

## FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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## **Irvington Shopping District**

•Located in the Heart of Irvington's Shopping District

- •1,040 SF (1065) 1<sup>st</sup> Floor Retail Space
- •1,105 SF (1040) 1<sup>st</sup> Floor Retail Space.
- •2,400 SF 2<sup>nd</sup> Floor Office/Retail Space
- Traffic Count (Springfield Ave): 16,778 VPD

Parking lot for Drop Off/Pick Up in Rear of the Building off Nye AveExcellent Visibility

## Heavy Foot Traffic

Neighboring National & Regional Retailers and Restaurants
Just Two blocks from Union Ave with Many Residential Hi-Rise and Garden Style Apartments
Easy Drive to GSP

•Two blocks to Irvington Bus Terminal, One of the Regions Busiest Terminals with Over 12,500 Passengers Daily

**ZOLTEK** 

COMMERCIAL REAL ESTATE SERVICES

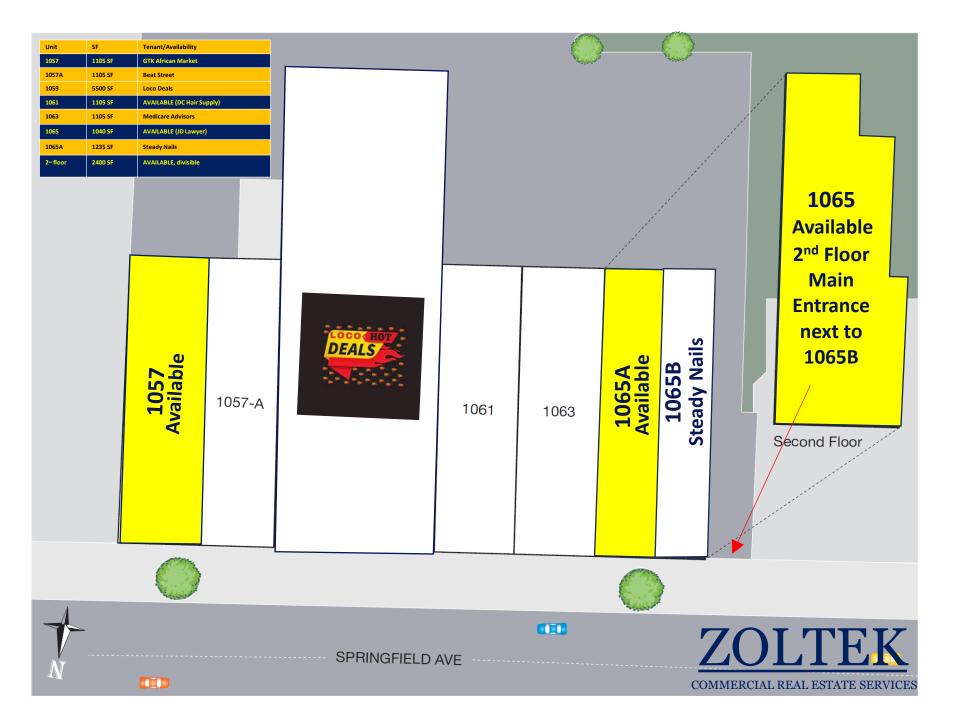
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