

**FOR SALE:** NEWLY RENOVATED FULL-SERVICE SALON ON VIBRANT CENTRAL PARK AVENUE  
2060-2062 Central Park Avenue, Yonkers, NY 10710



## SPACE DETAILS

- Highly Visible; Over 29,000 Vehicles Pass Per Day
- Fantastic Signage Opportunity on Front of Building
- 1,710 SF Total (1,000 SF Ground; 710 SF Upstairs)
- Basement Included
- Multiple Sinks and Fridge
- (3) Hair Wash Stations
- Excellent Counter Space
- Pedicure Chair
- Large Picture Windows
- Fantastic Storage
- Hardwood Floors
- Reception Area
- ADA Bathroom
- ½ Block from Bus Stop

**VIRTUAL TOUR**  
Click [HERE](#)

**CONTACT FOR PRICING INFORMATION**



CONTACT OWNER'S EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 [haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

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YONKERS, NY | 2060-2062 Central Park Ave  
1,710 SF Total (1,000 SF Ground; 710 SF Upper)  
Highly Visible Location | Dedicated Parking



## PROPERTY INFORMATION

Current Use: Full-Service Hair Salon

Zoning: BR-Restricted Business

Public Transportation: Less than 1-Block from Westchester Bee Line Bus #0020

Nearby Retailers: Kohl's, Barnes & Noble, Burlington, Bob's Discount Furniture, Best Buy, PetSmart, Alamo Draft House & Five Guys Burgers

Highway Access/Proximity: Located Between Sprain Brook Parkway and Bronx River Parkway

## DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$159,372	\$174,995	\$163,492
Median HH Income	\$109,390	\$114,088	\$107,310
Population	13,078	68,942	274,348
Total Households	4,561	28,116	104,256
Disposable Income	\$88,310	\$92,213	\$85,599
Median Age	44	47	43



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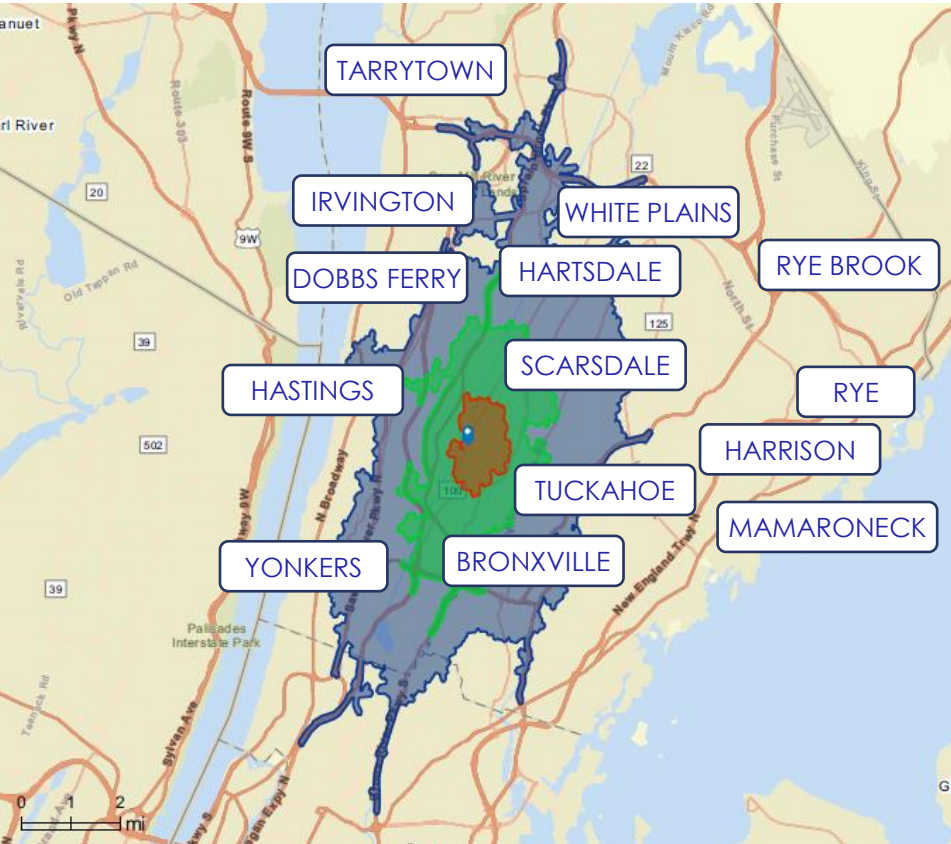
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## SITE MAP

DRIVE-TIME: **5-MIN** **10-MIN** **15-MIN**



## TRAFFIC COUNT

29,000+ Vehicles Per Day on Central Park Avenue



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INTERIOR  
PHOTOS



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ADMIRAL  
REAL ESTATE SERVICES



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## ADDITIONAL PHOTOS



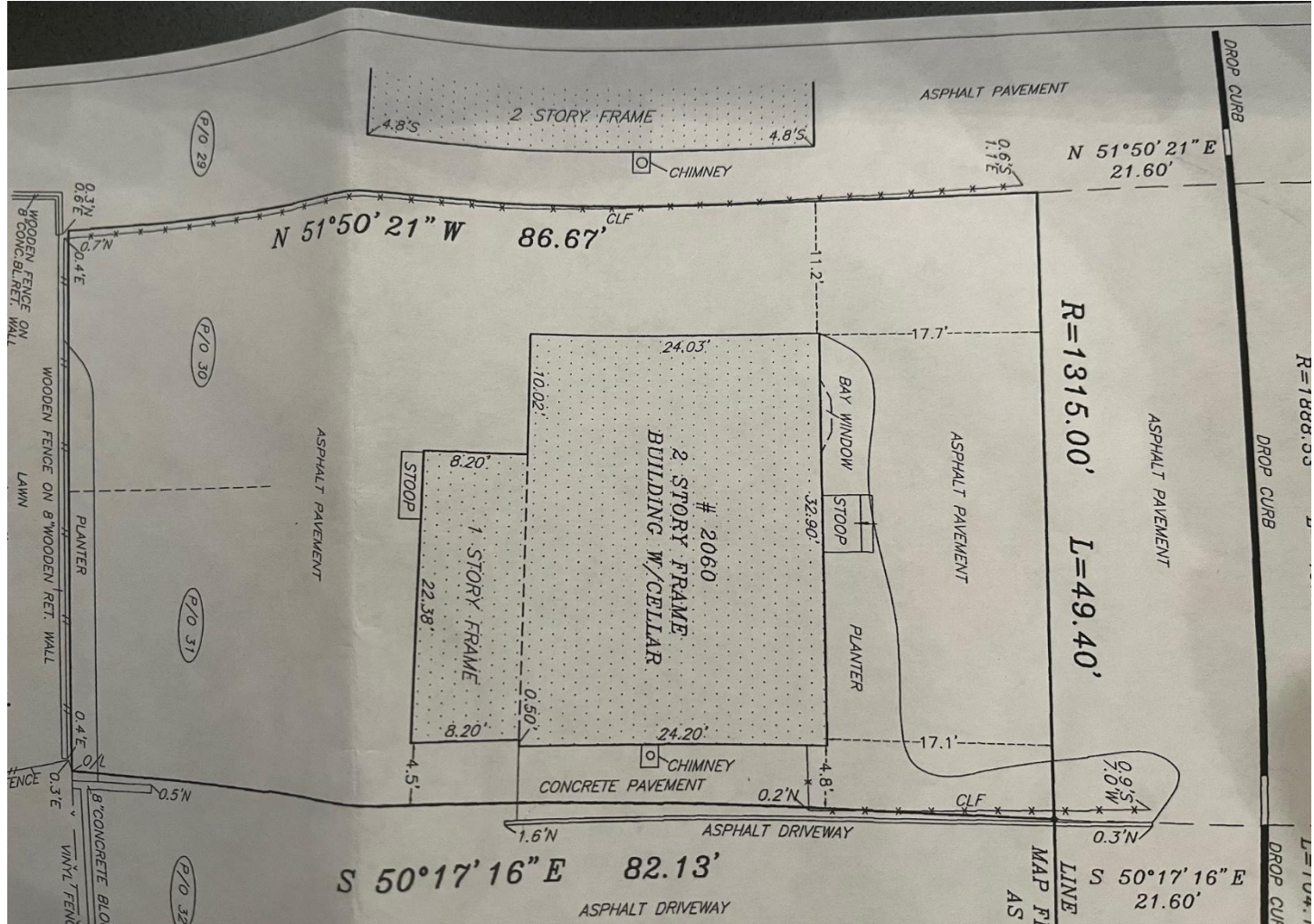
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SURVEY



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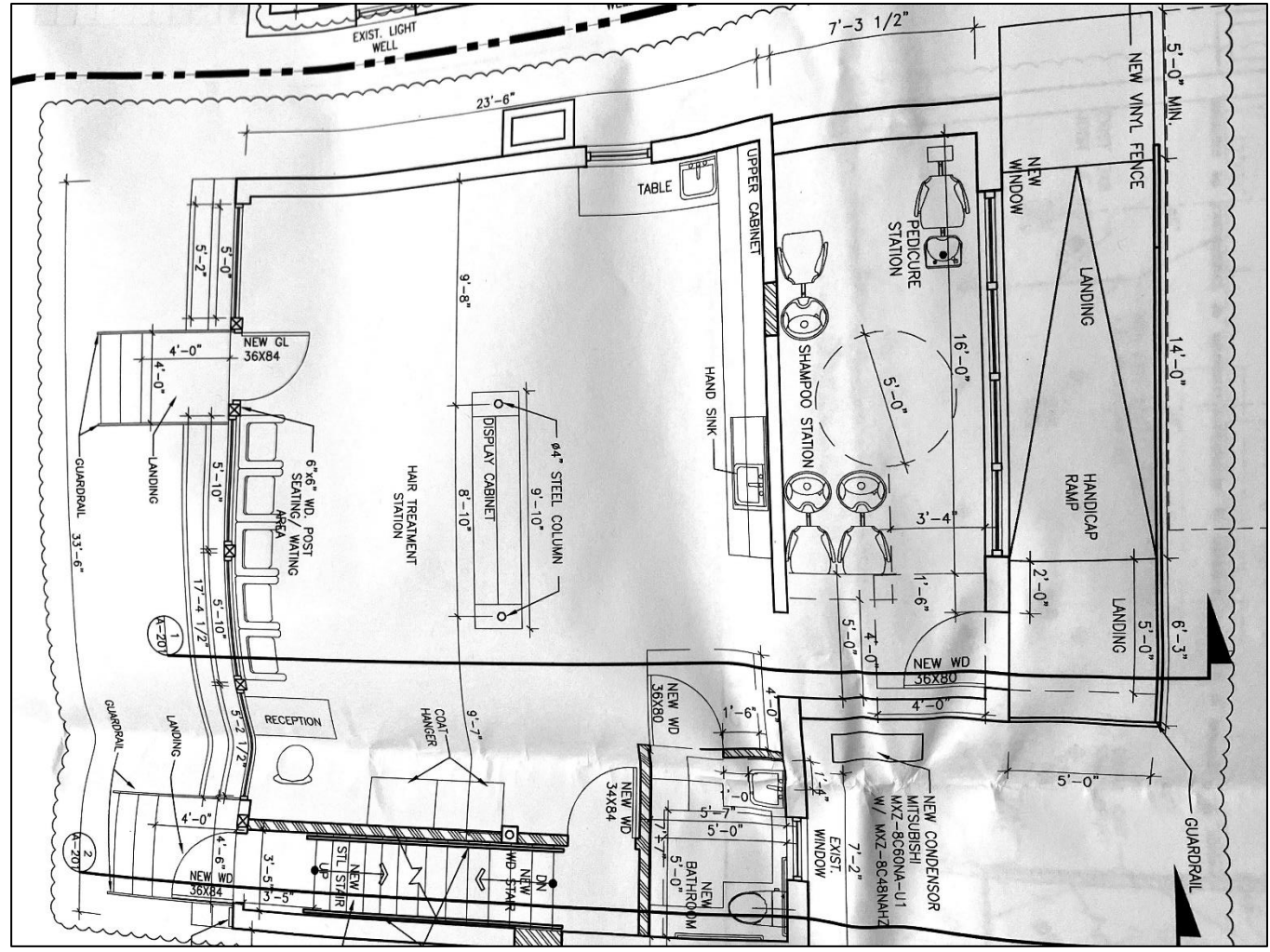
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FLOOR PLAN

CENTRAL PARK AVENUE



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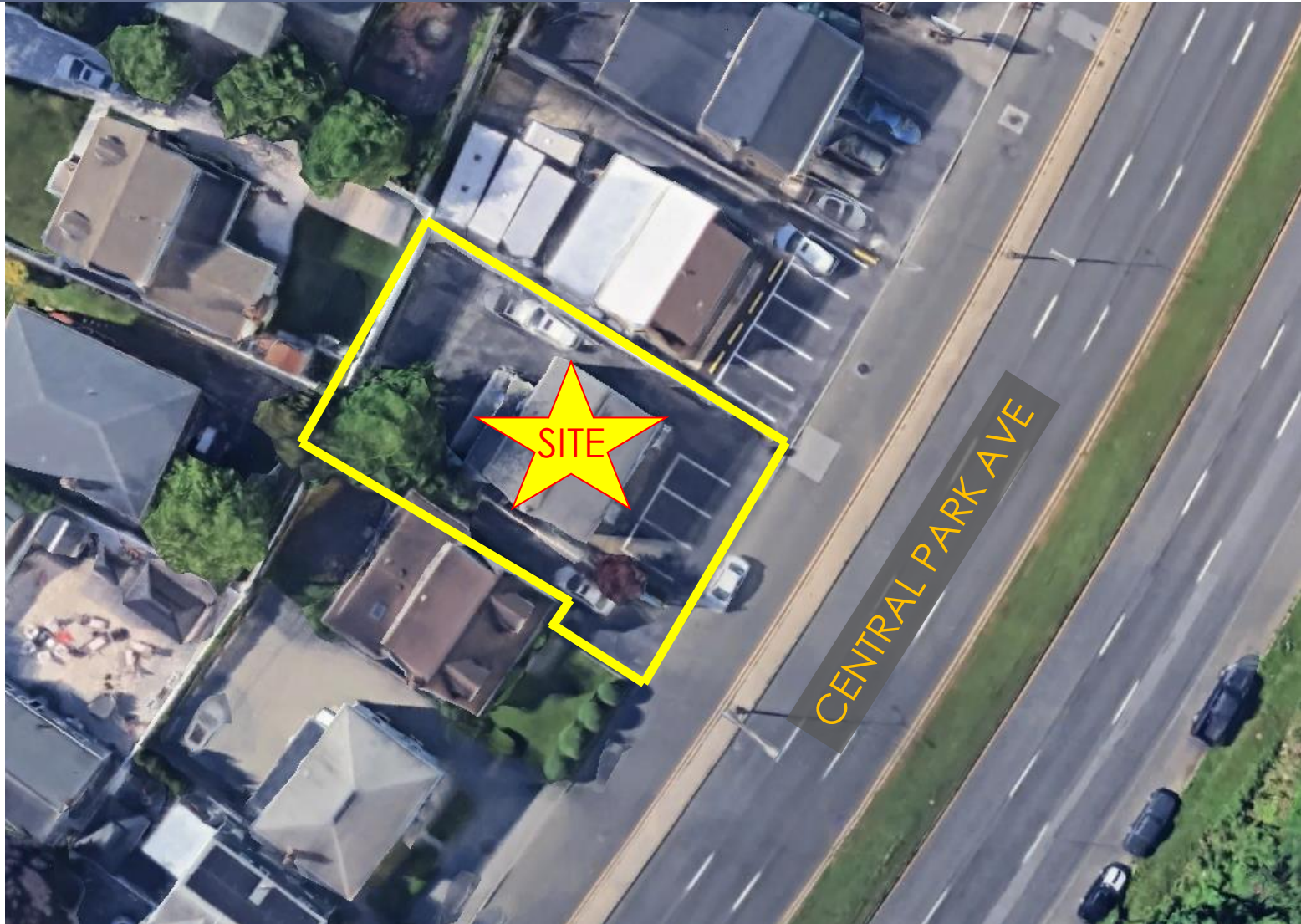
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## SITE MAP

Close-Up



**TRAFFIC  
COUNT:**  
29,000+  
Vehicles/Day



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LOCAL  
 RETAIL  
 MAP



HSBC Starbucks planet fitness  
 Red Lobster Panera  
 CHIPOTLE  
 Pizza Hut CVS ShopRite

MAVIS DISCOUNT TIRE HomeGoods  
 Ford FRIDAYS

T-Mobile buy buy BABY  
 PET GOODS Orangetheory FITNESS

BARNES & NOBLE GNC  
 five BELOW Party City  
 carter's Foot Locker  
 DAVID'S BRIDAL McDonald's IHOP

P.C. RICHARD & SON  
 Ralphi's CITYMD NEW YORK'S URGENT CARE  
 FAMOUS ITALIAN ICES SUPERCUTS  
 THE VITAMIN SHOPPE

DSW BEST BUY ALAMO DRAFTHOUSE CINEMA  
 Burlington PETSMART  
 Marshalls FIVE GUYS  
 HOME SENSE

petco MATTRESS FIRM  
 Ashley HOMESTORE KOHL'S  
 CVS FAMOUS footwear  
 WELLS FARGO



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Regional Aerial



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