

FOR LEASE
5 Buena Vista Avenue
YONKERS, NY 10701



HOULIHAN LAWRENCE
COMMERCIAL

+ / - 1,600
SQFT

Please Call
OFFERED AT

Historic Yonkers Station Lease Opportunity



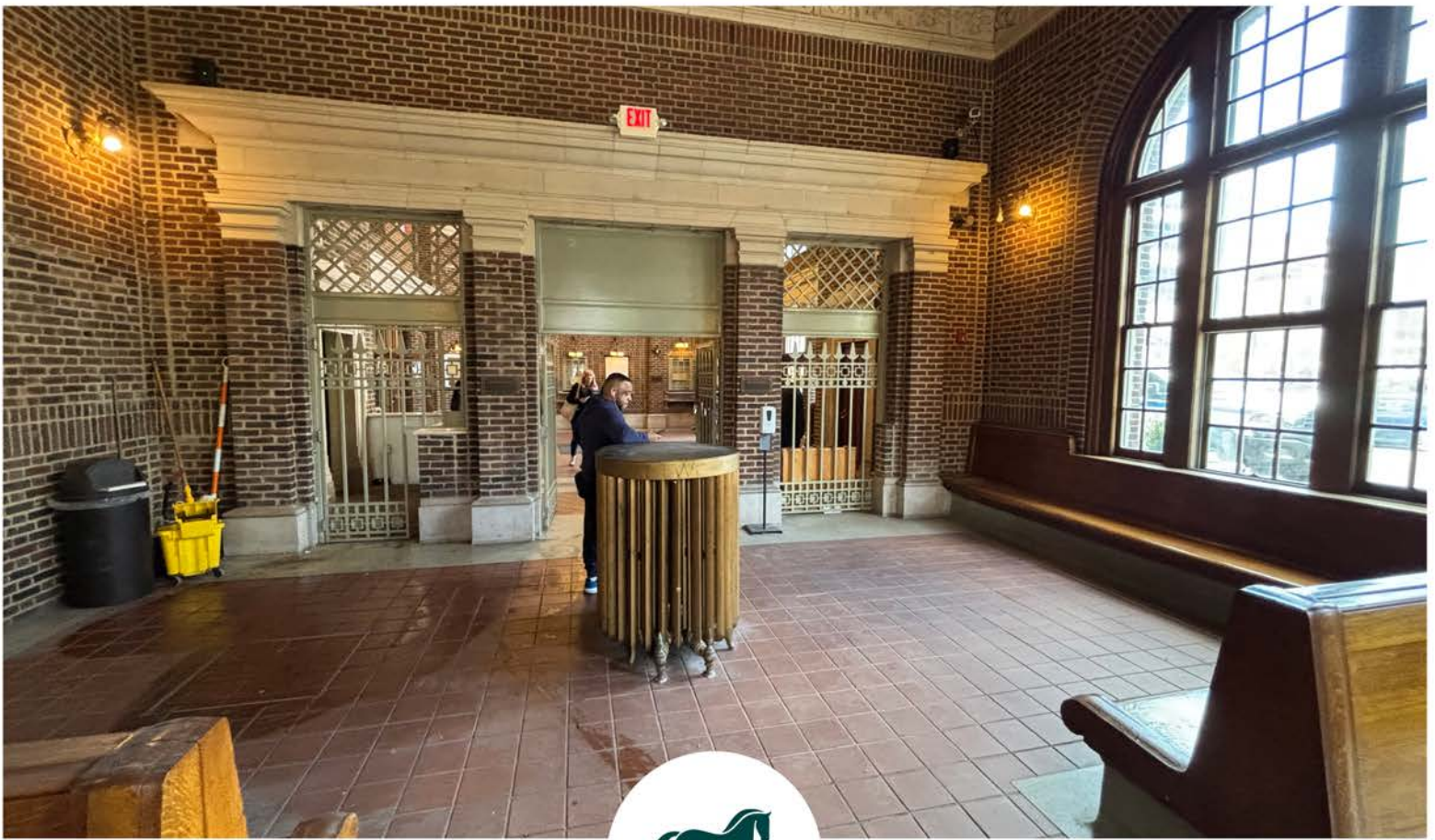
DARREN GORDON

Real Estate Salesperson

M 917.596.4789 O 914.798.4900
darrengordon@houlihanlawrence.com

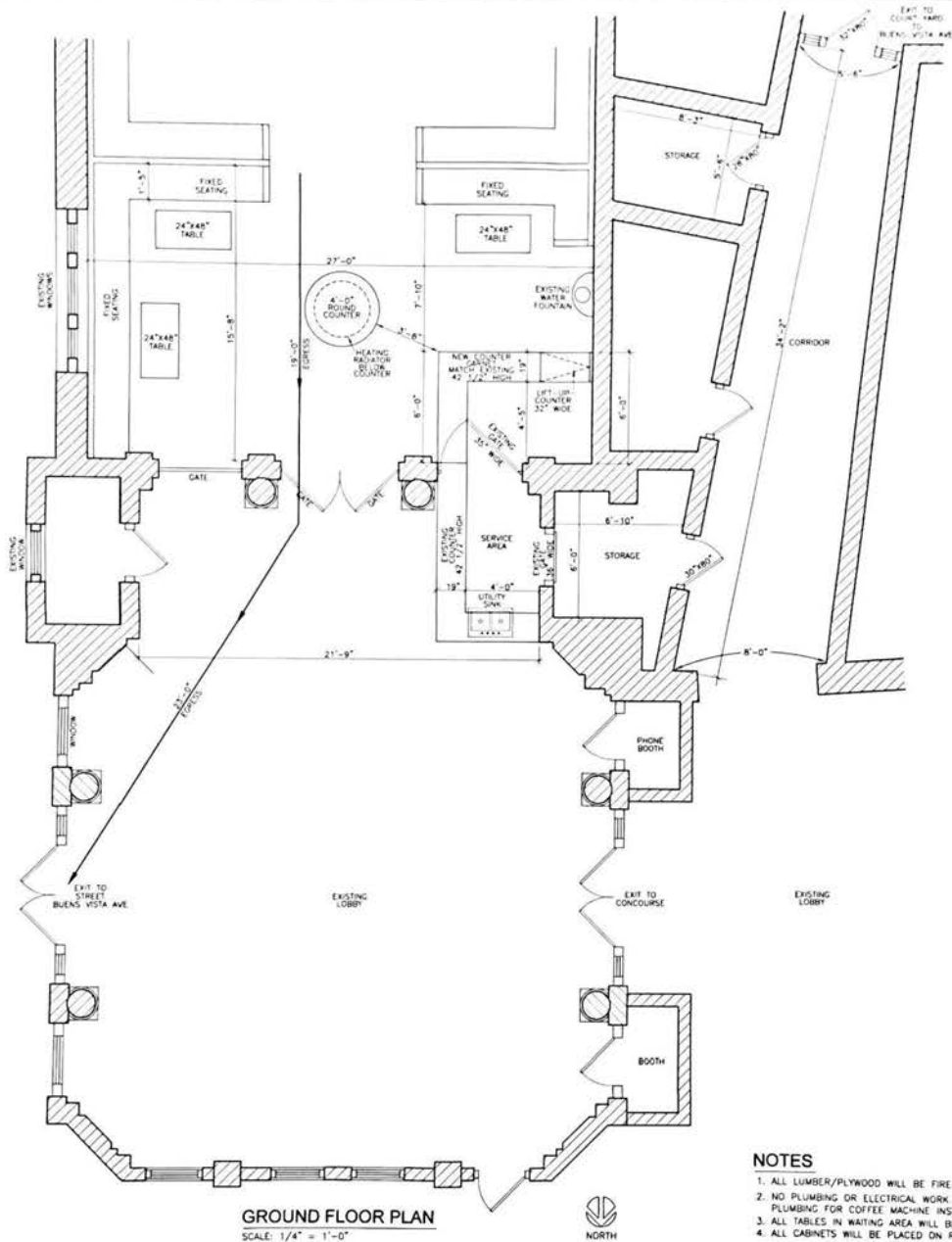
UNIQUE RETAIL SPACE

- Highly visible downtown location
- Unique retail opportunity
- Stand-alone building situated in center of business district
- Currently vacant and available for showings
- Easy to access
- Building equipped with Con Ed gas & electric
- Best for: Cafe , Grab N' Go, Wine Bar



Floor Plan

BUENA VISTA AVENUE



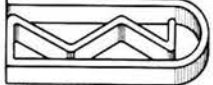
NOTES

1. ALL LUMBER/PLYWOOD WILL BE FIRE-RETARDANT.
2. NO PLUMBING OR ELECTRICAL WORK.
3. ALL TABLES IN WAITING AREA WILL BE MADE OF FIRE-RETARDANT MATERIAL.
4. ALL CABINETS WILL BE PLACED ON RUBBER MANUAL LOCKING WHEELS.

NO.	REVISIONS	DATE

PLANS DESIGNED & DRAWN BY:
MWD ASSOCIATES LLC, MARTY DAVIAL, DESIGNER
REVIEWED & STAMPED BY: NICHOLAS SCHURICK, P.E.

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MWD ASSOCIATES LLC
41 WESTWIND ROAD
YONKERS NY 10710
TEL 914-378-5614 FAX 914-530-8009 CELL 914-484-4368
E-MAIL: MARTYDAVIAL@GMAIL.COM

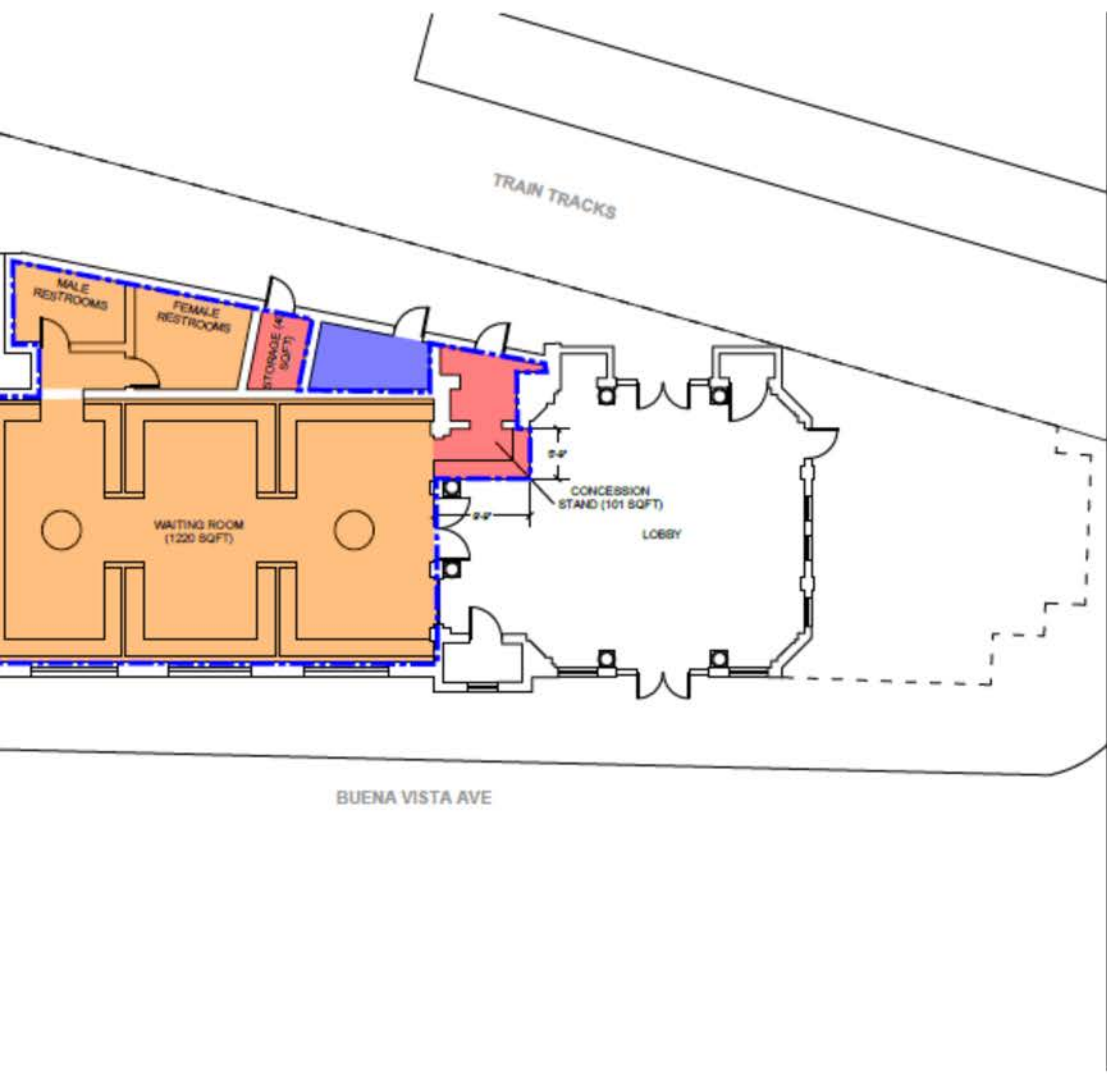
TENANT: MAE GRANT
MANOR BAGELS
5 BUENA VISTA AVENUE
YONKERS, NY 10701

DRAWING TITLE:
GROUND FLOOR PLAN

PROPOSED:
MANOR BAGELS

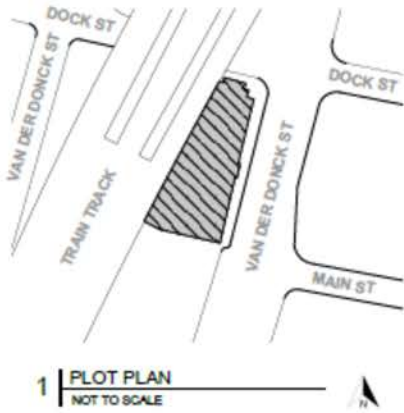
SCALE: AS NOTED
DWG BY: 2626
DATE: 10/30/2019
FILE NAME: 5 BUENA VISTA AVE
A1

Floor Plan



LEGEND		ESTIMATED AREA (SF)
EXCLUSIVE USE CONCESSION		101
EXCLUSIVE USE STORAGE		40
EXCLUSIVE MTA AREA INDOOR		68
NON-EXCLUSIVE USE INDOOR		1,459
		TOTAL
TOTAL AREA		1,668

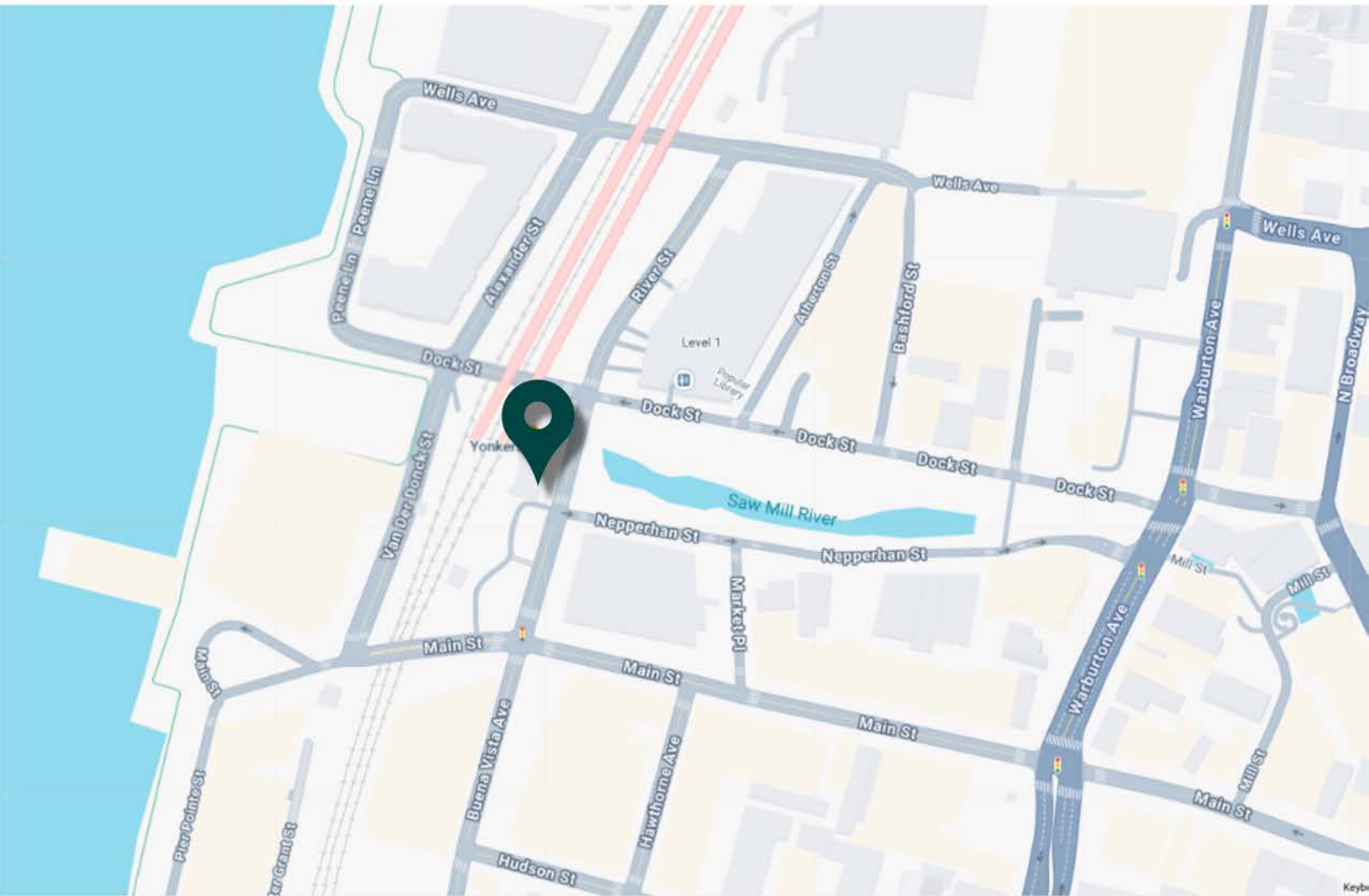
LEGEND	
MAINTENANCE/REPAIR/CLEANING	



YONKERS STATION | PROPOSED PROGRAM
YONKERS, NY

DATE: 10/02/2025
02 of 02

Map



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NEIGHBORING RETAILERS

ShopRite, Chase Bank, Citibank, Yonkers Post Office, Yonkers Public Library, Yonkers Brewing Company, Starbucks, Buena Vista Parking Garage, and several restaurants

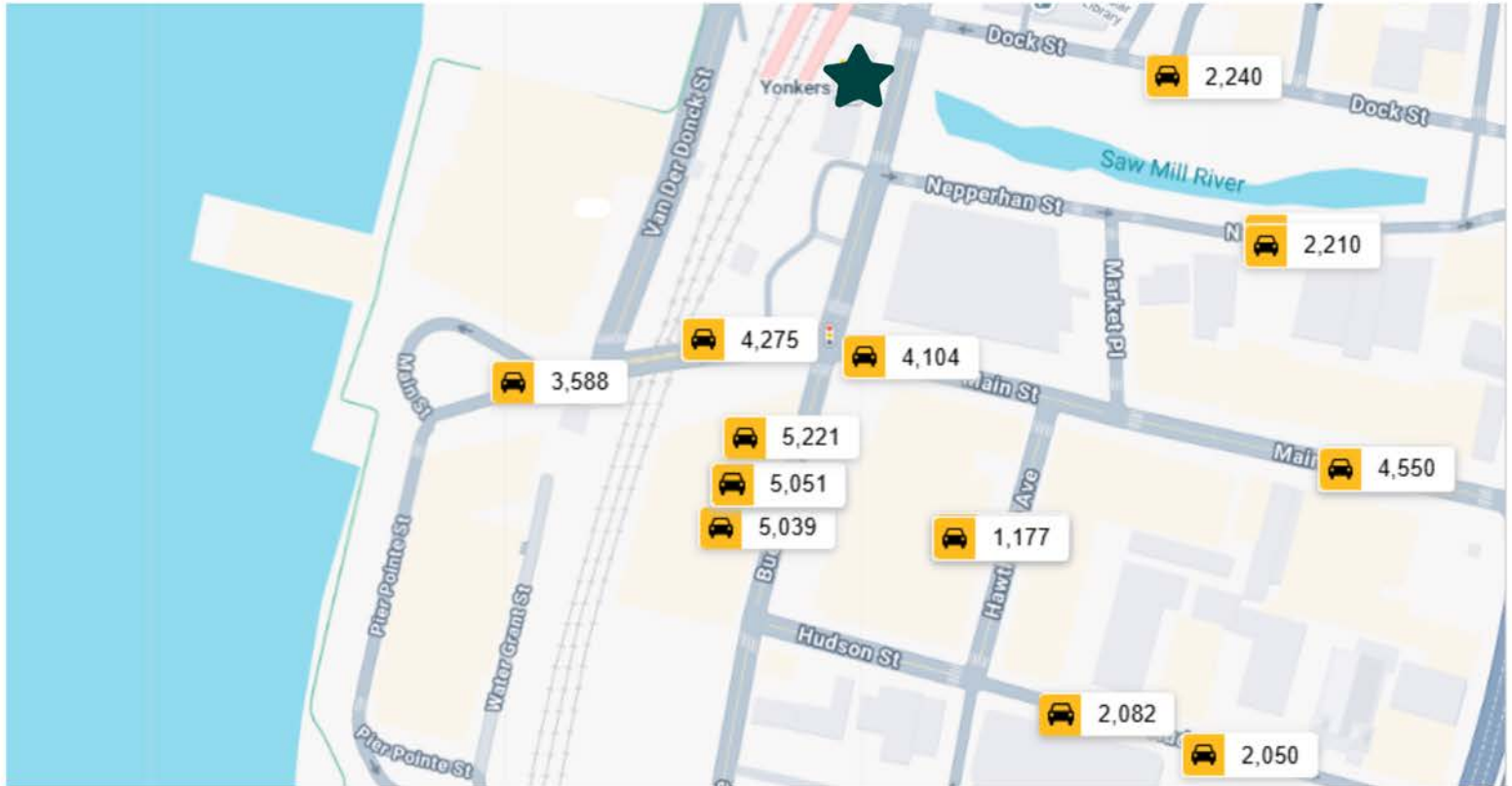
INBOUND STATION BOARDINGS

*596 Customers Weekday AM Peak
440 Customers Weekday off Peak
970 Customers on Weekends*



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Traffic Count



STREET NAME	CROSS STREET	CROSS STR DIST	COUNT YEAR	TRAFFIC VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
Main Street	Buena Vista Ave	0.01 E	2025	4,275	MPSI	.05
Main St	Warburton Ave	0.03 E	2023	4,104	MPSI	.05
Main Street	Buena Vista Ave	0.02 W	2023	3,668	AADT	.06
Buena Vista Ave	Main St	0.02 N	2022	5,221	MPSI	.07
Dock Street	Dock St	0.00 SW	2025	2,240	MPSI	.08
Buena Vista Ave	Main St	0.02 N	2023	5,051	MPSI	.08
Buena Vista Avenue	Main St	0.02 N	2024	5,027	MPSI	.08
Main St	Water Grant St	0.00 SE	2025	3,588	MPSI	.08
Buena Vista Avenue	Main St	0.02 N	2025	5,039	MPSI	.09
Hawthorne Avenue	Hudson St	0.03 S	2025	1,161	MPSI	.09

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Demographics

RADIUS	2 MILES	5 MILES	10 MILES
POPULATION			
2020 Population	126,236	800,430	3,159,299
2024 Population	124,196	760,653	2,998,850
2029 Population Projection	121,339	725,173	2,844,888
Annual Growth 2020-2024	-0.4%	-1.2%	-1.3%
Annual Growth 2024-2029	-0.5%	-0.9%	-1.0%
HOUSEHOLDS			
2020 Households	45,939	297,359	1,168,889
2024 Households	44,929	281,974	1,105,826
2029 Household Projection	43,797	267,860	1,045,320
Annual Growth 2020-2024	0.6%	0.6%	0.7%
Annual Growth 2024-2029	-0.5%	-1.0%	-1.1%
Avg Household Size	2.6	2.6	2.6
Avg Household Vehicles	1	1	1
HOUSING			
Median Home Value	\$455,168	\$528,284	\$584,122
Median Year Built	1957	1951	1954
Owner Occupied Households	11,456	99,029	342,427
Renter Occupied Households	32,341	168,831	702,892
HOUSEHOLD INCOME			
< \$25,000	12,262	60,328	271,241
\$25,000 - 50,000	8,084	50,095	203,198
\$50,000 - 75,000	6,773	41,310	155,621
\$75,000 - 100,000	4,812	31,422	113,334
\$100,000 - 125,000	3,367	23,258	83,790
\$125,000 - 150,000	2,538	18,535	64,600
\$150,000 - 200,000	2,969	22,564	80,642
\$200,000+	4,125	34,463	133,399
Avg Household Income	\$84,870	\$98,349	\$94,244

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