



500 E SANDFORD BLVD
MT VERNON, NY

STRONG CO-TENANTS:
TJ MAXX, PETCO,
& TARGET with
2.2 M VISITORS
ANNUALLY



CONTACT EXCLUSIVE LISTING AGENT:
DAVID SCOTTO 914.968.8500 x306
dscotto@rmfriedland.com

All information contained herein is based on information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable in any way for any errors, omissions or inaccuracies in the information contained herein. You and your advisor should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 MAMARONECK AVE • HARRISON, NY 10528 • RMFRIEDLAND.COM

500 E SANDFORD BLVD
MT VERNON, NY

8,825 SF FORMER FAMOUS FOOTWEAR

- Rental Rate: Upon Request
- Freight Elevator to Loading Dock
- GLA: 246,888
- 1,098 Parking Spaces

ACCESSIBILITY

- Direct access off the Hutchinson River Pkwy with 95,100 CPD
- 11,800 CPD on E Sandford Blvd
- Close Proximity to I-95 & Cross County Pkwy
- Bx42 Stops Directly in Front of Shopping Center

VISIBILITY

Prominent Signage along E. Sandford Blvd with Visibility from the Hutchinson River Pkwy

NEIGHBORING TENANTS:

Best Buy, TD Bank, Burger King, McDonald's, CVS, and more

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PROMINENT SIGNAGE

VISIBLE FROM
HUTCHINSON
RIVER PKWY



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COMING SOON:
FUN CITY ADVENTURE PARK



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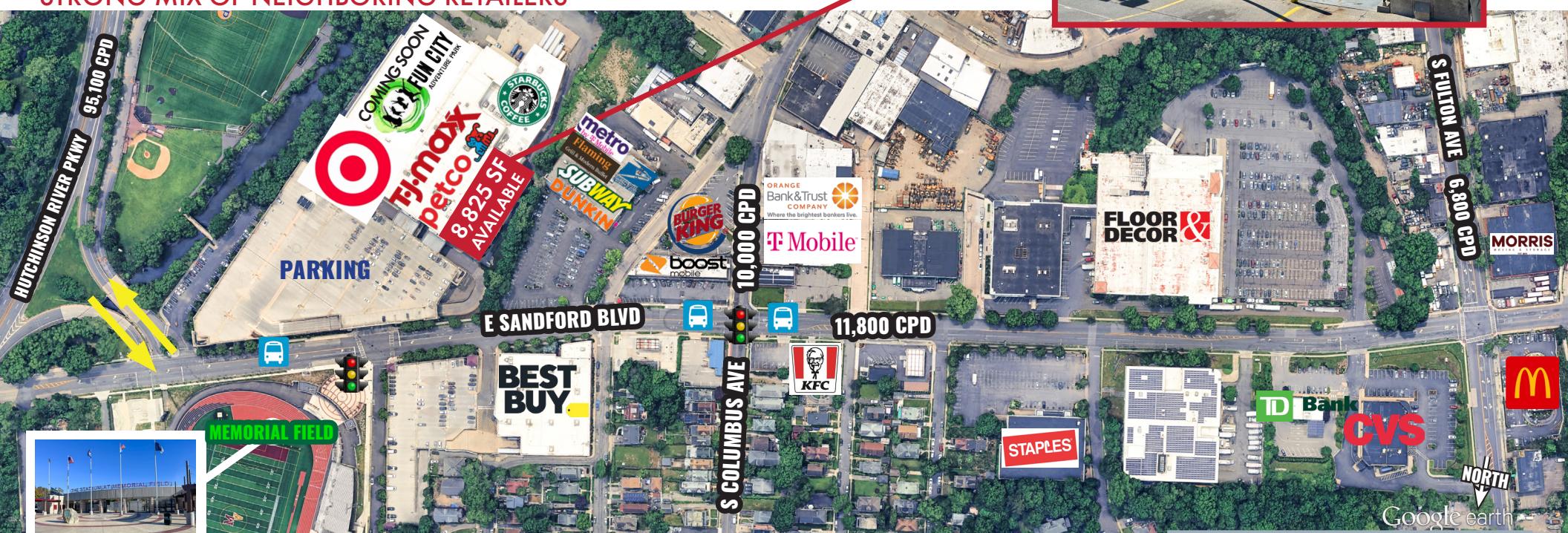
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BORDERING PELHAM



500 E SANDFORD BLVD
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STRONG MIX OF NEIGHBORING RETAILERS



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DEMOGRAPHICS

Population	32,893	390,072	1,010,000
Number of Households	11,608	148,742	382,336
Average Household Income	\$168,704	\$129,813	\$120,890
Annual Household Expenditure	\$1.46 B	\$15.85 B	\$38.37 B
Annual Retail Expenditure	\$667.24 M	\$7.45 B	\$18.06 B

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