

## Highly Visible Retail / Medical / Office Space For Lease Prominent Location

**303-313 Central Park Avenue, Scarsdale, NY**



### Property Highlights:

- Entire Front Building Available
  - +/- 4,444 SF 1<sup>st</sup> Floor
  - +/- 4,444 SF 2<sup>nd</sup> Floor
  - +/- 8,888 Total SF Available
- Rear Building +/- 4,613 SF Available
- Plenty of Plumbing and Bathrooms
- Dedicated HVAC Units
- Situated on +/- 3.84 Acres with an abundance of parking
- Marquee Signage Available
- Superb Traffic Counts over 27,000 vehicles daily
- Great Location for Retail, Medical & Office Uses
- Easy access to major highways
- Population of 264,872 (5-mile radius)  
Avg HH Income of \$150,283 (5-mile radius)

**For more information or to view this property, contact 914.422.0100**

**David Richman at x 13 or David@Rakowgroup.com**

**Nico Rossi at x 17 or Nico@Rakowgroup.com**

**10 New King Street, White Plains, NY 10604 | RakowGroup.com**