

25

PONDFIELD ROAD BRONXVILLE, NEW YORK

Corner of Pondfield & Sagamore Roads

RETAIL FOR LEASE

APPROXIMATE SIZE
600 SF

ASKING RENT
\$4,500/Month

TERM
Negotiable

POSSESSION
Immediate

FRONTAGE
20 FT Wraparound

COMMENTS

- Retail on Bronxville's main shopping corridor lined with boutique shops
- Tremendous foot traffic and consumer spending
- Great natural light
- Directly across from the Metro North; 25 min. to Grand Central
- All uses considered

NEIGHBORS

Soul Cycle • Bronxville Dinner • Underhills Crossing
• Hot Phiit • Bluemercury • Citi Bank • Verizon
• Starbucks • Pure Barre • Il Bacio • Park Place Bagels • Slave to the Grind Coffee House

TRANSPORTATION



PROPERTY INFORMATION



KEVIN BISCONTI

Director
212.468.5962
kbisconti@meridiancapital.com

NOAM AZIZ

Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Associate
212.468.5927
cshahrabani@meridiancapital.com



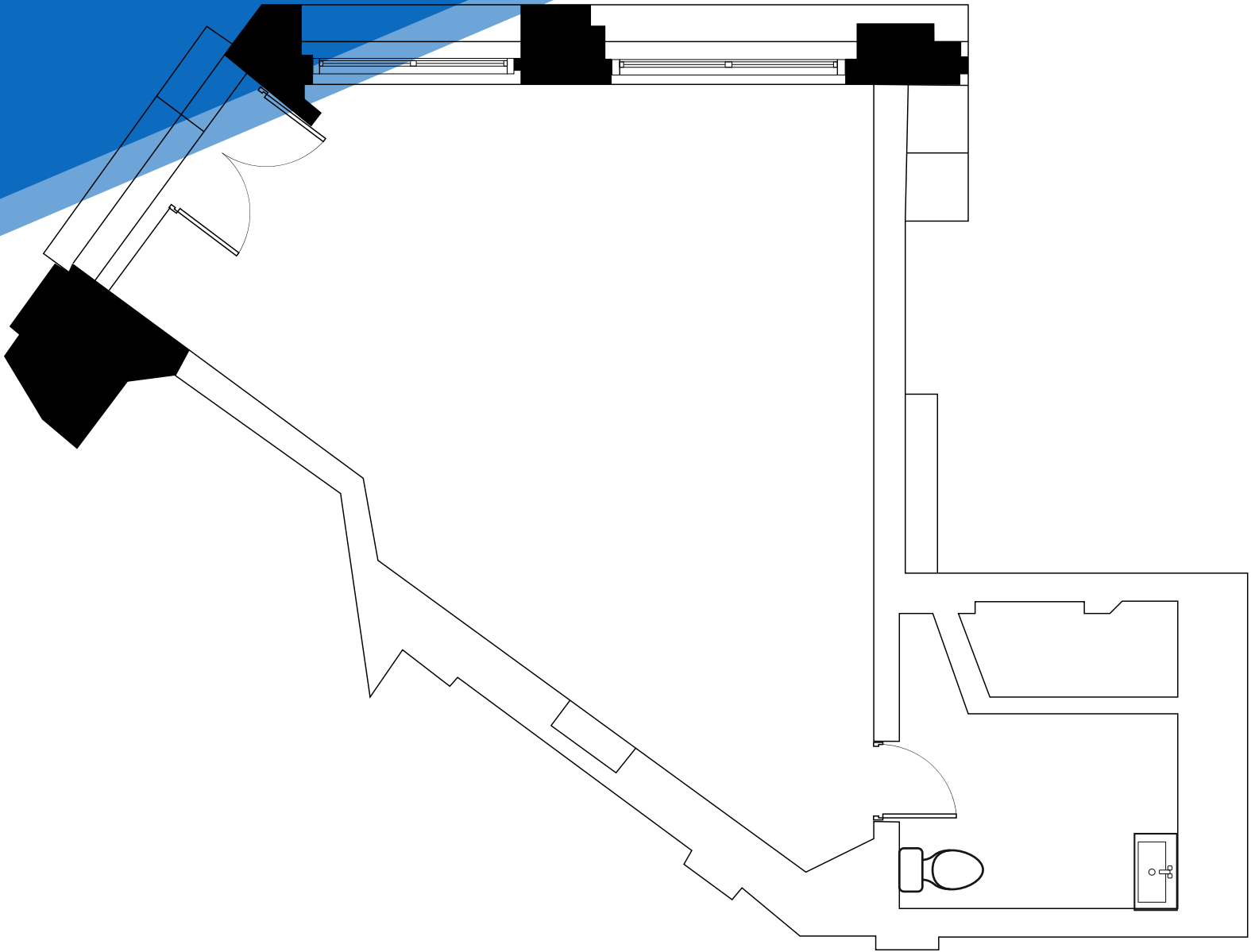
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

25 PONDFIELD ROAD
BRONXVILLE, NEW YORK | Corner of Pondfield and Sagamore Roads

RETAIL FOR LEASE

FLOOR PLAN



KEVIN BISCONTI

Director
212.468.5962
kbisconti@meridiancapital.com

NOAM AZIZ

Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Associate
212.468.5927
cshahrabani@meridiancapital.com



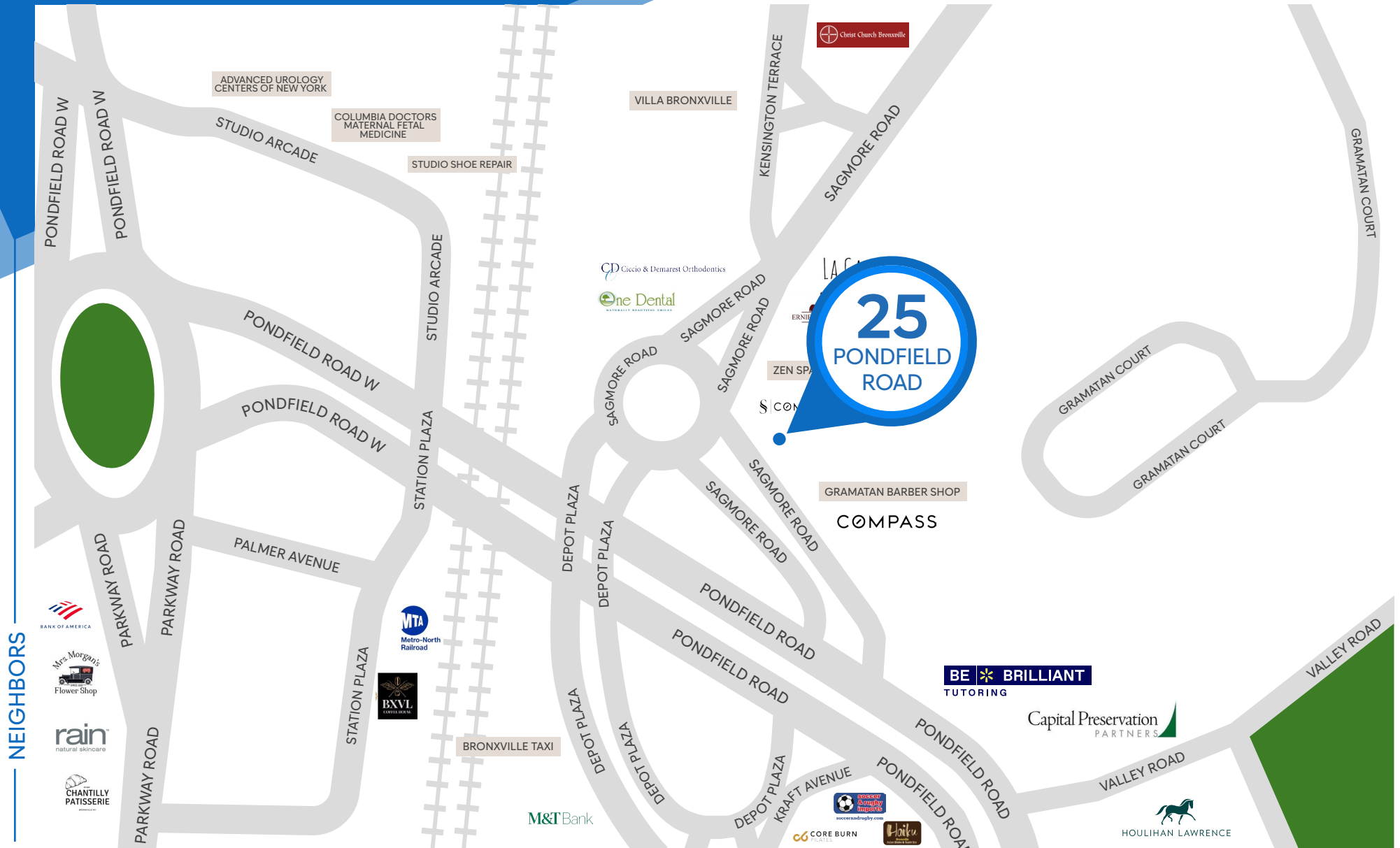
MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

25 PONDFIELD ROAD

BRONXVILLE, NEW YORK | Corner of Pondfield and Sagamore Roads

RETAIL FOR LEASE



NEIGHBORS

KEVIN BISCONTI

Director
212.468.5962
kbisconti@meridiancapital.com

NOAM AZIZ

Director
212.468.5984
naziz@meridiancapital.com

CARSON SHAHRABANI

Associate
212.468.5927
cshahrabani@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.