



HOULIHAN LAWRENCE
COMMERCIAL

Retail Space For Lease



46 Warburton Avenue

YONKERS, NY 10701

900
SQFT

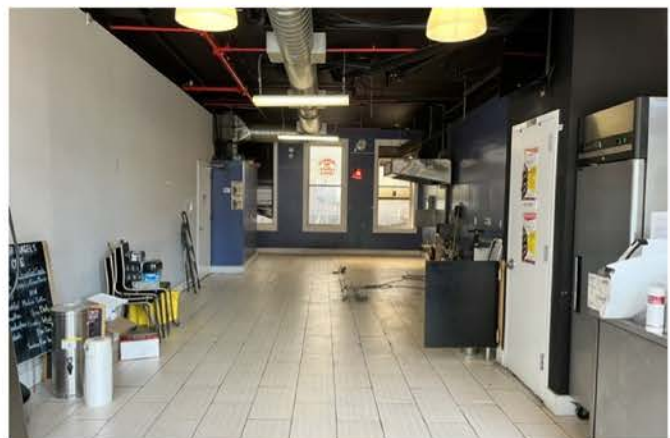
\$4,000/m MG
OFFERED AT

Currently operating as a Bagel Café with full grill and kitchen

900 SF of retail space plus a 400 SF outdoor patio and full basement

\$4,000 per month modified gross (includes base year RE taxes and CAM)

Tenant pays all heat, electric and water



GARRY KLEIN

Associate Real Estate Broker

M 914.588.1585 O 914.798.4900

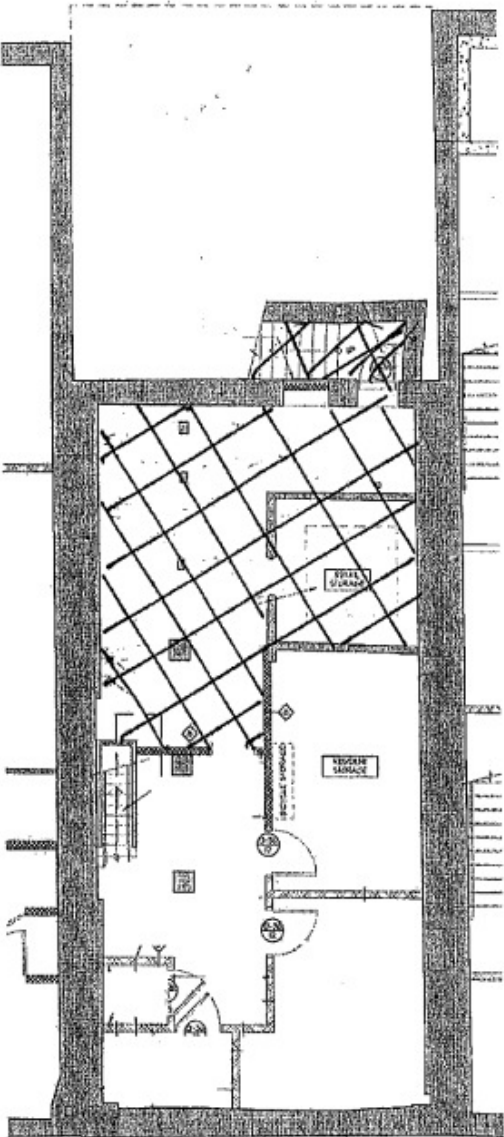
gklein@houlihanlawrence.com

Houlihan Lawrence Commercial
800 Westchester Avenue N-517
Rye Brook, NY 10573

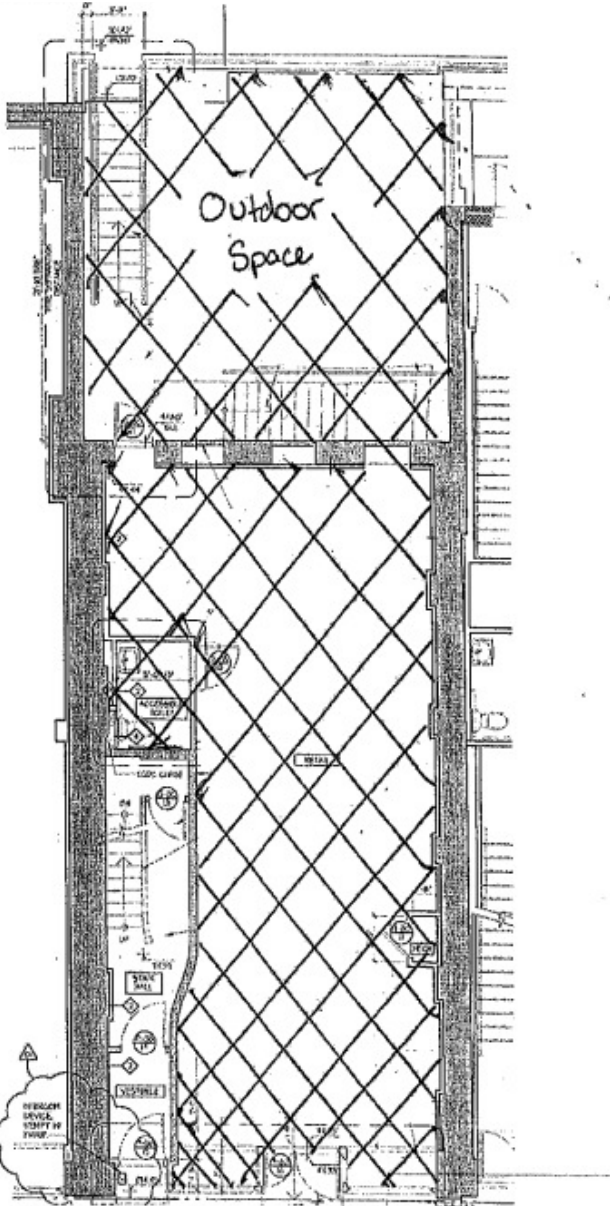
houlihanlawrence.com/commercial



Floor Plan



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



Discover Yonkers



199,968
POPULATION

16
MILES TO NYC

18.4
SQUARE MILES



CITY OF YONKERS

Yonkers offers a terrific lifestyle and boasts 38 unique neighborhoods offering an eclectic mix of housing styles, quiet, residential, tree-lined streets and vibrant city living.

Yonkers' proximity to New York City, along with reasonably-priced homes and low taxes (in fact, the lowest taxes in Westchester County), make it a most desirable community in which to live.

The greatest asset and crown jewel is the recently revitalized waterfront. Its expansive frontage along the Hudson River features a five-acre esplanade park and a 4.5 mile river walk with magnificent views of the Palisades and the New York City skyline. The new urban village includes the historic Yonkers Pier, the refurbished Metro-North train station (built in the 1800's), Riverfront Library, Untermyer Park and Gardens, Phillipsburgh Performing Arts Center, luxury rental apartments, condominiums, work/live lofts, and a variety of restaurants and businesses.

PARKS & RECREATION

From the waterfront esplanade to the golf courses and pools, to the more than 70 parks and historic sites, to the shopping and entertainment venues, there's always something to do in Yonkers. Other popular attractions include Murray's Skating Rink, The Hudson River Museum, Andrus Planetarium, Philipse Manor Hall and LEGOLAND Discovery Center. Yonkers is also the home of Empire City Casino (formerly Yonkers Racetrack), a half-mile harness-racing track and a casino.

EDUCATION

Yonkers Public Schools' innovative magnet programs is at the forefront of a national trend in educational reform. Each of the 40 Yonkers Public Schools has a distinctive personality, an outstanding curriculum, and a focus on the highest of educational standards. Yonkers is notably the home of the prestigious Sarah Lawrence College.

FOR MORE INFORMATION AND HELPFUL TOWN LINKS VISIT HOULIHANLAWRENCE.COM

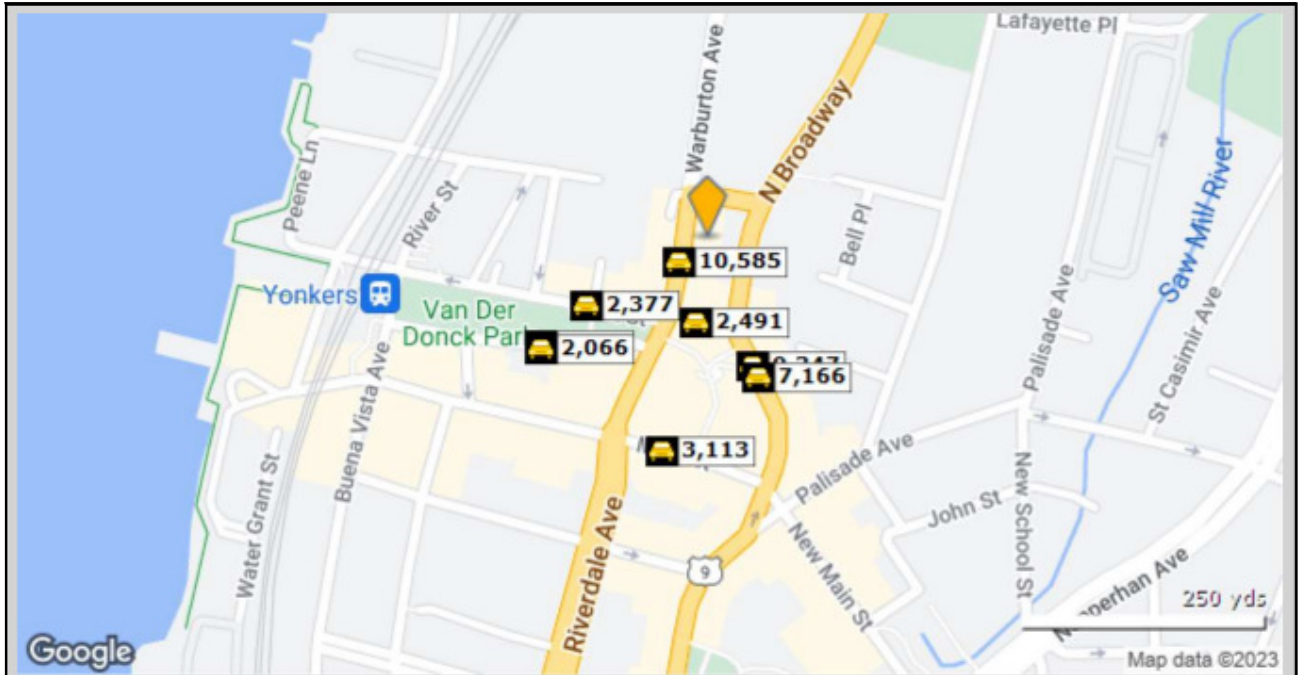
Demographics

Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	75,777		777,954		3,076,638	
2023 Estimate	72,518		771,854		3,072,277	
2010 Census	59,145		745,606		2,975,557	
Growth 2023 - 2028	4.49%		0.79%		0.14%	
Growth 2010 - 2023	22.61%		3.52%		3.25%	
2023 Population by Occupation						
Radius						
1 Mile						
5 Mile						
10 Mile						
2023 Population by Occupation						
71,926						
839,101						
3,324,828						
Real Estate & Finance	1,706	2.37%	29,932	3.57%	117,934	3.55%
Professional & Management	10,509	14.61%	179,689	21.41%	708,202	21.30%
Public Administration	851	1.18%	13,415	1.60%	48,794	1.47%
Education & Health	9,858	13.71%	118,872	14.17%	433,957	13.05%
Services	10,306	14.33%	91,452	10.90%	368,966	11.10%
Information	426	0.59%	9,601	1.14%	39,080	1.18%
Sales	7,059	9.81%	78,460	9.35%	302,487	9.10%
Transportation	11,124	15.47%	153,702	18.32%	669,269	20.13%
Retail	4,066	5.65%	37,670	4.49%	145,078	4.36%
Wholesale	842	1.17%	8,386	1.00%	34,345	1.03%
Manufacturing	1,075	1.49%	13,502	1.61%	60,308	1.81%
Production	5,339	7.42%	36,629	4.37%	142,154	4.28%
Construction	2,531	3.52%	23,174	2.76%	84,299	2.54%
Utilities	3,726	5.18%	23,276	2.77%	88,019	2.65%
Agriculture & Mining	187	0.26%	594	0.07%	1,664	0.05%
Farming, Fishing, Forestry	86	0.12%	370	0.04%	1,361	0.04%
Other Services	2,235	3.11%	20,377	2.43%	78,911	2.37%
2023 Households by HH Income						
Radius						
1 Mile						
5 Mile						
10 Mile						
2023 Households by HH Income						
25,378						
290,368						
1,126,060						
<\$25,000	8,381	33.02%	63,259	21.79%	279,838	24.85%
\$25,000 - \$50,000	6,038	23.79%	50,146	17.27%	193,542	17.19%
\$50,000 - \$75,000	2,970	11.70%	42,008	14.47%	158,978	14.12%
\$75,000 - \$100,000	2,729	10.75%	32,377	11.15%	114,847	10.20%
\$100,000 - \$125,000	1,968	7.75%	26,684	9.19%	98,115	8.71%
\$125,000 - \$150,000	744	2.93%	19,181	6.61%	64,912	5.76%
\$150,000 - \$200,000	1,069	4.21%	22,620	7.79%	81,840	7.27%
\$200,000+	1,479	5.83%	34,093	11.74%	133,988	11.90%
2023 Avg Household Income	\$67,789		\$97,430		\$94,521	
2023 Med Household Income	\$42,164		\$68,766		\$63,960	



Traffic Count

46 Warburton Avenue, Yonkers, NY 10701

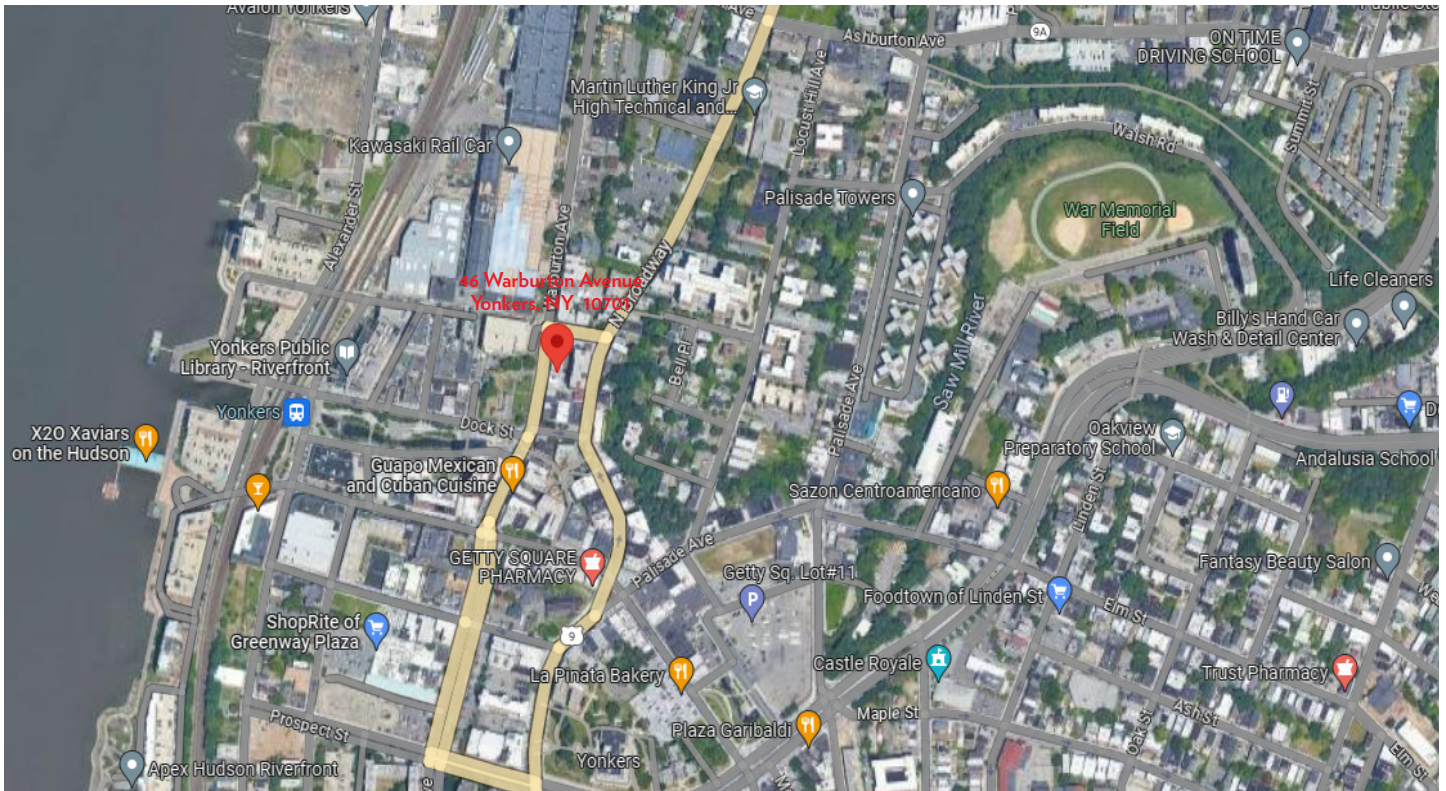


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Warburton Ave	Manor House Sq	0.03 S	2022	10,585	MPSI	.02
2	Manor House Sq	N Broadway	0.02 E	2018	2,359	MPSI	.05
3	Manor House Sq	Warburton Ave	0.02 W	2017	2,490	MPSI	.05
4	Manor House Sq	N Broadway	0.02 E	2022	2,491	MPSI	.05
5	North Broadway	Hudsonview Ter	0.02 S	2018	9,347	AADT	.08
6	Dock Street		0.00	2022	2,377	MPSI	.08
7	N Broadway	Manor House Sq	0.03 NW	2022	7,166	MPSI	.09
8	Nepperhan St	Nepperhan Ave	0.03 E	2022	2,216	MPSI	.12
9	Nepperhan St	Nepperhan Ave	0.03 E	2018	2,066	MPSI	.12
10	Main St	Mill St	0.02 E	2022	3,113	MPSI	.13



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Aerial | Regional Maps



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