

**For Rent – 100% Retail
111 S. Central Ave.
Hartsdale, New York 10530**

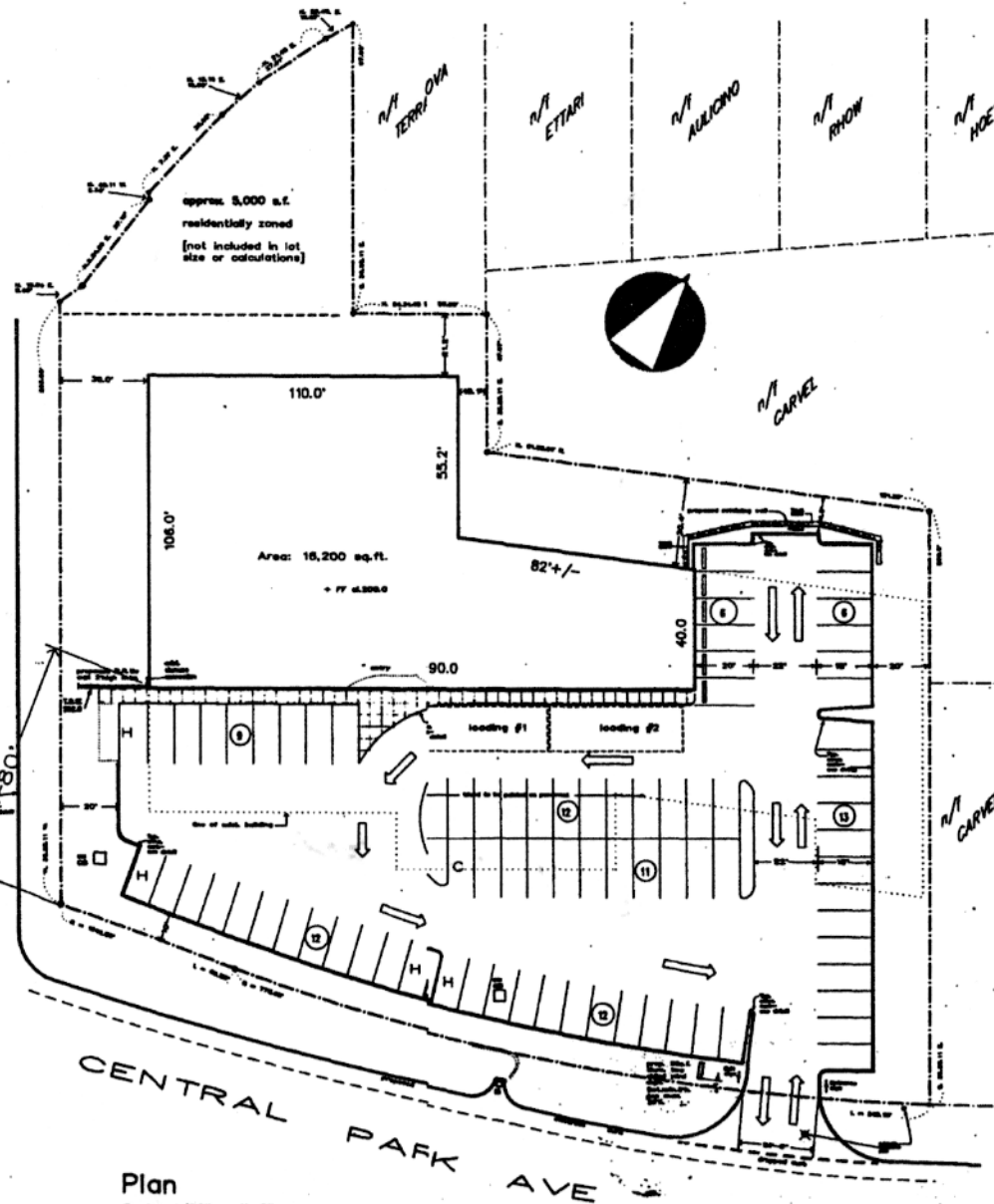


Aries Deitch & Endelson, Inc.
110 S. Center Avenue
Hartsdale, NY 10530
Tel: (914) 949-2800
Extensions 101, 103, 113
Fax: (914) 949-2424
marty@ade-re.com
www.ade-re.com

**Near:
Drexel Heritage, Domain,
Ethan Allen, TJ Maxx,
Christmas Tree, Marshall's
Best Buy, Trader Joe's**

**Free Standing Store
Pylon sign
81 car parking
16,200 Square Feet
Over 25,000 cars a day**

SOUTH WASHINGTON AVE.



Plan

Scale: 1/20" = 1'-0"
 Note: This Plan was taken from
 a survey map made by
 J. J. Sweeney, P.E., Surveyor
 dated May 8, 1988.

ZONING ANALYSIS

	ZONING STANDARD	PROPOSED	EXISTING
LOT AREA	-----	63,450 s.f.	63,450 s.f.
BUILDING COVERG.	-----	24.1%	50.4%
LOT COVERAGE impervious area	60%	78% *	83%
TOTAL G.F.A.	-----	16,200 s.f.	32,000 s.f.
TOTAL F.A.R.	0.135	0.255 *	0.504
YARD SETBACKS			
FRONT	80'	80'	40'
REAR	50'	20'	20'
SIDE	40'	30'±10'	2-4'
PARKING SETBACKS			
FRONT	20'	10' *	0' 0'
SIDE	20'	20'	0' 0'
REAR	25'	12.5' *	0' 0'
FROM BUILDING	10'	0' *	0' 0'
TOTAL PARKING	81 cars	81 cars	-----
LOADING	2 spaces	2 spaces ± [in front of Bldg]	-----
LANDSCAPE STRIP			
FRONT	20'	10' *	-----
SIDE	10'	20'	-----
HEIGHT [STORIES]	2 stories	1 story	-----
[FEET]	24 ft.	21.5 ft.	-----
* VARIANCES REQ'D AND GRANTED			
* VARIANCES REQUESTED BUT IT WAS DETERMINED THAT VARIANCES NOT REQUIRED BECAUSE CREATING NON-COHERENCY.			

Each building shall be constructed and used in accordance with the zoning ordinance of the City of New York, and shall conform to the requirements of the City of New York, and shall conform to the requirements of the City of New York, and shall conform to the requirements of the City of New York.



Anthony Plaza Jr., Inc.
 111 Central Park Avenue
 Greenburgh, New York



SITE ENGINEER
 Philip A. Amicone, P.E., P.C.
 CONSTRUCTION CONSULTANT
 Anthony Plaza Jr., Inc.

Proposed **NEWMARK & LEWIS** Appliance Store
 111 Central Park Avenue Greenburgh, New York

Prepared for: **Seedevery Corp.**
 111 Central Park Avenue
 Greenburgh, N.Y.

111-00
 111-00
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