



HOULIHAN LAWRENCE
COMMERCIAL

1915 Central Park Avenue

Yonkers, NY 10710

Exclusively Represented By:

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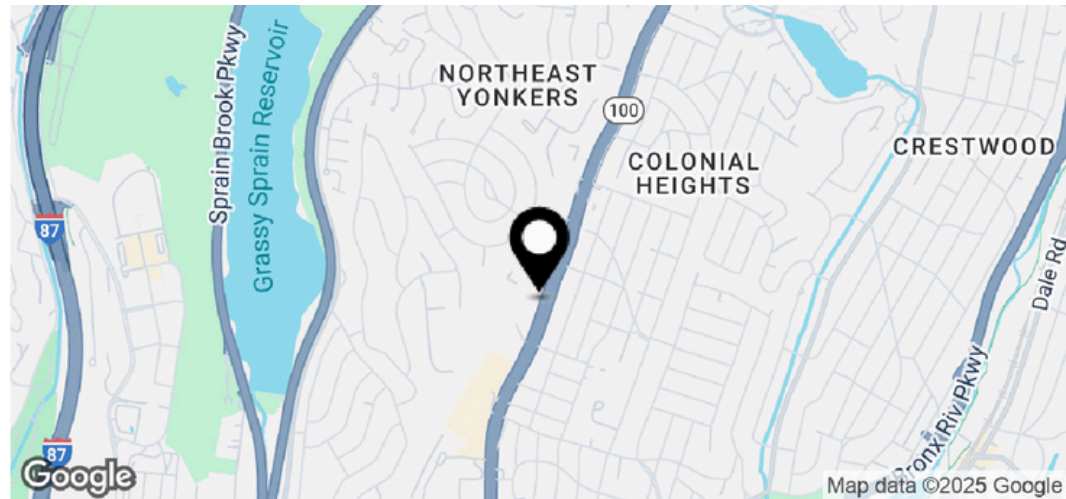
MEDICAL OFFICE SPACE FOR LEASE

1915 Central Park Avenue

Yonkers, NY 10710

FOR LEASE

Property Summary



Property Description

Houlihan Lawrence Commercial exclusively represents a 3,100 SF turnkey medical office for lease at 1915 Central Park Ave, Yonkers. Move-in ready, the ground-floor suite offers a direct parking-lot entrance and an efficient clinical buildout: 8 plumbed exam rooms, dedicated X-ray room, lab, nurses' station, reception/waiting area, 2 private offices, and 2 private bathrooms. High-impact branding with façade signage facing Central Park Ave plus placements on both highly visible pylon signs. On-site medical co-tenancy includes Chiropractor/PT, Central Park Pharmacy, Massage Therapist/Holistic Health, Westchester Family Dentistry, MRI Imaging Center, and a Cardiologist, fostering built-in referrals and patient traffic. EV chargers are scheduled for on-site installation in the coming months. Strategically positioned on Westchester's primary medical/retail corridor with quick access to I-87, Cross County Pkwy, and Bronx River Pkwy—ideal for primary care, specialty, urgent care, diagnostics, or outpatient services.

Offering Summary

Lease Rate:	\$39 / SF/ MG
Available SF	3,100 SF
Building Size:	15,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	8,053	64,480	191,132
Total Population	20,387	168,530	521,294
Average HH Income	\$162,837	\$187,792	\$155,997

Houlihan Lawrence Commercial
800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
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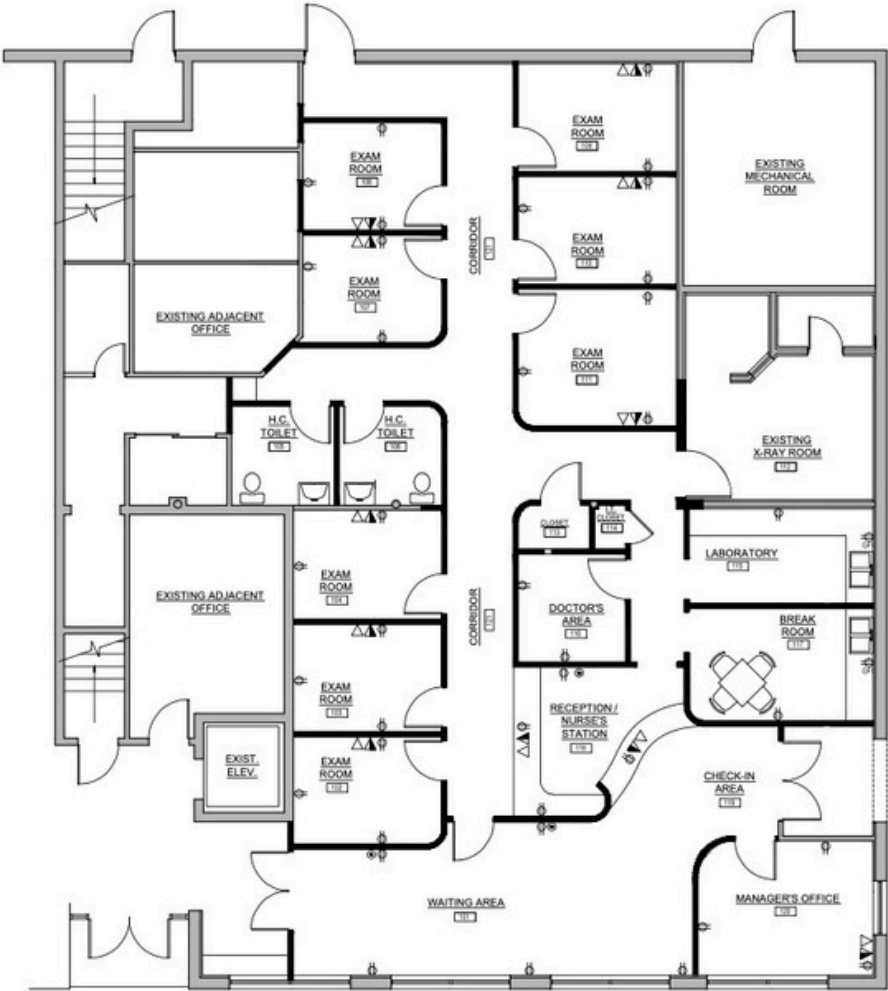
Lease Spaces

Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,100 SF	Lease Rate:	\$39/SF

Highlights

- Direct Entrance From On-Site Parking
- **Buildout:** 8 Plumbed Exam Rooms, X Ray, Lab, Nurses' Station, Waiting/Reception, 2 Offices, 2 Bathrooms
- **Signage:** Façade Facing Central Park Ave + Two Pylon Positions (Tremendous Visibility) With High ADT 40k+)
- **Co-Tenancy:** Chiropractor/PT, Central Park Pharmacy, Massage Therapist/Holistic Health, Westchester Family Dentistry, MRI Imaging Center, and a Cardiologist
- **Access:** Minutes To I-87, Cross County Pkwy, Bronx River Pkwy
- **Extras:** EV Chargers Scheduled For On-Site Installation



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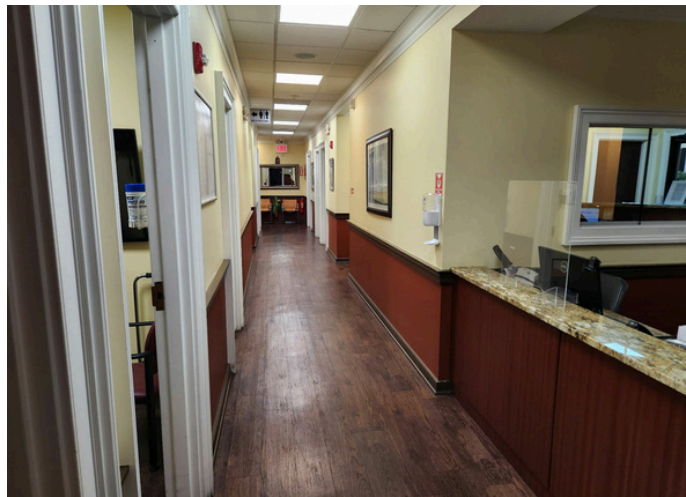
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Additional Photos



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Retailer Map



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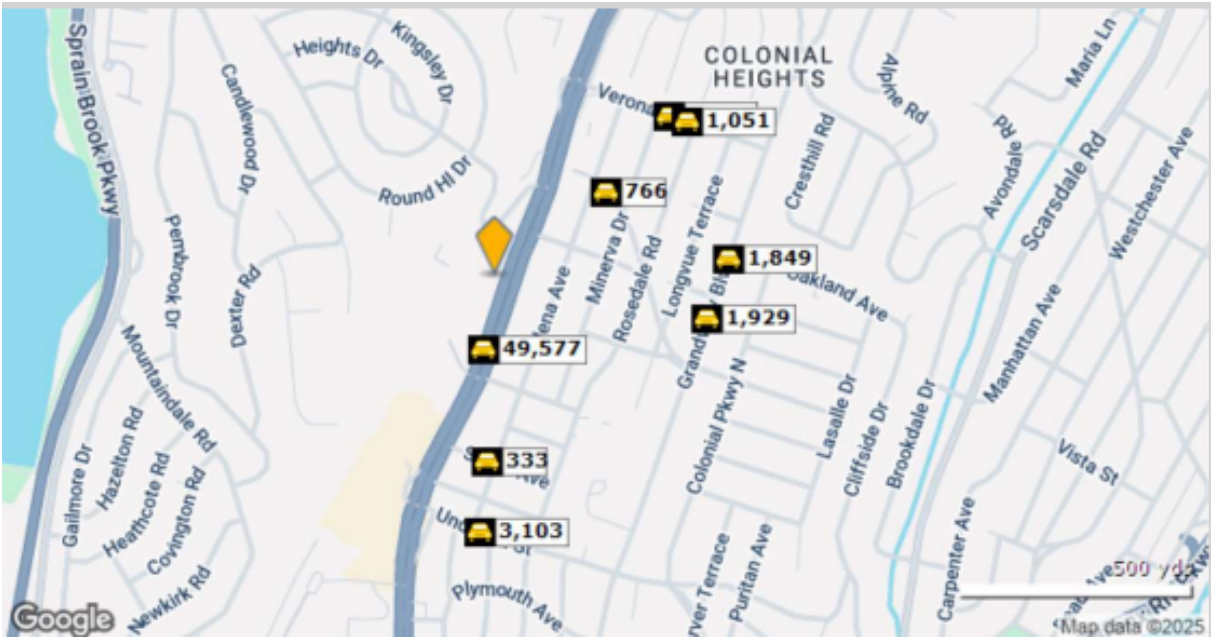
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Traffic Count & Map



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Central Park Ave	Melrose Ave	0.04 SW	2025	49,577	MPSI	.09
2	St George Parkway	Minerva Dr	0.02 SE	2025	766	MPSI	.18
3	SLATER AVE from CENTRAL PARK AVE			0.00	333	AADT	.23
4	Grandview Blvd	Northrop Ave	0.02 S	2023	1,801	MPSI	.27
5	Grandview Boulevard	Northrop Ave	0.02 S	2021	1,929	AADT	.27
6	Grandview Boulevard	Providence Ave	0.05 N	2023	1,849	AADT	.29
7	Verona Ave	Longvue Ter	0.02 W	2023	1,058	MPSI	.30
8	Verona Avenue	Minerva Dr	0.01 W	2025	1,042	MPSI	.30
9	Verona Avenue	Longvue Ter	0.02 W	2024	1,051	MPSI	.31
10	Underhill St	Helena Ave	0.01 NW	2020	3,103	MPSI	.31

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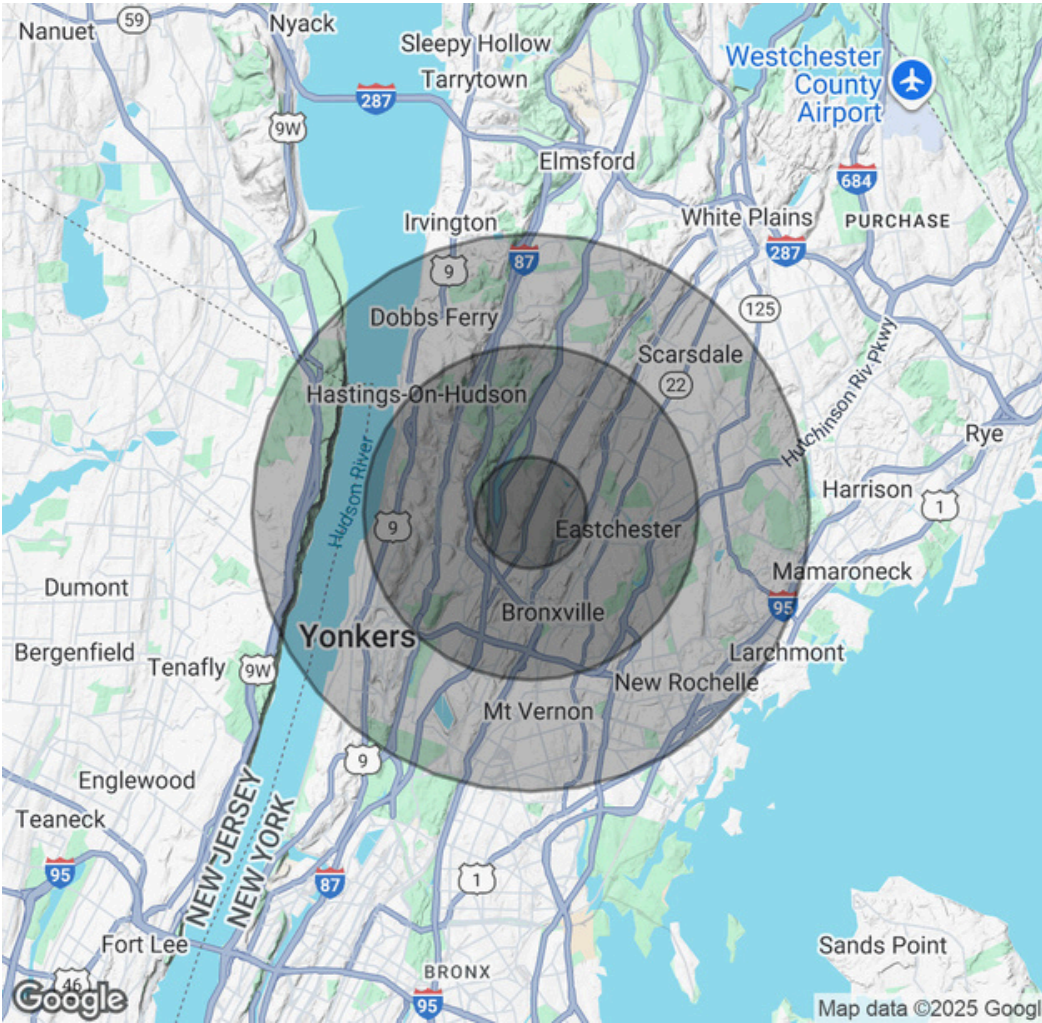
FOR LEASE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	20,387	168,530	521,294
Average Age	46	43	41
Average Age (Male)	44	42	39
Average Age (Female)	47	45	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,053	64,480	191,132
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$162,837	\$187,792	\$155,997
Average House Value	\$638,470	\$767,512	\$716,564

Demographics data derived from AlphaMap



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