



RETAIL / MEDICAL / PROFESSIONAL SPACE FOR LEASE

**860 CENTRAL PARK AVE**

SCARSDALE, NY 10583



AURUM STANDARD  
REALTY CORP

## CONTACT US

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**860**  
CENTRAL PARK AVE



## EXECUTIVE SUMMARY

860 Central Park Avenue is a premier freestanding commercial property located along Scarsdale's highly coveted Golden Mile, one of Westchester County's most heavily trafficked retail and commercial corridors. The property offers approximately 2,900 square feet of turnkey retail / medical / professional space and is ideally suited for medical, dental, veterinary, wellness, or high-end service-oriented users seeking immediate occupancy in a high-exposure location.

The space has been meticulously built out and is offered as-is on a triple net (NNN) basis, allowing tenants to step into a fully improved environment while saving approximately \$250,000 in construction and buildout costs. Features include an open floor plan, private office spaces, built-ins, IT infrastructure, storage, security cameras, HVAC, natural gas service, and illuminated pylon signage for maximum brand visibility.

Positioned along Central Park Avenue with approximately 70,000 vehicles passing daily, the property benefits from exceptional street frontage, ample on-site parking, ADA compliance, and strong surrounding demographics. Surrounded by national retailers, affluent residential neighborhoods, and major thoroughfares, 860 Central Park Avenue offers a rare leasing opportunity in one of Westchester County's most established and sought-after retail corridors.

# PROPERTY OVERVIEW

|                        |                                                   |
|------------------------|---------------------------------------------------|
| Property Address       | 860 Central Park Avenue,<br>Scarsdale, NY 10583   |
| Property Type          | Retail / Medical / Professional Space             |
| Available Space        | ±2,900 SF                                         |
| Gross Leasable Area    | ±3,600 SF                                         |
| Layout                 | Open Floor Plan with Private Offices<br>& Storage |
| Lease Type             | Triple Net (NNN)                                  |
| Parking Ratio          | 3.89 / 1,000 SF                                   |
| Signage                | Illuminated Outdoor / Pylon Signage               |
| Traffic Count          | ±70,000 Vehicles Per Day                          |
| HVAC / Utilities       | HVAC & Natural Gas Service                        |
| Accessibility          | ADA Compliant                                     |
| Year Built / Renovated | 1950 / 2024                                       |
| Security Features      | Security Cameras Installed                        |
| Condition              | Turnkey / Offered As-Is                           |
| Asking Price           | Price Upon Request                                |



# PROPERTY OVERVIEW



**±2,900 SF Turnkey Space**  
Open layout with offices & storage



**Save ~\$250K in Buildout**  
Pre-built medical / retail setup



**IT & Security Ready**  
Built-ins, IT, cameras installed



**70,000 VPD Exposure**  
Prime Central Park Ave frontage



**Ample Parking**  
3.89 / 1,000 SF ratio



**Lit Outdoor Signage**  
Strong roadside visibility



**HVAC & Natural Gas**  
Utilities in place



**As-Is | Immediate Occupancy**  
ADA-compliant | NNN Lease



# BUILDING FEATURES

Turnkey ±2,900 SF pre-built medical / retail / professional space

Open floor plan with private offices, storage & built-ins

Existing IT infrastructure and security camera system in place

ADA-compliant layout for seamless accessibility

HVAC & natural gas service installed

Illuminated pylon / outdoor signage for maximum visibility

Ample on-site parking with 3.89 / 1,000 SF ratio

Positioned along Central Park Avenue with 70,000 VPD exposure

The space is ideal for a wide range of users, including:

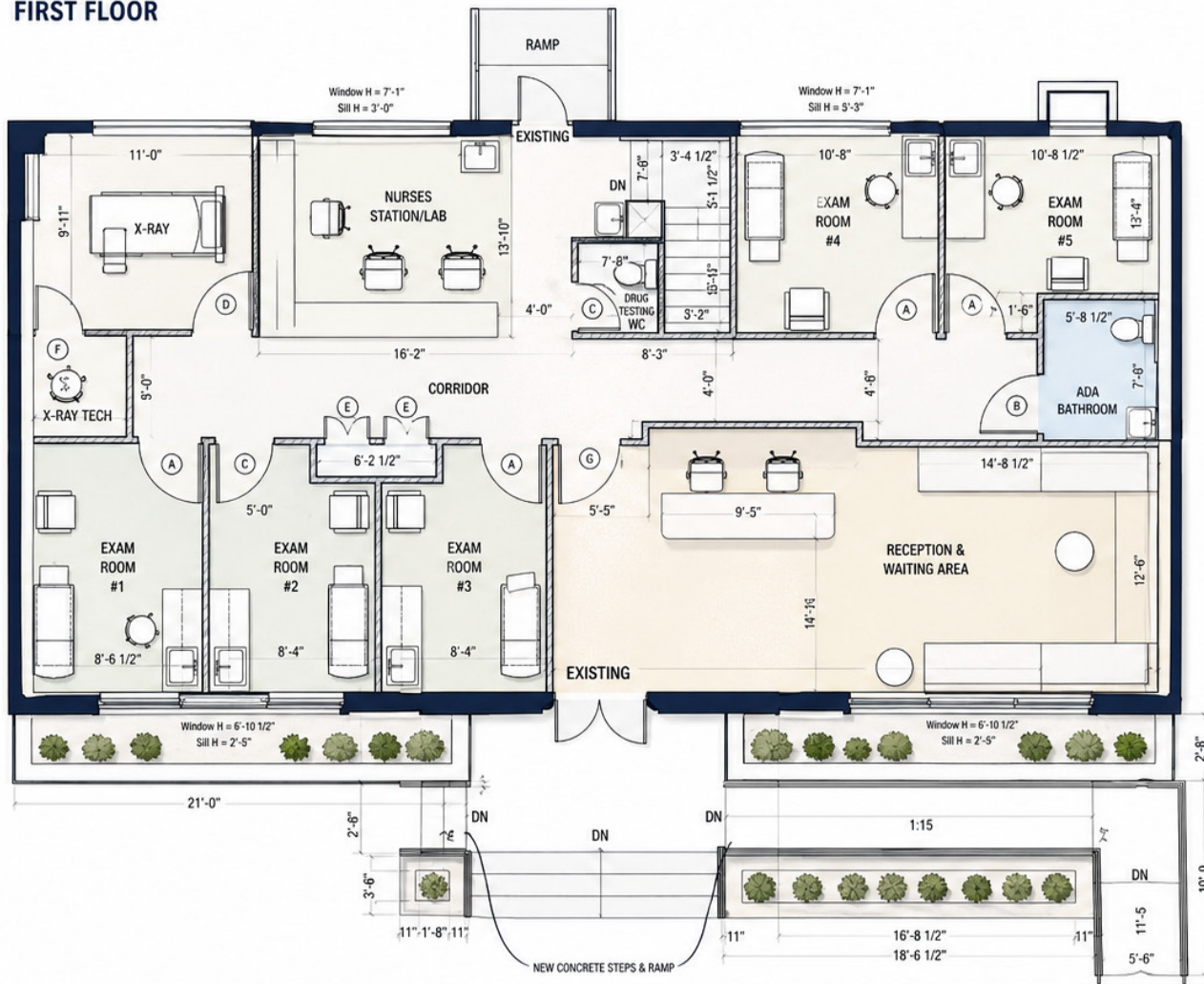
- Medical / Dental Practices
- Veterinary / Wellness Users
- Professional Services
- Retail / Service Businesses
- High-End Specialty Users



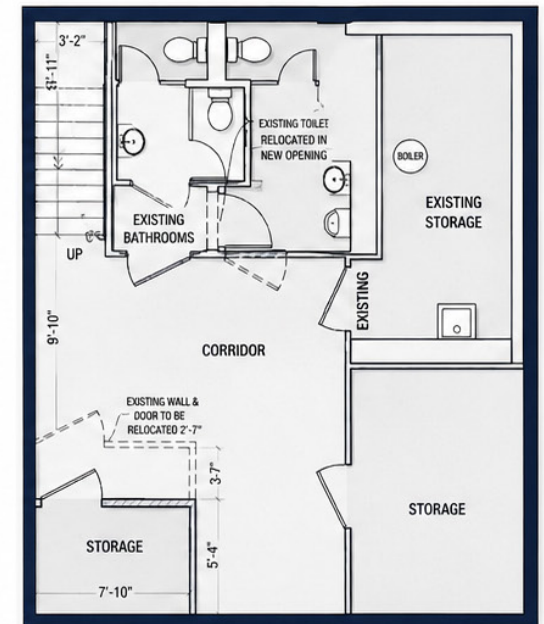
# Site Plan

## SITE PLANS – 2,900 SF

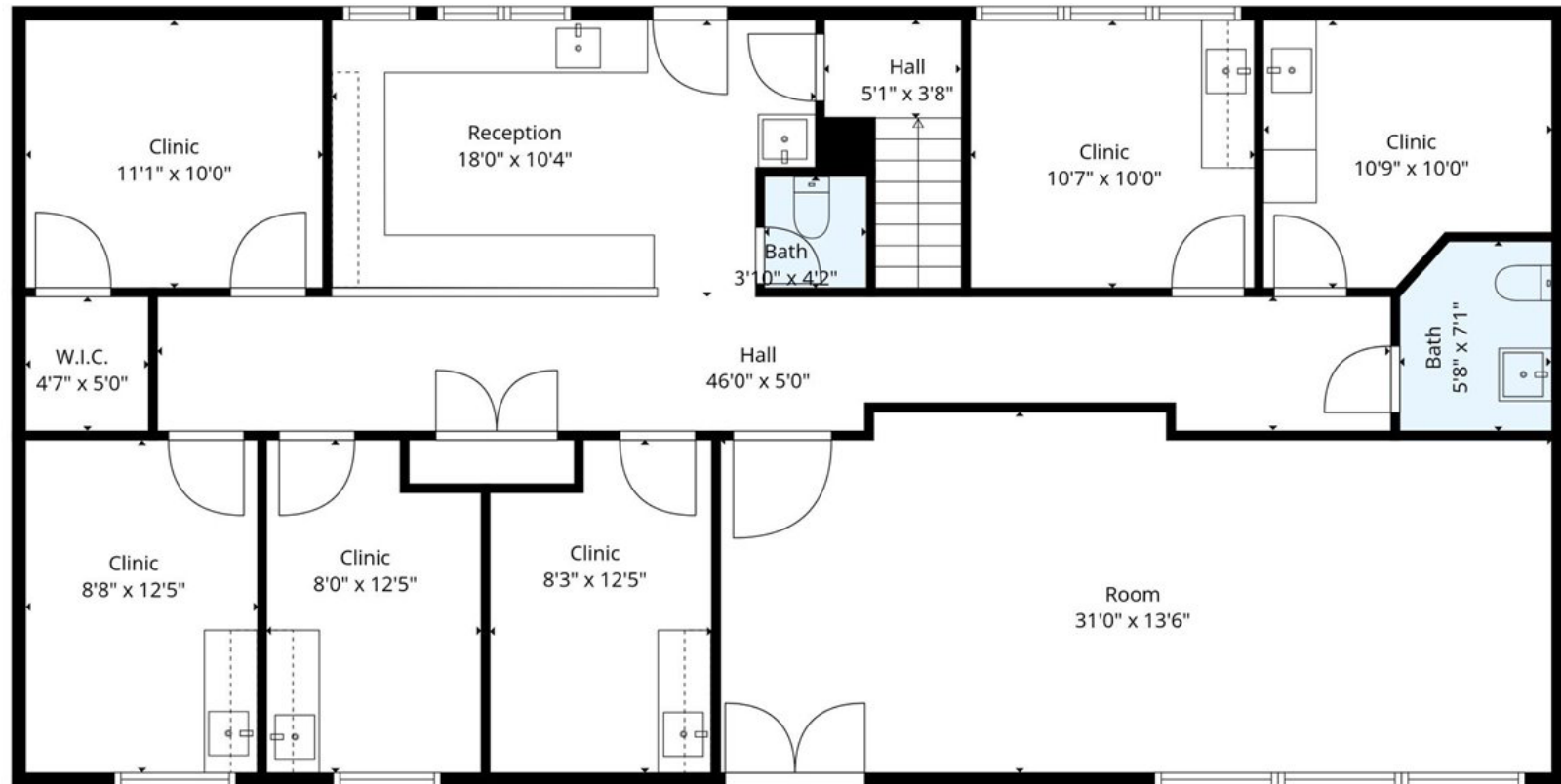
### FIRST FLOOR



### LOWER LEVEL



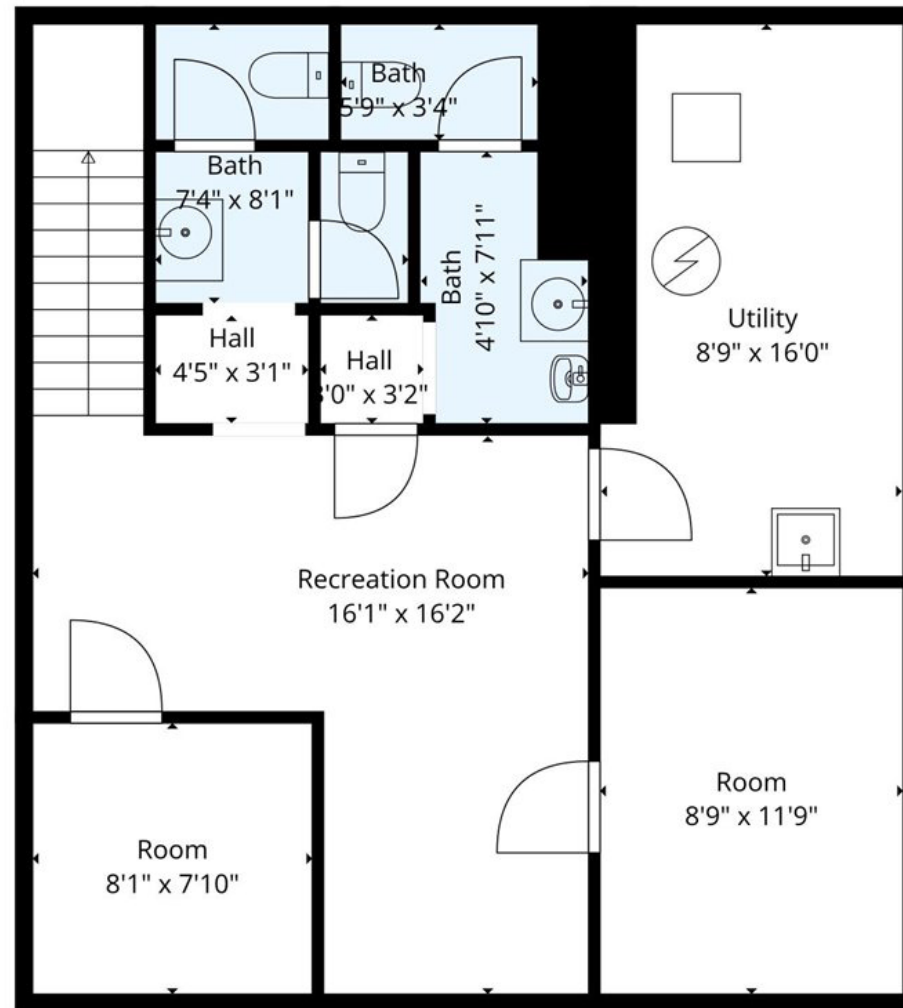
# Floor Plan



**TOTAL: 1999 sq. ft**  
Basement: 399 sq. ft, 1st floor: 1600 sq. ft  
EXCLUDED AREAS: ROOM: 170 sq. ft, UTILITY: 140 sq. ft, WALLS: 140 sq. ft

Floor Plans By Hess Boys Photography

# Floor Plan



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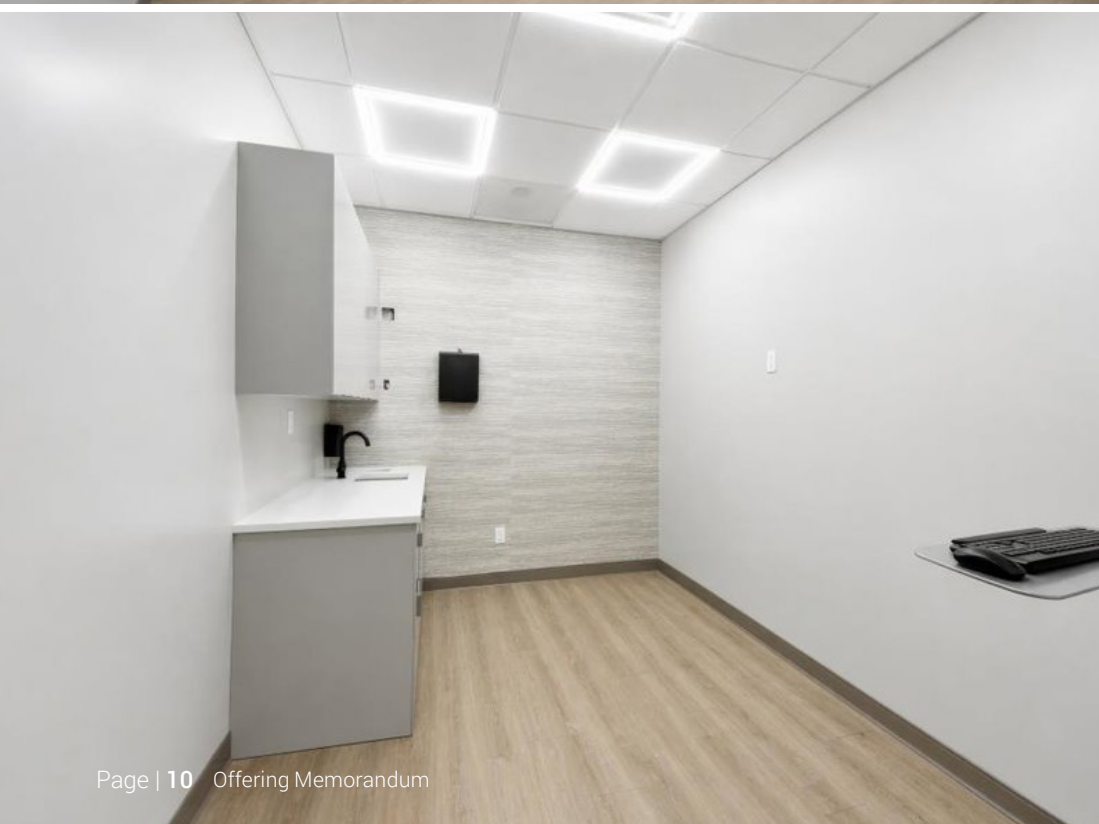
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Floor Plans By Hess Boys Photography

# Photo Gallery



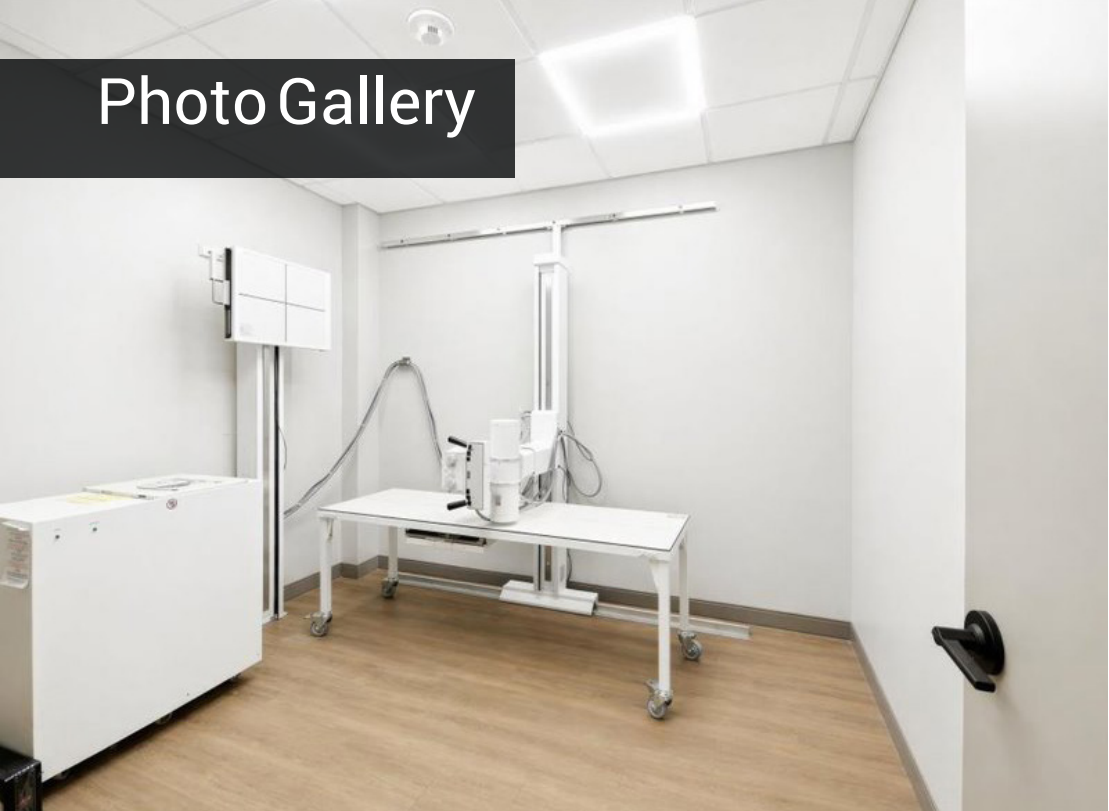
# Photo Gallery



# Photo Gallery



Photo Gallery



Aerial View



The map illustrates the geographic context of 860 Central Park Ave, Scarsdale, NY 10583. Key features include:

- Central Location:** 860 CENTRAL PARK AVE, SCARSDALE, NY 10583 (marked with a red dot).
- Major Roads:** Saw Mill Riv Pkwy, Sprain Brook Pkwy, Central Park Ave, and Bronx Riv Pkwy.
- Landmarks and Businesses:**
  - Sunningdale Country Club
  - Scarsdale Golf Club
  - Ardsley Middle School
  - Greenville Elementary School
  - Seely Place School
  - Edgewood Elementary School
  - Garth Road Park
  - The St. Andrews Golf Club
  - DeCicco Sons CVS pharmacy
  - SPORTIME USA
  - Hilton Garden Inn
  - LOOK verizon
  - WHITE CAP
  - GDC
  - Fidelity
  - Pizza & Brew
  - HomeGoods
  - AT&T
  - SCARSDALE FORD
  - WREN
  - DSW
  - McDonald's
  - PETSMART
  - BOB'S Discount
  - verizon
  - Marshall's
  - Burlington
  - ALAMO
  - BEST BUY
  - Patriot Bank
  - bagelcafé
  - masala
  - CHASE
  - booksy
  - CURRY CHEVROLET
  - FedEx
  - ACURA
  - UPS
  - J.P.Morgan
  - popo yito
  - USPS.COM
  - YEOMIJI
  - CHASE
  - DUNKIN'
  - 7-Eleven
  - Starbucks
  - Lucias
- Infrastructure:** Interstates 87 and 100, and State Route 22.
- Orientation:** A north arrow is located in the bottom left corner.

# LOCATION & TRAFFIC ADVANTAGE

860 Central Park Avenue is positioned along Scarsdale's prestigious Golden Mile, one of Westchester County's most prominent retail and commercial corridors. Surrounded by national retailers, medical offices, service businesses, and affluent residential neighborhoods, the property benefits from exceptional visibility, strong demographics, and consistent consumer traffic. The corridor experiences approximately 70,000 vehicles daily, delivering unmatched exposure and branding opportunities.

The property offers convenient access to:

- Bronx River Parkway
- I-87 (New York State Thruway)
- Cross County Parkway
- Sprain Brook Parkway

This strategic location supports both local and regional draw from Scarsdale, Yonkers, White Plains, and the northern Bronx, making it an ideal location for medical, retail, or professional service users seeking long-term growth and accessibility.





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**AURUM STANDARD**  
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860 Central Park Avenue offers a rare ±2,900 SF turnkey commercial space for lease along Scarsdale's prestigious Golden Mile, with approximately 70,000 vehicles per day providing exceptional visibility and exposure. Offered as-is on a Triple Net (NNN) basis, the property features an open floor plan, private offices, storage, built-ins, IT infrastructure, security cameras, HVAC, natural gas service, ADA compliance, ample parking, and illuminated signage.

With approximately \$250,000 in existing buildout and improvements, this move-in-ready space is ideal for medical, dental, veterinary, wellness, retail, or professional service users seeking immediate occupancy in a high-traffic Westchester County location.