

# LEASE

## BARNWELL CENTER

56 Westchester Avenue Pound Ridge, NY 10576



### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Building Size: | 3,400 SF   |
| Available SF:  | 1,800 SF   |

### PROPERTY OVERVIEW

The former Key Bank location presents a rare leasing opportunity in the heart of Scotts Corners - Pound Ridge's primary commercial corridor. The combination of affluent demographics, long-standing banking use, visibility, parking and existing infrastructure makes this one of the stronger small-format commercial opportunities in Northern Westchester.

The Scotts Corners district functions as the primary commercial hub for Pound Ridge, Bedford, South Salem, North Stamford and New Canaan overflow traffic.

### PROPERTY HIGHLIGHTS

- Existing bank infrastructure.
- Drive-through ATM
- Private parking
- Front & rear entrances
- Existing vault potential
- Strong corner visibility in Scotts Corners

**Barry Synnott**  
Real Estate Associate Broker  
(914) 907-5487

**Elaine Voss**  
Associate Real Estate Broker  
(914) 774-5459



**COLDWELL BANKER  
COMMERCIAL**  
NRT

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### LOCATION DESCRIPTION

Located in the charming town of Pound Ridge, NY, the area surrounding the property is a vibrant hub of community, culture, and commerce. Just a short drive away from renowned dining destinations, trendy boutique shops, and cozy cafes, the location offers an enticing blend of small-town charm and modern convenience. Nearby attractions include the Pound Ridge Historical Society, the Pound Ridge Golf Club, and the beautiful Ward Pound Ridge Reservation, making it a perfect spot for retail businesses seeking an affluent and engaged customer base. With its picturesque setting and thriving community, Pound Ridge presents an exceptional opportunity for retailers to establish a presence in a truly unique and desirable location.

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