



# Armonk Commons - 162 Bedford Road, Armonk, NY Proposed 36 Unit Shovel Ready Condo/Apartment Development Site with Building Permits



## PROPERTY INFORMATION

Development Opportunity available in Armonk. this 1.26 Acre Site has existing approvals and shovel ready for a 46,000 Sq. Ft.+ Multi-Family Residence. Walk to local shops, vendors and restaurants. This property is conveniently located close to area highways, most notably Interstate 684, which provides direct access to the Hutchinson River Parkway, I-287, I-95 and I-84. Numerous Local and regional retail centers & employment markets are centrally located and easily accessible from this site. Location further enhances the appeal of this community as a desirable business and residential area; The North White Plains Metro North is within short driving distance (7± miles) from the subject property. Commuting time to New York City is approximately 40 minutes and White Plains is approximately 10 minutes. The Westchester County Airport is nearby and offers commercial flights to and from a wide variety of domestic locations.

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Address: 162 Bedford Road, Armonk, New York, 10504  
Tax Lot ID: Section 108.03; Block I; Lot 42

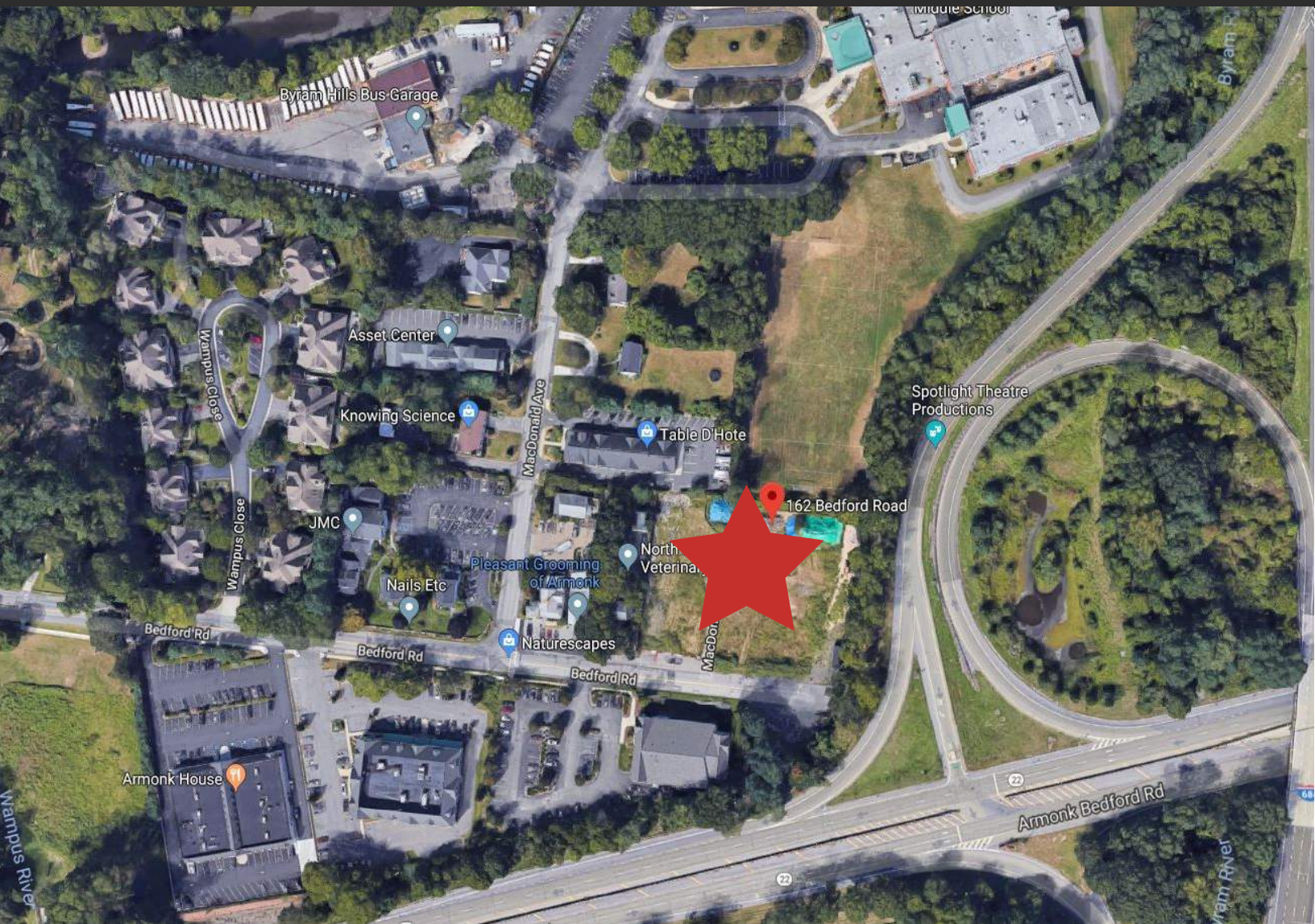
Type of Property; 1.26± acres of land approved for a multi family condo/apartment development with 36 Condominium/Apartment units.

Land Area; The underlying site comprises 1.26± acres or 54,912± square feet.

Gross Building Area: 46,560± square feet (as proposed).

Unit Mix	
Studio:	2 Units (Market Rate)
One-Bedroom:	15 Units (3 AFFH, 12 Market Rate)
Two-Bedroom:	19 Units (3 AFFH, 16 Market Rate)
Total:	36 Units

As-IS (Undeveloped) Real Estate Taxes: \$29,653.30



## Armonk - North Castle

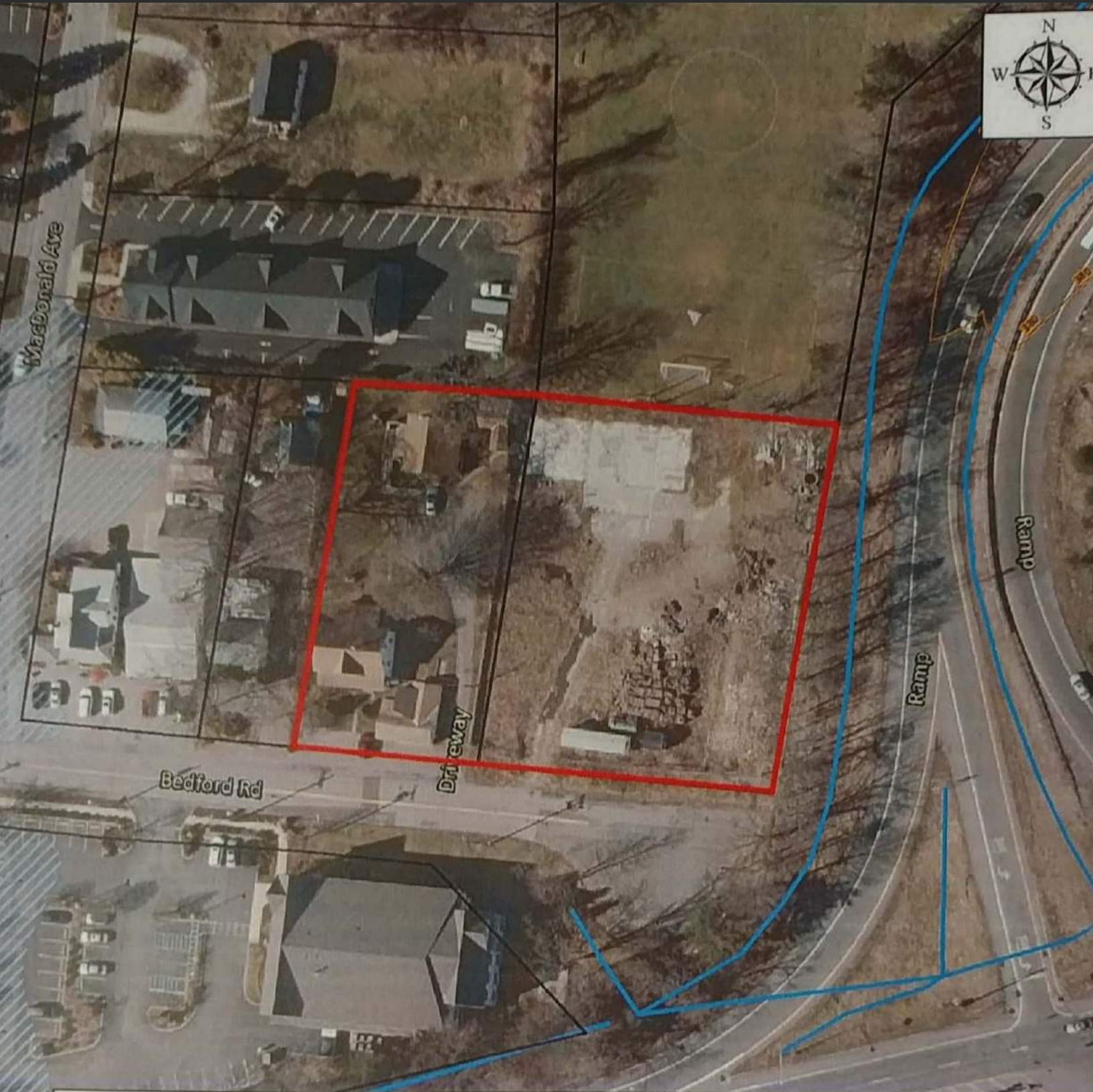
North Castle has also successfully attracted several corporations, which have constructed major facilities, including most notably, IBM World Corporate Headquarters (on a 451-acre site off Route 22); Swiss Re America Corporate Headquarters (within a newly constructed 320,000± sq. ft. facility on a 127-acre site along King Street); the Citigroup Executive Conference Center (a world class facility on a 27-acre site along King Street); and a 55,000± square foot flex and office building located at 28 Kaysal Court. Additionally, Westchester Business Park (a 94± acre corporate park improved with 7 buildings housing approximately 452,551 square feet of office and light industrial space, as well as a La Quinta Inn & Suites), is located within 0.25± miles south of the subject along Business Park Drive

### *Census Information:*

Median Income: \$172,167

Population Trend: 3.74% Growth Rate

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\*\*\*Aerial photograph taken prior to the clearing of the subject site\*\*\*