

OFFICE / MEDICAL SPACE FOR LEASE



**GOLDSCHMIDT
& ASSOCIATES**

Commercial Real Estate Group



1075 Central Park Avenue
Scarsdale, New York

Property Features

- » 1,153 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

	<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

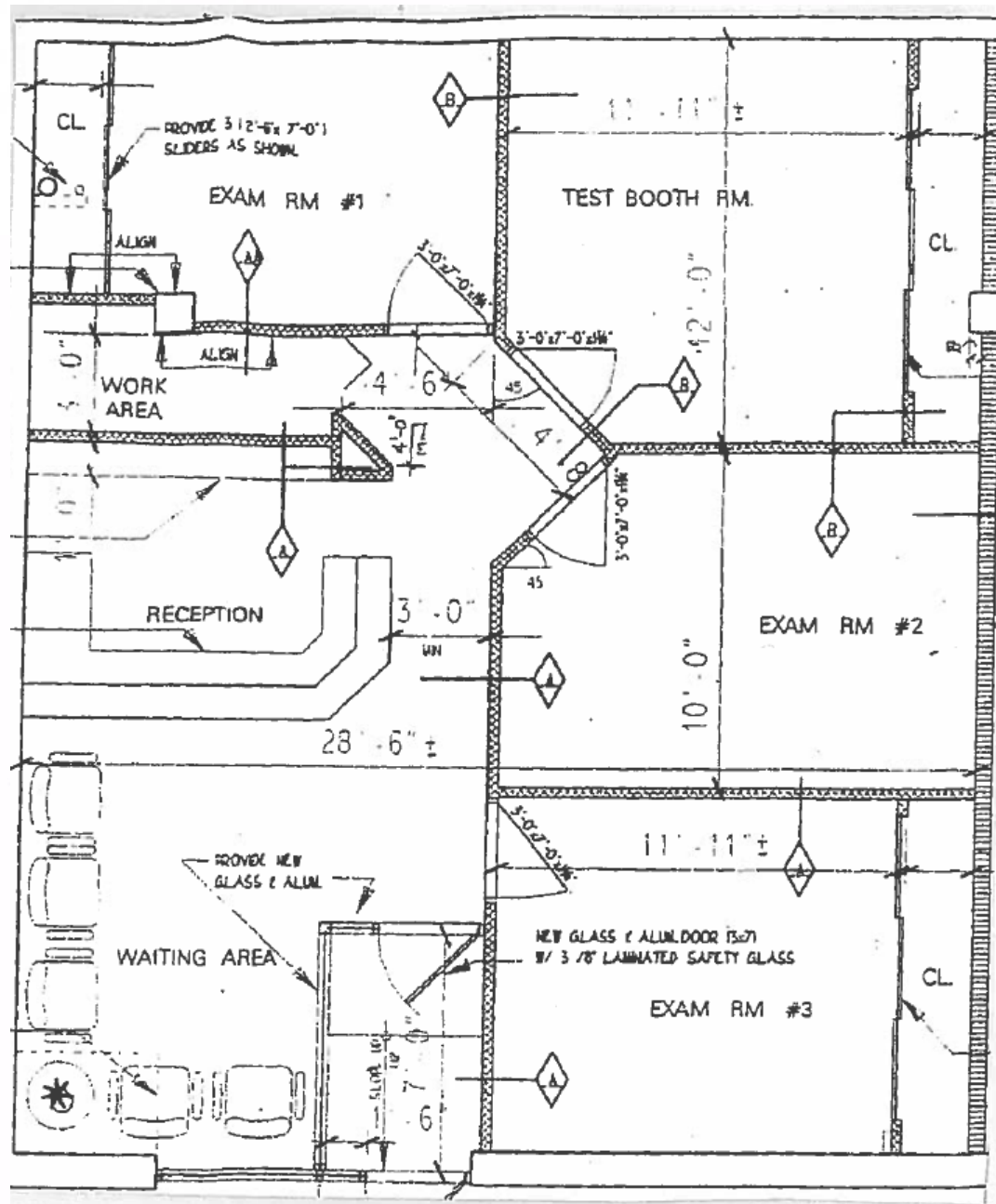
Email: Eric@ga-re.com

ASKING RENT:

» \$48 per SF

» Plus Electric

1st Floor - Floor Plan - 1,153 SF



Rear Entrance



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