

# CENTRAL PLAZA

2550 Central Park Avenue | Yonkers, NY | Westchester County

RETAIL/OFFICE SPACE  
FOR LEASE

17,415 SF± | 3,756 SF± | 1,600 SF± AVAILABLE



## BROKER CONTACT

**DAVID LANDES**  
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**ZACH LANDES**  
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Zach@RoyalPropertiesInc.com



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## AVAILABLE:

- 17,415 SF± (Formerly Party City)
- 3,756 SF± (2nd Floor Former Arthur Murray Dance Studio)
- 1,600 SF± (In-line)

## JOIN CO-TENANTS:

Lidl, Barnes & Noble, Bank of America, Verizon, McDonald's, Carter's, Five Below, IHOP, Diamond Braces, Bonchon, OshKosh B'Gosh, Riko's Pizza, A-Z Nutrition & Smoothies, Visionworks and Tao's Supreme Central Buffet

## NEIGHBORING RETAILERS:

Best Buy, DSW, Burlington, Marshalls, Trader Joe's (coming soon), ShopRite, Planet Fitness, HomeSense, PetSmart, Alamo Drafthouse Cinema, Kohl's, Ashley Furniture, Petco, Panera Bread, Starbucks, HSBC, Mattress Firm, Chick-fil-A, Chipotle, HMart, and many more

## ADDITIONAL INFORMATION:

- 139,632 SF Shopping Center Located on the Main Retail Corridor in Westchester County, NY
- High Ceilings
- Excellent Visibility
- 753± Parking Spaces
- Pylon Signage Available

## TRAFFIC COUNTS:

28,427 Cars per Day Along Central Park Avenue

## RENT:

Call For Details

## CAM/TAXES/INSURANCE:

\$14.29/SF

## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,559	126,632	396,799
Avg. HH Income	\$150,548	\$173,007	\$144,818

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**ROYAL**  
PROPERTIES

# CENTRAL PLAZA

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Approximate Property Boundary

3,756 SF AVAILABLE  
(2<sup>ND</sup> FLOOR OFFICE/MEDICAL)

1,600 SF AVAILABLE

17,415 SF  
AVAILABLE

IHOP

BARNES & NOBLE

BANK OF AMERICA

DIAMOND BRACES

carter's

OSHKOSH  
Biggosh

Visionworks

Bonchon  
KOREAN FRIED CHICKEN

NAIL SALON

LIDL

Nutrition Smoothies

BIKO'S

five BELOW

TAO'S  
SUPREME  
CENTRAL  
BUFFET

753 Total Parking Spaces  
(5.33 / 1,000 Parking Ratio)

BANK OF AMERICA

Drive-Thru  
ATM

verizon

McDonald's  
COMING SOON

Yonkers  
Gateway  
Center



100

CENTRAL PARK AVENUE



Residential

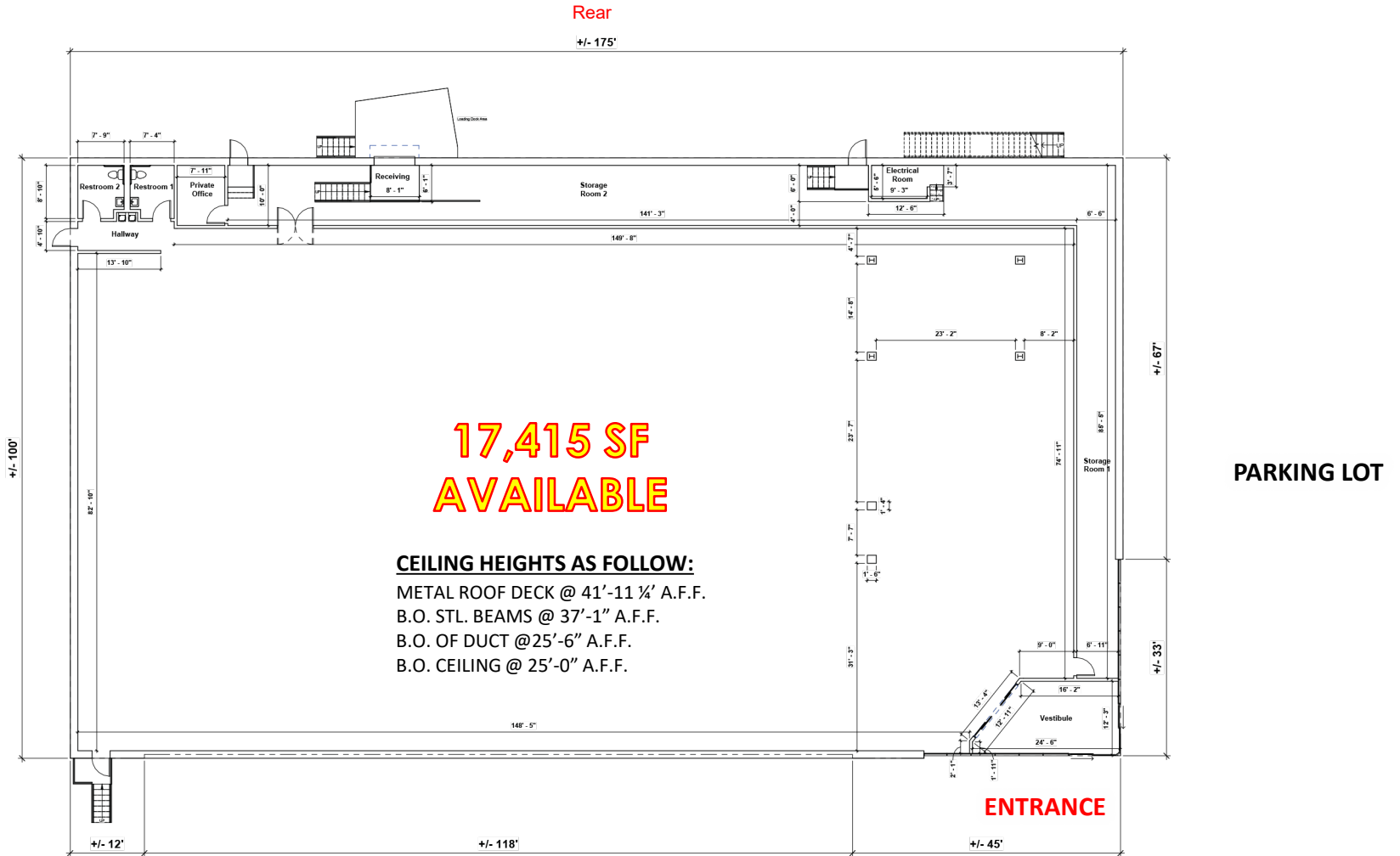
ROYAL  
PROPERTIES

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RETAIL/OFFICE SPACE  
FOR LEASE

17,415 SF± | FORMER PARTY CITY | 25 FOOT CEILINGS



**five BELOW**

Front

**ROYAL**  
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RETAIL/OFFICE SPACE  
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3,756 SF± | 2<sup>ND</sup> LEVEL | OFFICE/MEDICAL/STUDIO/ENTERTAINMENT SPACE



**ROYAL**  
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RETAIL/OFFICE SPACE  
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1,600 SF± | NEW ADA RESTROOM | NEW HVAC



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ROYAL  
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