

10 BROAD STREET W Fleetwood, NY 10552 CONTACT EXCLUSIVE AGENT: JACOB MINEO Email Jacob@mineocompany.com or Call 212-537-6902

BUILDING DETAILS

BUILDING SIZE: ~30,500 SF Total

FRONTAGE: ~90'

LOT SIZE: 90' x 124'

CEILING HEIGHTS: ~9.75' to 20'

EXPOSURES: North, South, East and

oversized skylights

PARKING: Adjacent to ProPark parking

garage

SPRINKLERS: Wet System

ELECTRIC: 3 Phase

HEAT: Oil & Gas

ZONING: Downtown Business (DB)

LEASING: \$25 PPSF (SPACE DIVISIBLE)

RE TAXES: ~\$89,450 (annual)





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PROPERTY HIGHLIGHTS

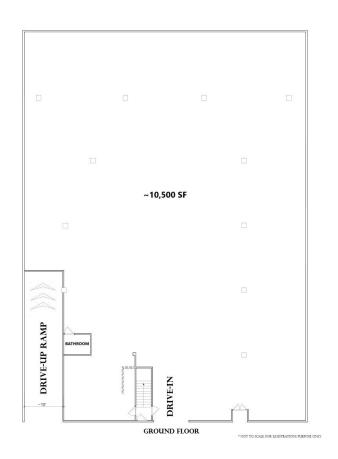
- Rare ~30,500 SF 3-story mix-use building with 90' of frontage and multiple permissible uses on a high traffic street of Fleetwood's retail/ commercial submarket
- Property features drive in access to the ground floor and a drive up ramp to 2nd & 3rd floor
- Centrally located enabling navigation to the east/ west and north/south connections. Direct access to Cross County Parkway, 3 minutes from the Bronx River and Hutchinson Parkways, and about 1.5/2 miles from I-87 and I-95
- Easy commute to NYC via Fleetwood Metro North Station or a 35-minute drive to Downtown Manhattan
- Zoning: Downtown Business (DB)

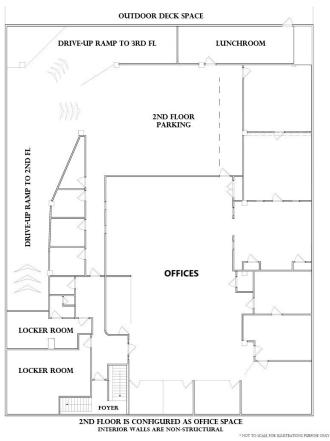


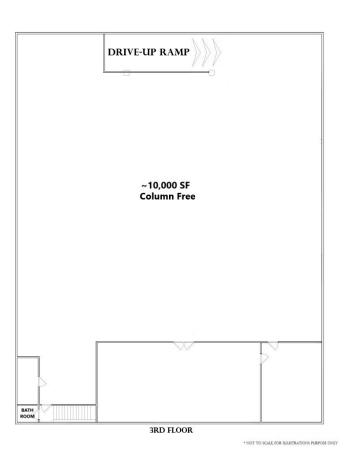


FLOORPLANS

30,500 SF MIX USE COMMERCIAL BUILDING | FOR LEASE







10 Broad Street W

ACTIVE NEIGHBORHOOD WITH TRAFFIC

DEVELOPMENTS



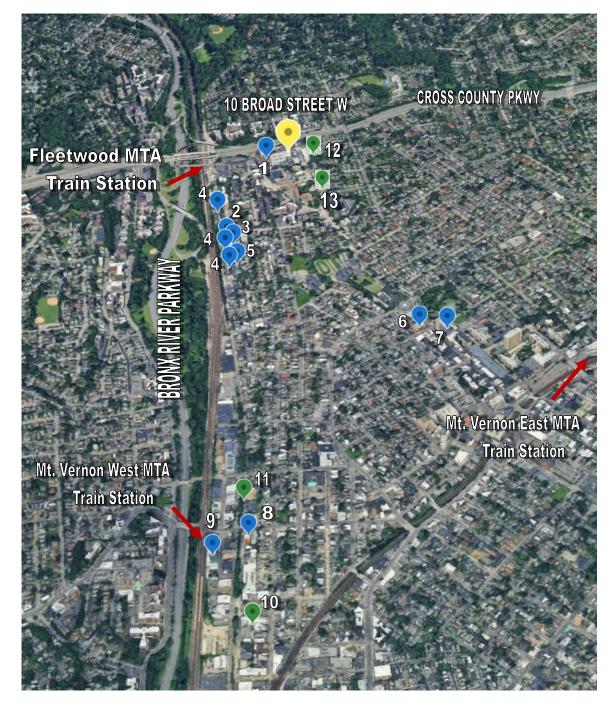
- 42 Broad Street West 249 Residential units & Ground Retail
- 2. 550 Locust Street (Horizon at Fleetwood) 75 units
- 3. 546 Locust Street (Fleetwood Square) 36 units
- 4. 645, 525 & 515 N. MacQuesten Parkway (The Enclave) 179 units
- 5. 516 Locust Street
- 6. 214 Gramatan Avenue 53 units
- 7. 203 Gramatan Avenue (La Porte) 159 units affordable housing
- 8. 130 Mount Vernon Avenue (The Modern) 81 affordable units with 9,300 SF office/community space
- 9. 22 South West 189 mixed-income units & 4100 SF ground floor retail

PROPOSED

NEW DEVELOPMENTS



- 10. 115 S. MacQuesten Parkway 315 units
- 11. 1, 7-11 & 25-29 N. MacQuesten Parkway 228 units market rate and affordable housing
- 12. 16 E Broad Street 44 units market rate
- 13. 505 Gramatan Ave 56 unit senior living complex



ZONING USES

PERMITTED PRINCIPAL USES FOR DOWNTOWN BUSINESS (DB)

- (A) BUSINESS, PROFESSIONAL OR GOVERNMENTAL OFFICES
- (B) STORES AND SHOPS FOR SALES AT RETAIL OR THE PERFORMANCE OF CUSTOMARY PERSONAL SERVICES
- (C) HOTELS
- (D) BAKERIES, RETAIL
- (E) RESTAURANTS
- (F) RESTAURANTS, CARRY-OUT
- (G) RESTAURANTS, FAST-FOOD (EXCLUDING DRIVE-UP WINDOW SERVICE)
- (H) BARS, NIGHTCLUBS AND CATERING HALLS AS REGULATED BY CHAPTER 267, ARTICLE V
- (I) MEDICAL AND DENTAL OFFICES
- (J) THEATERS AND/OR CONCERT HALLS
- (K) MUSEUMS AND/OR ART GALLERIES
- (L) RETAIL LAUNDRIES AND RETAIL DRY CLEANERS
- (M) MOTOR VEHICLE DEALERSHIPS
- (N) MUNICIPAL USES OF THE CITY OF MOUNT VERNON





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MINEO COMPANY

REAL ESTATE SERVICES

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