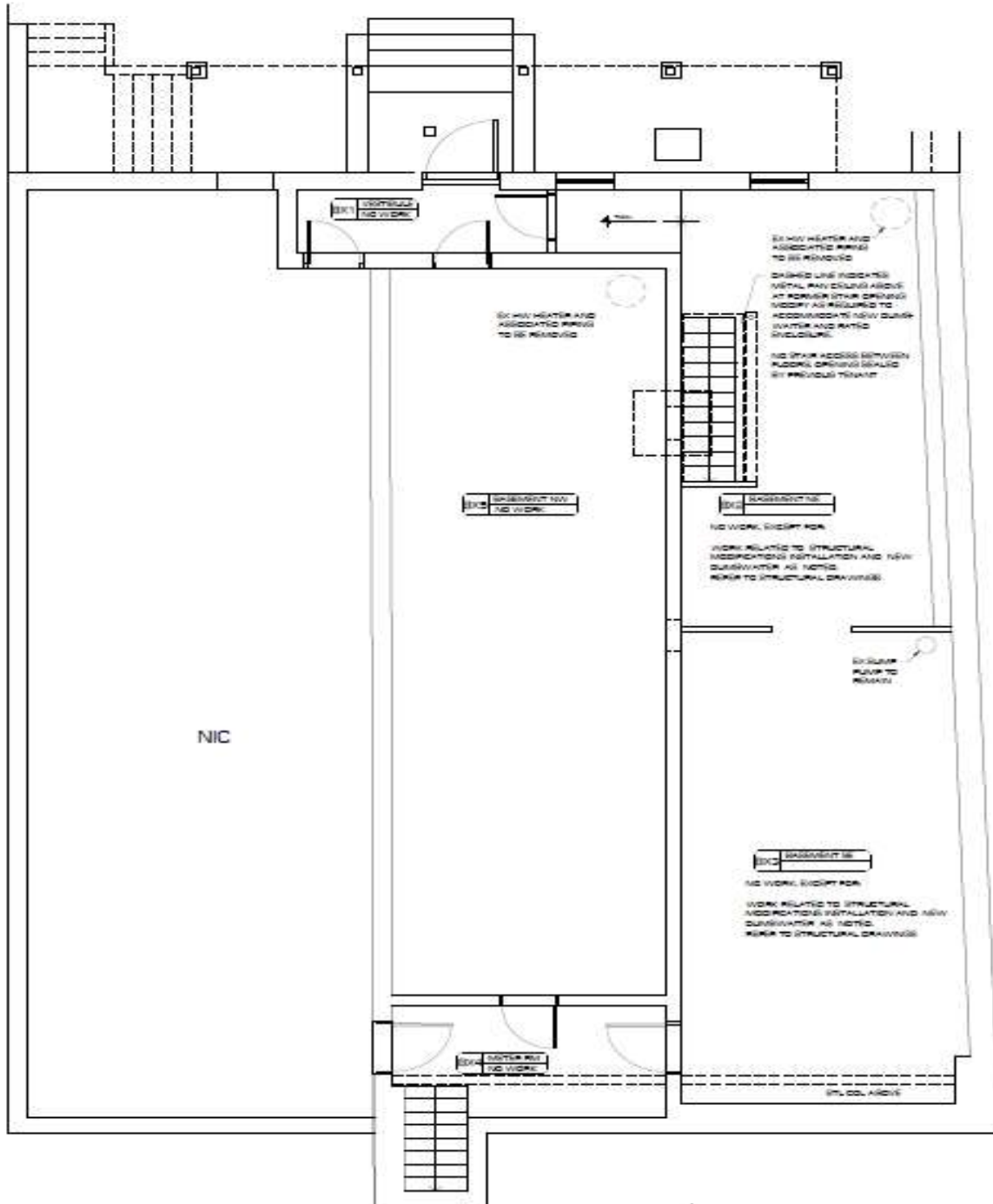
PROJECT: APPLESTONE MEAT CO.
735 WHITE PLAINS ROAD
SCARSDALE, NY 10583

FINISH PLAN

NO.	DATE	DESCRIPTION	BY	CHK.
1	07/17/20	ISSUED FOR CONSTRUCTION	JWM	JWM

A-103.00

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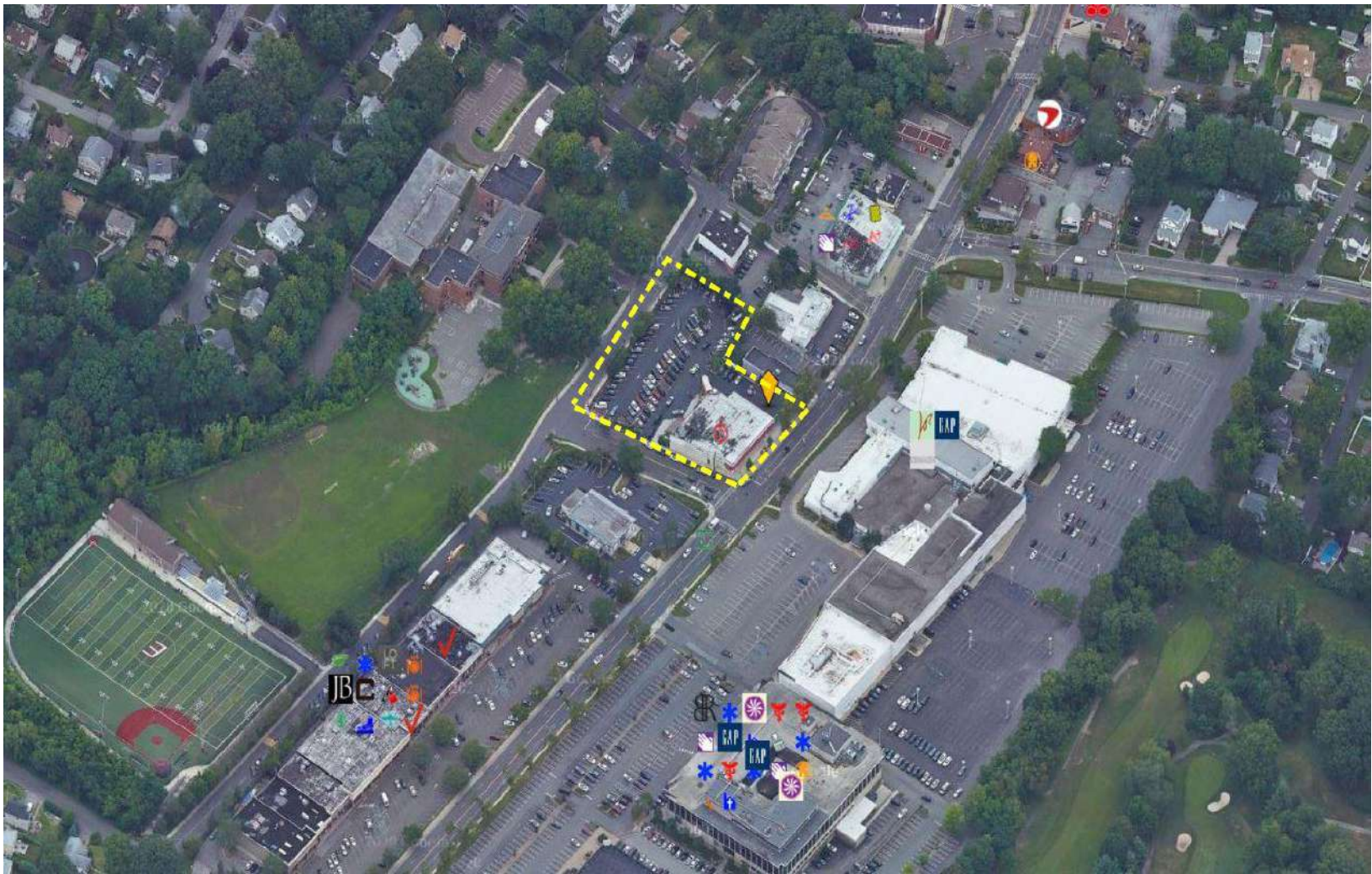


1 | BASEMENT DEMOLITION PLAN
2/21/20



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 there of 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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