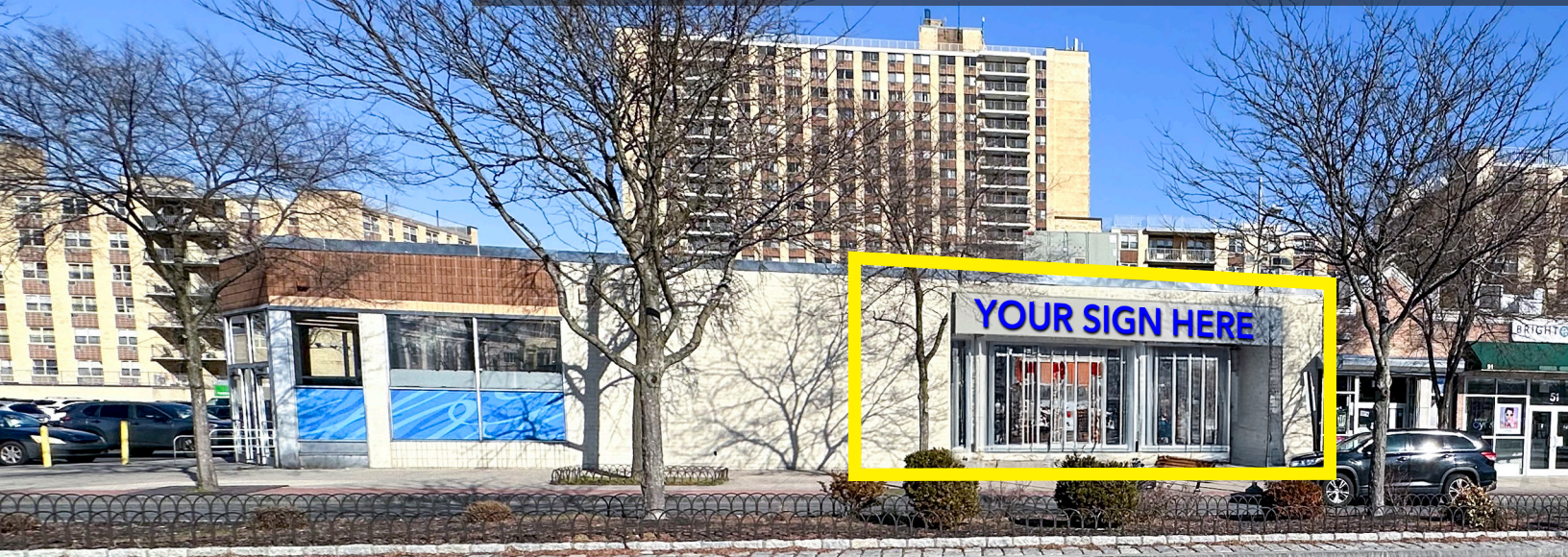


# 47 E PROSPECT AVE MOUNT VERNON, NEW YORK



Conceptual Rendering

REMAINING SPACE  
**4,830 SF**  
+  
**4,894 SF**  
BASEMENT

**±44'**  
OF FRONTAGE  
ON E PROSPECT AVE

**FREE  
ON-SITE  
PARKING**

STEPS TO  
**METRO NORTH**  
MT VERNON E STATION

- Former Rite Aid to be divided
- Rental Rate: Upon Request
- Beeline #7, #41, #43, #53, #54, and #55 bus stop directly in front of location
- 1 block to Gramatan Ave
- Neighboring Montefiore Mt Vernon Hospital, Mt Vernon City Hall, and Police Station.
- Steps from municipal parking lot/garage



## CO-TENANTS:

Happy Family Nail Spa

Dollar Smart



CONTACT EXCLUSIVE LISTING AGENT:

**DAVID SCOTTO**

914.968.8500 x306

dscotto@rmfriedland.com

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon 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 to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

# 4,830 SF FOR LEASE



All information contained herein is based upon 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 to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

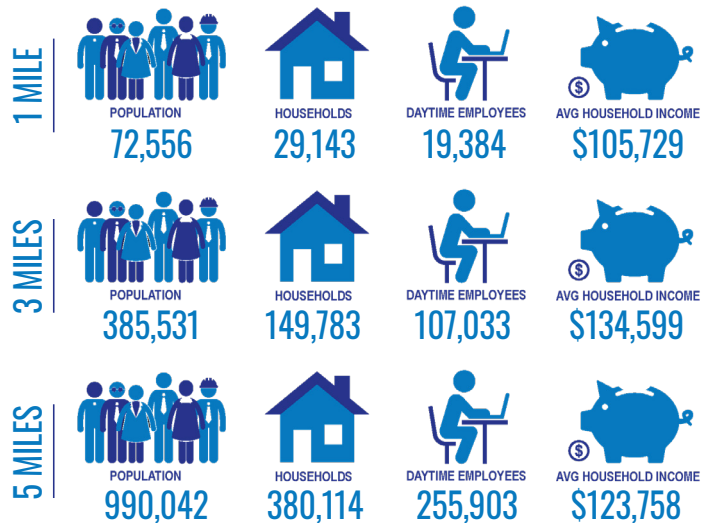


# 47 E PROSPECT AVE MOUNT VERNON, NEW YORK

## 4,830 SF FOR LEASE



### DEMOGRAPHICS



CONTACT EXCLUSIVE LISTING AGENT:

**DAVID SCOTTO**

914.968.8500 x306

dscotto@rmfriedland.com

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon 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 to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



# 47 E PROSPECT AVE MOUNT VERNON, NEW YORK

## 4,830 SF FOR LEASE



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

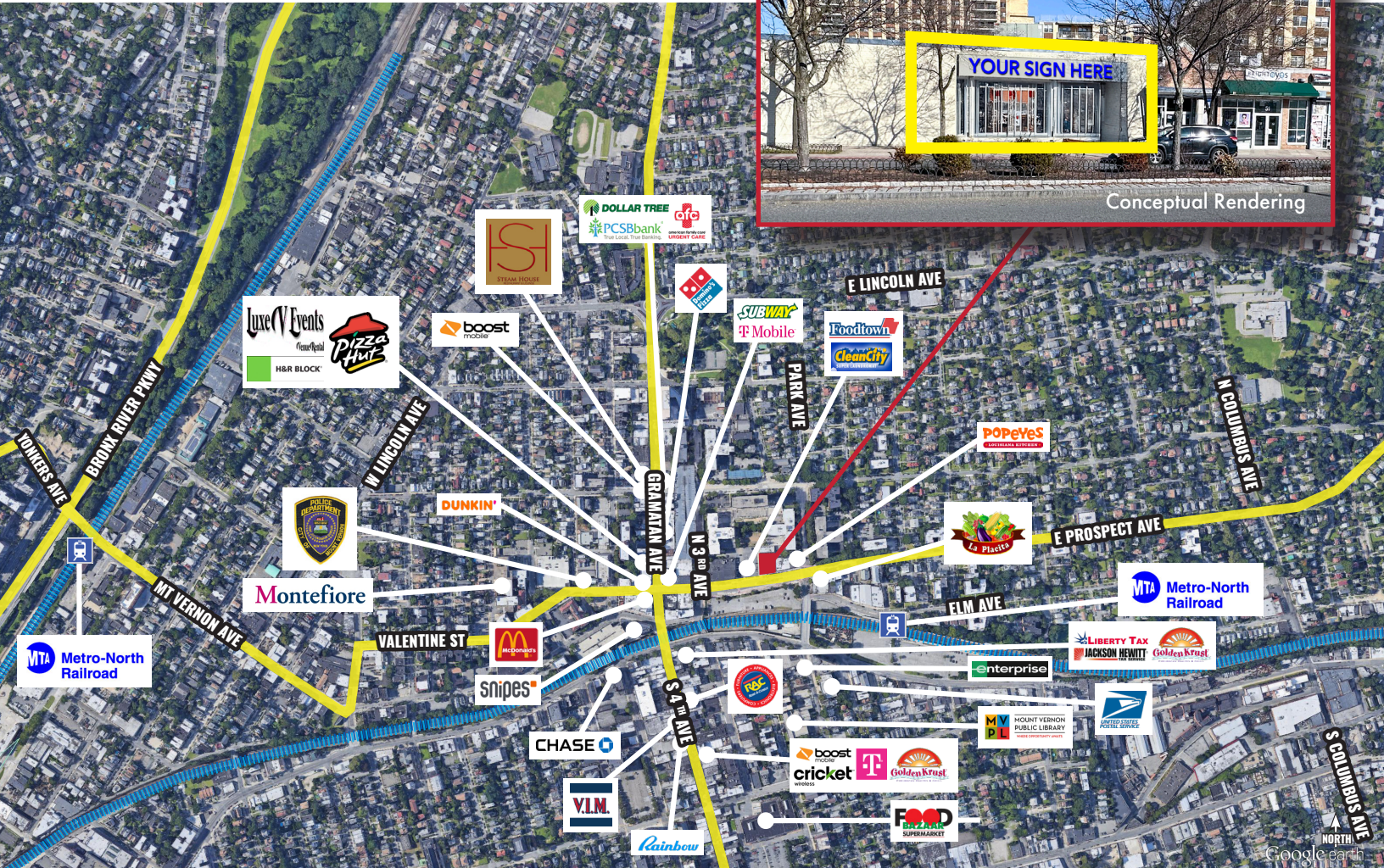
**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES  
440 Mamaroneck Ave • Harrison, NY 10528 • [rmfriedland.com](http://rmfriedland.com)

All information contained herein is based upon 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 to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



# 47 E PROSPECT AVE MOUNT VERNON, NEW YORK

## 4,830 SF FOR LEASE



Easy access to the  
Cross County, Bronx River,  
& Hutchinson River Pkwy's  
as well as I-87



4 minute walk  
to Metro North  
Mount Vernon  
East Station



Access to  
Multiple  
Beeline Buses

CONTACT EXCLUSIVE LISTING AGENT:

**DAVID SCOTTO**

914.968.8500 x306

dscotto@rmfriedland.com

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

All information contained herein is based upon 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 to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.