

Bedford, NY

FULLY LEASED

460 Old Post Road (Route 22)

BEDFORD VILLAGE PLAZA



AVAILABLE:
100% Leased

CO-TENANTS:

Bedford Gourmet, Tricare Physical Therapy, Primary Aesthetic Skin Care, Bedford Pilates and Fitness Studio, Teo Siguenza Architect, Hickey & Hickey, Inc. Insurance Agency, Mand Restoration and more

NEIGHBORING BUSINESSES:

DeCicco & Sons, Ace Hardware, USPS, Chase, Access PT, Citibank, Bradsell Contracting, Ristorante Lucia, Truck, Target, Wells Farco, CVS, Stop & Shop and many more

ADDITIONAL INFORMATION:

- 9,200 SF Mixed Use Office/Retail Building on a 1 Acre Lot
- Situated in the Heart of the Affluent Community of Bedford Village
- 45 Parking Spaces
- Easily Accessible
- Excellent Visibility Along Route 22

TRAFFIC COUNTS:

13,233 Cars per Day Along NY Route 22 (Old Post Road)

RENT:

Call For Details

CAM/Taxes:

Pro Rata Share of Increases over Base Year

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,638	7,607	41,465
Avg. HH Income	\$397,035	\$427,904	\$309,567

**For More Information,
Please Contact:**

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ROYAL
PROPERTIES

www.RoyalPropertiesInc.com

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