



Gross of Avison Young and Riley of JLL broker X-Golf lease for 8,840 s/f at 870 Central Park Ave.

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Scarsdale, NY P. Lawrence Enterprises LLC has signed a sublease at 870 Central Park Ave. The agreement will bring X-Golf, a golf simulator experience, to the 8,840 s/f retail space. X-Golf Scarsdale is owned and operated by Pete and Joan Gilmore.

“Joan and I couldn’t be more thrilled about this location for X-Golf. Not only is it in the beautiful town of Scarsdale, but also in the heart of Westchester County on Central Park Ave., which was our goal from the beginning,” said Pete Gilmore. “As county residents ourselves, we know the people here are passionate about the game of golf and they’re going to love having year-round access to the best technology on the market in a fun, exciting atmosphere.”

The lease at 870 Central Park Ave. is held by Walgreens, who will now serve as the sublandlord. The transaction was brokered by Peter Gross of Avison Young and Michael Riley of JLL. Ian Lester, Esq., Rebecca Clareman, Esq., and Corey Trail, Esq. of law firm Lester Bleckner & Shaw LLP were legal representation for P. Lawrence Enterprises, while Walgreens was represented by Grechen Kosbie, Esq. of Reed Smith LLP.

X-Golf is expected to open in Q3 2023.

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