

718 Central Park Ave



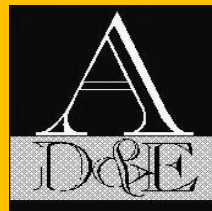
Scarsdale, NY

Upscale Turn-key Restaurant For Sale or Lease
Former Ben's Restaurant

718 Central Park Avenue – Scarsdale, NY 10853



CONTACT:
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201 341-7089 mobile
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EXCLUSIVE LISTING
Aries Deitch & Endelson, Inc.
455 Central Park Avenue
Scarsdale, NY 10583
914 949-2800 Fax 914 949-2424

DISCLAIMER

Ben's Restaurant - 718 Central Park Avenue – Scarsdale, NY 10853

Aries, Deitch & Endelson Inc. has been retained as exclusive broker for this offering.

In receiving this Offering Memorandum, you confirm that you have read this Confidentiality Agreement and agree to its terms. The Offering Memorandum has been prepared by Broker for use by a limited number of parties and may not be fully accurate, inclusive or contain all the information which a prospective buyer may require. No representation is made by Broker or Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a representation as to the future performance of the property. Although this information is believed to be correct, the Seller, its agents and employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, Seller and their employees disclaim all liability for representations and warranties, expressed and implied, contained in or omitted from this Offering Memorandum or any written or oral communication made available to a prospective Buyer. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information shall be made available upon written request by interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and affiliates of Seller or Broker harmless from and against all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees, arising, directly or indirectly from any actions or omissions of seller, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property.

The Seller and Broker reserve the right to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in confidence, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

Restaurant For Sale

Upscale Turn-key Opportunity

Former Ben's Restaurant

718 Central Park Avenue

Currently Vacant – Available Immediately

Freestanding, Two Story Building Plus Full Basement Total 10,000+ Square Feet on 1.15 Acres

125' Frontage with Traffic Light on Westchester Counties Primary Retail Thoroughfare

4,836 SF First Floor - Seats 135 plus 6 at the Bar

2,009 SF Second Floor Party Room - Seats 88 and has a dance floor and Outdoor Patio

LOCATION - LOCATION - LOCATION

Convenient Parking For 76 Cars

Easy Access From Both Directions Via Turning Lane

Excellent Visibility, Large Pylon Sign

24,551 Daily Vehicles (NYSDOT)

Surrounded by Densely Populated, Highly Affluent Communities

Fully Renovated and Upgraded, Modern Turn-Key Restaurant

Liquor License

Top of the Line, Energy Saving Equipment

High Efficiency, Multi-Zone AC System

800 Amp Electric Service Plus 108 Solar Panels

Security System - Audio Visual System

Full Basement (Prep Kitchen, 4 Walk-ins, Locker Rooms

Employee Rest Room, Office, Ample Storage Area

Overhead Receiving Door with Conveyer, Handicap Elevator

Town of Greenburgh

Contact: Gene Berger for Additional Information – (201) 341-7089 (mobile)



2/2023

Parking for 76 Cars

Wide, Two-Way Curb Cut

Ben's Restaurant

Curry Chevrolet

North

Turning Lane Creates Easy In/Out





Ben's Restaurant



Central Park Avenue Aerial



DEMOGRAPHICS

Central Park Ave

Scarsdale, NY 10583

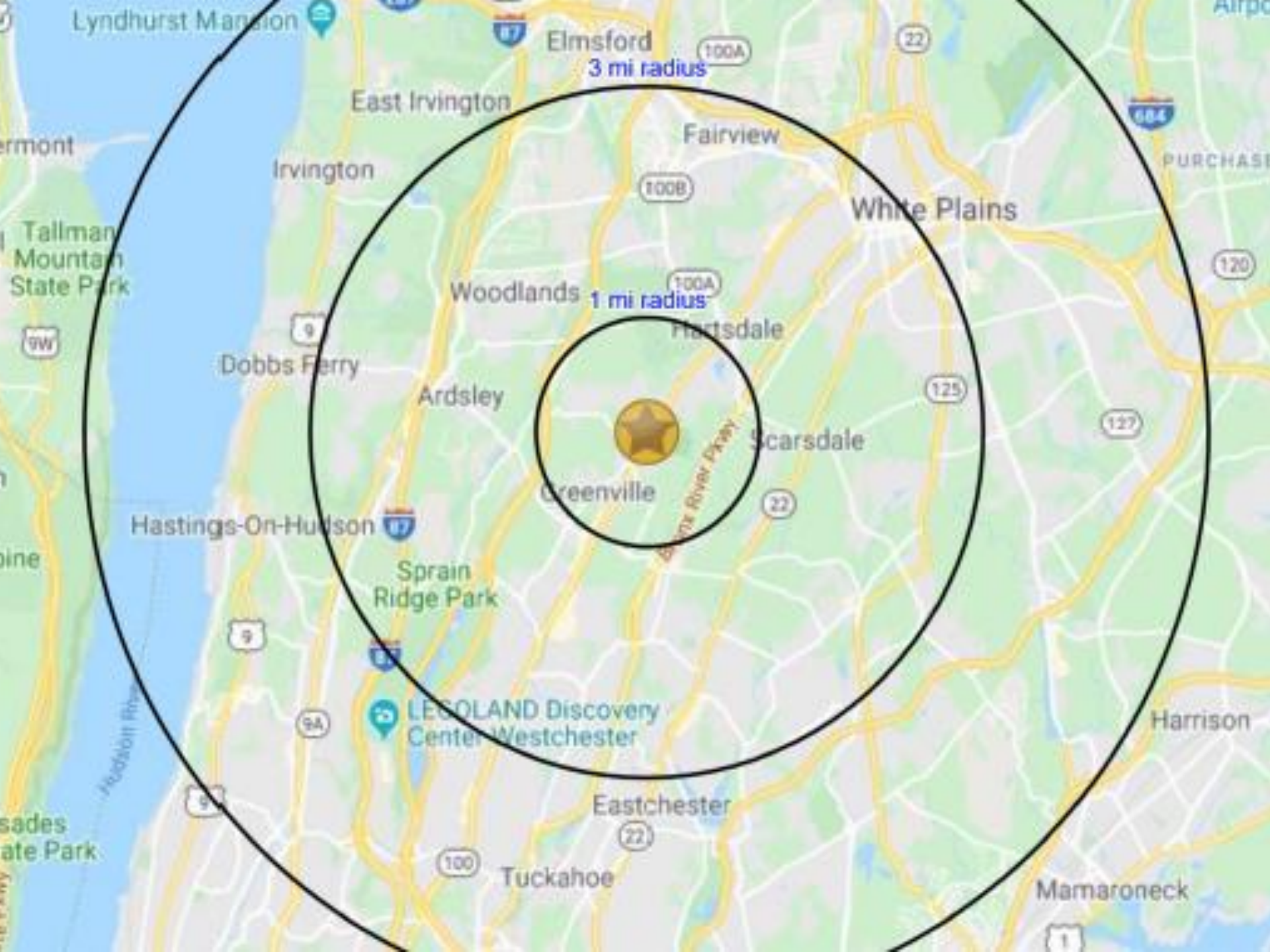
1 mi radius

3 mi radius

5 mi radius

| | 1 mi radius | 3 mi radius | 5 mi radius | |
|---------------------------|--|-------------|-------------|-----------|
| POPULATION | 2019 Estimated Population | 8,051 | 117,019 | 274,865 |
| | 2024 Projected Population | 7,862 | 115,312 | 270,932 |
| | 2010 Census Population | 7,859 | 114,319 | 268,211 |
| | 2000 Census Population | 8,486 | 111,688 | 263,048 |
| | Projected Annual Growth 2019 to 2024 | -0.5% | -0.3% | -0.3% |
| | Historical Annual Growth 2000 to 2019 | -0.3% | 0.3% | 0.2% |
| | 2019 Median Age | 43.6 | 42.5 | 42.9 |
| HOUSEHOLDS | 2019 Estimated Households | 2,938 | 44,386 | 108,029 |
| | 2024 Projected Households | 2,940 | 44,793 | 109,245 |
| | 2010 Census Households | 2,802 | 42,359 | 103,162 |
| | 2000 Census Households | 3,258 | 41,152 | 100,793 |
| | Projected Annual Growth 2019 to 2024 | - | 0.2% | 0.2% |
| | Historical Annual Growth 2000 to 2019 | -0.5% | 0.4% | 0.4% |
| RACE AND ETHNICITY | 2019 Estimated White | 70.6% | 66.5% | 69.2% |
| | 2019 Estimated Black or African American | 4.8% | 12.2% | 12.1% |
| | 2019 Estimated Asian or Pacific Islander | 20.7% | 12.2% | 9.8% |
| | 2019 Estimated American Indian or Native Alaskan | - | 0.3% | 0.3% |
| | 2019 Estimated Other Races | 3.9% | 8.8% | 8.6% |
| | 2019 Estimated Hispanic | 9.9% | 19.0% | 18.8% |
| INCOME | 2019 Estimated Average Household Income | \$251,362 | \$196,686 | \$183,172 |
| | 2019 Estimated Median Household Income | \$184,738 | \$138,456 | \$128,039 |
| | 2019 Estimated Per Capita Income | \$91,818 | \$74,739 | \$72,187 |

Used using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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