

FREESTANDING BUILDING

WITH ON-SITE PARKING FOR LEASE

403 E SANDFORD BLVD, MOUNT VERNON, NY



CONTACT EXCLUSIVE LISTING AGENT: **DAVID SCOTTO** 914.968.8500 x306
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RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

FREESTANDING BUILDING **RMF**

WITH ON-SITE PARKING FOR LEASE

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1,737 SF FREESTANDING BUILDING

- Rental Rate: Upon Request
- At the corner of E Sandford Blvd & S Columbus Ave
- Former Bank with double drive thru
- Lot Size: 8,424 SF
- On-site parking for 18 cars
- CB Zone (Commercial Business)
- Traffic count of 11,800 cars per day
- Direct access to Bx42 bus stop
- Easy access to the Hutchinson River Pwky
- Close proximity to I-95 & Cross County Pkwy

NEIGHBORING RETAILERS:

Best Buy, Target, TJ Maxx, T-Mobile, Dunkin, Burger King, McDonald's, CVS, and many more

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STRONG MIX
OF
NEIGHBORING
RETAILERS



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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	Population	39,497	397,967	1.04 M		
Number of Households	14,274	151,960	392,334			
Average HouseHold Income	\$143,076	\$131,136	\$120,342			
Annual HouseHold Expenditure	\$1.67 B	\$16.27 B	\$39.35 B			
Annual Retail Expenditure	\$769.79 M	7.64 B	\$18.51 B			



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