

Grocery-Anchored Multi-Tenant Investment Opportunity

VERNON PLACE Shops

693 - 723 WHITE PLAINS ROAD | SCARSDALE, NY



±67,295 SF
Offering GLA



100%
Occupancy



±4.20 AC
Land



Market to Establish
Price



\$1,324,497
NOI



NewYork-Presbyterian
The University Hospital of Columbia and Cornell

MADISONREED®



J.P.S. A. BANK

[solidcore]

LOFT

verizon

chico's

LaserAway

INVESTMENT HIGHLIGHTS

DOMINANT ANCHORS IN A FORTRESS MARKET

The property boasts a significant majority of its income derived from Fresh Market, a high-end grocer catering to the affluent Scarsdale demographic, and NewYork-Presbyterian, a leading healthcare provider ensuring consistent traffic and stability. This strong anchor tenancy minimizes risk and provides a reliable income foundation in one of the highest barrier-to-entry markets nationwide.

TROPHY LOCATION IN SCARSDALE, NY

Situated in Scarsdale, Westchester County, this asset benefits from its location within an exceptionally affluent and supply-constrained market. Scarsdale's stringent zoning, limited developable land, and strong community preservation efforts create a significant barrier to new retail competition, ensuring the long-term viability and desirability of existing commercial properties like Vernon Place Shops.

CAPTIVE AFFLUENT CUSTOMER BASE

Scarsdale's demographics are characterized by high household incomes and strong purchasing power. Vernon Place Shops directly serves this affluent customer base, ensuring consistent demand for the goods and services offered by its tenants and supporting their long-term success.

LONG-TERM TENANTS IN-PLACE

Over 50% of tenants have been at the center for over 10 years, reducing turnover risk and providing stable cash flow.



Cory Rosenthal | Broker of Record | License No: 10991237833 (NY)

MATTHEWS REAL ESTATE INVESTMENT SERVICES™

This information contained herein was obtained from sources deemed to be reliable; however Matthews Real Estate Investment Services™ Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

MATTHEWS.COM

Grocery-Anchored Multi-Tenant Investment Opportunity

VERNON PLACE SHOPS

693 - 723 WHITE PLAINS ROAD | SCARSDALE, NY

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



NewYork-Presbyterian
The University Hospital of Columbia and Cornell



MADISON REED[®]

J.S. A. BANK

LaserAway

chico's

[solidcore]

verizon

CONTACT

JOANNA MANFRO
VICE PRESIDENT

MOBILE (203) 253 8827
joanna.manfro@matthews.com

CORY ROSENTHAL
Broker of Record

LIC.# 10991237833 (NY)

DEBT CONTACT

ANDREW MARCUS
First Vice President

Direct (646) 298-3027
mobile (201) 787-6030
andrew.marcus@matthews.com

MATTHEWS REAL ESTATE INVESTMENT SERVICESTM

This information contained herein was obtained from sources deemed to be reliable; however Matthews Real Estate Investment ServicesTM Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

MATTHEWS.COM