

87-95 RIVERDALE AVENUE

Yonkers, NY



4 STORES FOR LEASE: 736 SF – 3,750 SF

87 RIVERDALE AVE*

FORMER SENIOR DAYCARE

2,348 SF

89 RIVERDALE AVE*

1,402 SF

*87 & 89 COMBINABLE TO

3,750 SF

93 RIVERDALE AVE

2ND GEN RESTAURANT

1,506 SF

95 RIVERDALE AVE

736 SF

Directly across the street from 454 apts.

Steps to Bx8 bus. Walk to MTA/Amtrak
& Bx 1, 2, 3, 4, 5, and 9 buses

Adjacent to River Parking Corp parking garage
+ abundant street parking.

Close proximity to Thomas Cornell
Academy HS & Saint Joseph's Medical Center.

Building Co-Tenants:

- Riverdale Pharmacy
- Alfonso Pizza & Italian Restaurant
- Alfonso's Ice Cream & Café
- JFA Meat Market & Deli

87 & 89 RIVERDALE COMBINABLE TO 3,750 SF

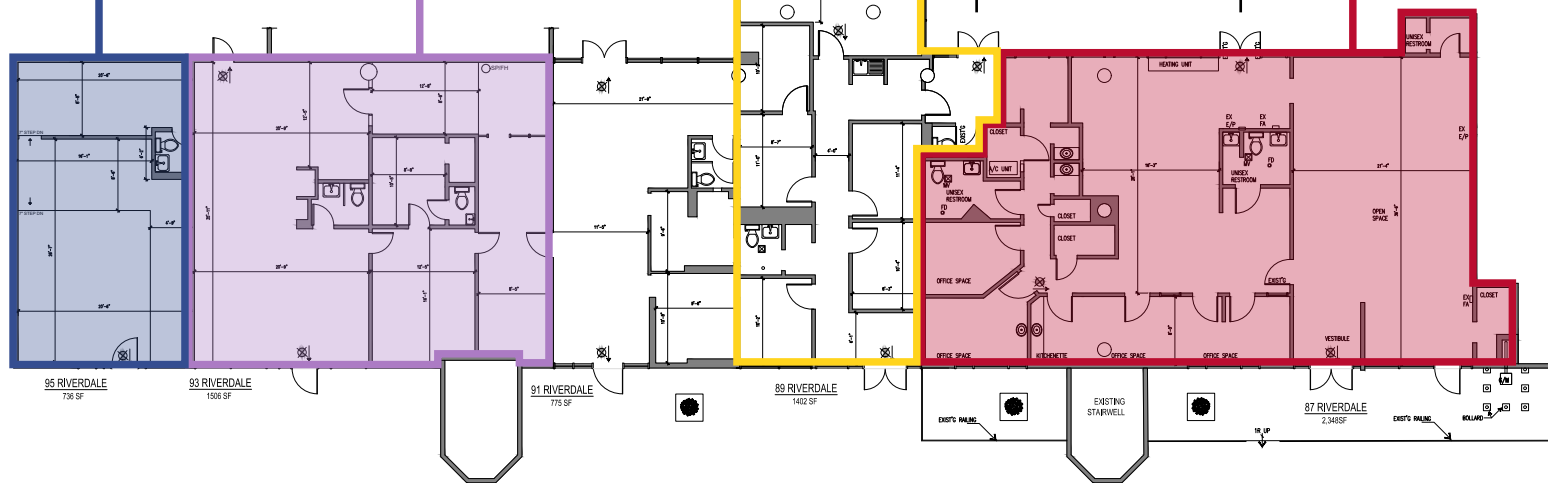
95 RIVERDALE AVE
736 SF

89 RIVERDALE AVE
1,402 SF

93 RIVERDALE AVE
1,506 SF

87 RIVERDALE AVE
2,348 SF

87 & 89 HAVE ACCESS
TO COURTYARD WITH
PLAYGROUND



87-95 RIVERDALE AVENUE

Yonkers, NY

AREA MAP



TRANSPORTATION



STEPS TO
Bx8 BUS



WALK TO Bx1, Bx2,
Bx3, Bx4, Bx5, AND
Bx9 BUSES



12 MIN WALK (0.5M) TO
AMTRAK/MTA HUDSON LINE
YONKERS STATION



ROUTE 9
2 MIN DRIVE
(0.2 M)

DEMOGRAPHICS

| | POPULATION | 23,438 | 46,661 | 66,466 |
|--|---------------------------|-----------|------------|----------|
| | NUMBER OF HOUSEHOLDS | 8,750 | 17,455 | 24,539 |
| | AVERAGE HH INCOME | \$71,466 | \$81,386 | \$85,764 |
| | TOTAL HH EXPENDITURE | \$768.36 | \$1.65 B | \$2.35 B |
| | ANNUAL RETAIL EXPENDITURE | \$357.1 M | \$754.48 M | \$1.08 B |

0.5 MILES

0.75 MILES

1 MILE

RM FRIEDLAND

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