

1461

WEAVER STREET
SCARSDALE | NEW YORK



2,140 RSF Former Fitness Space For Lease At Scarsdale Corners



Contact Exclusive Listing Agent:

DAVID SCOTTO

914.968.8500 x306

dscotto@rmfriedland.com

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Property Highlights

- Fully Built-Out Lower Level Fitness Space
- Within The Affluent “Five Corners”
Heathcote Section Of Scarsdale
- Located In Scarsdale Corners, A High-Traffic Shopping Center
- Close Proximity To The Hutchinson River Parkway,
And Bee-Line Buses
- Co-Tenants: Verizon, Dunkin, Kumon, Premier Martial Arts,
Amore Pizza, Big Top Toys, Jade
Spoon, Sharkey's Cuts For Kids,
Pure Hair Salon/Touch Of Polish
Nail Salon, Stratton Pharmacy,
& Sammy's New York Bagel



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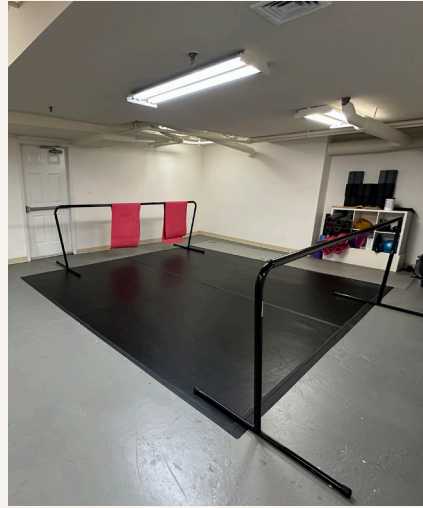
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Finished Lower Level Space

FORMER BALLET STUDIO



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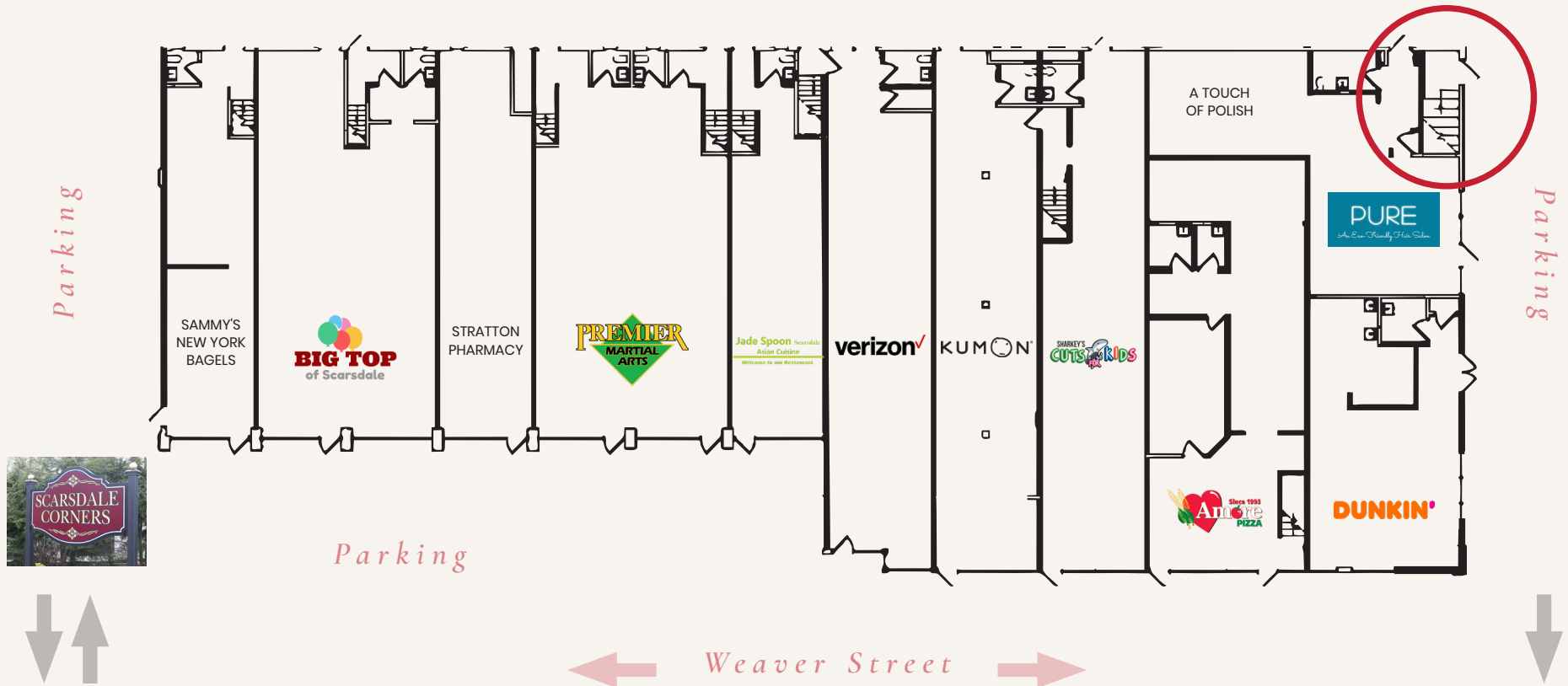
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Prime Location

SCARSDALE CORNERS SHOPPING CENTER

Parking

ENTRANCE



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Demographics

SCARSDALE, NY

POPULATION	0.5 MILES	3,204	1 MILE	10,620	3 MILES	109,983
NUMBER OF HOUSEHOLDS		1,074		3,461		14,156
AVERAGE HH INCOME		\$482,646		\$557,571		\$335,948
TOTAL HH EXPENDITURE		\$187.84 M		\$605.92 M		\$5.93 B
TOTAL RETAIL EXPENDITURE		\$80.7 M		\$264.15 M		\$2.66 B
FOOD AWAY FROM HOME* EXPENDITURE		\$8.32 M		\$27.32 M		\$271.28 M
* = DINE OUT + DELIVERY						



Live/Work/Play in Scarsdale, NY

Scarsdale offers a rare balance of small-village character and big-market access. Residents enjoy one of the most respected public school systems in the country, a deep roster of parks and fields, and miles of trail along the Bronx River Reservation.

Private clubs, tennis facilities, and a strong calendar of community events round out a lifestyle that keeps demand for housing and commercial space consistently high. For businesses, that means a loyal, affluent customer base and a location that professionals actively seek out. Scarsdale is not just a place to live: it is a place people choose to stay.

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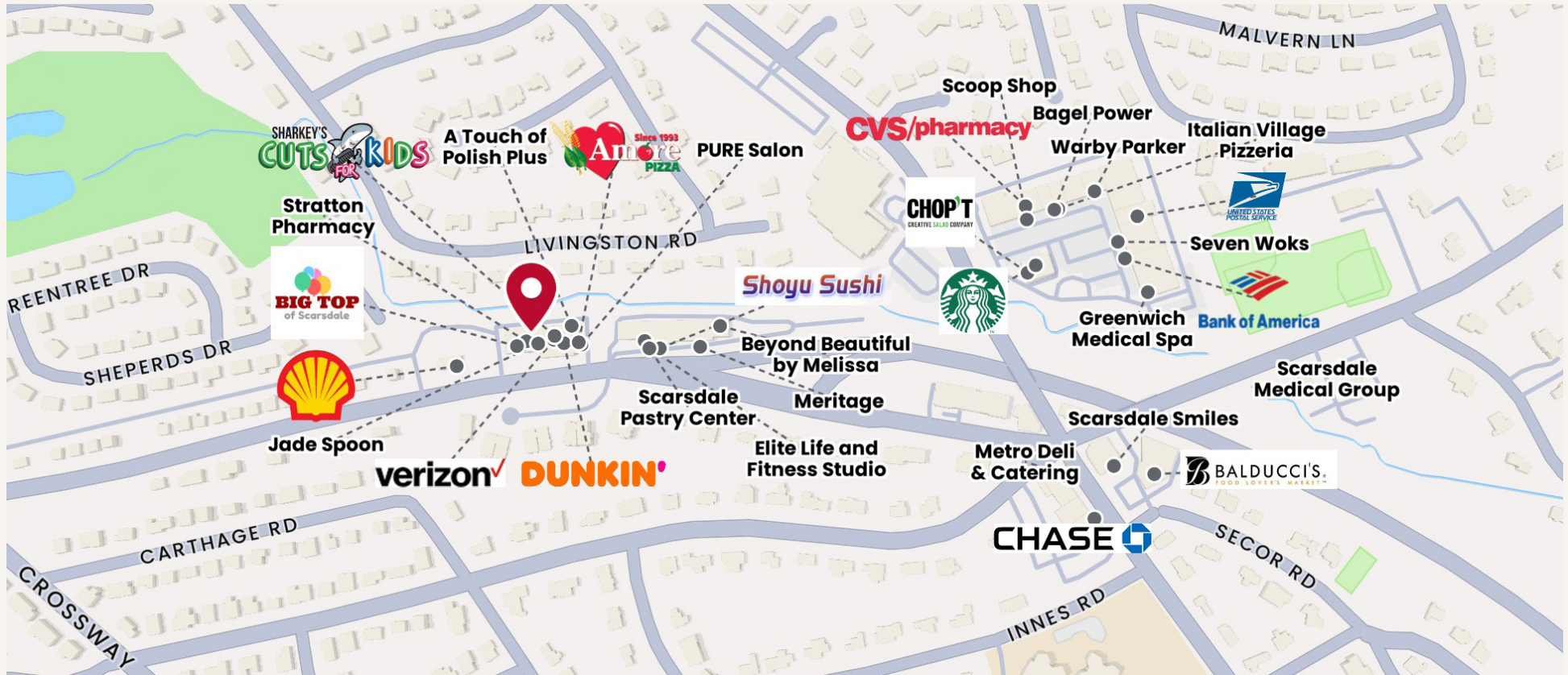
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Local Map

SCARSDALE, NY



Vehicle Counts

18K VPD

On Weaver Street



1.4 miles to
Hutchinson River
Parkway



2.4 miles to
Metro North
Scarsdale Station



Easy access to
#63 and #66
Beeline Bus

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Site Map

80 PARKING SPACES

12 CO-TENANTS IN SHOPPING CENTER



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