

# Warehouse | Flex Space in South Yonkers For Lease

**614 SOUTH BROADWAY  
YONKERS, NY 10701**

FOR LEASE: \$16 PSF MODIFIED GROSS



- Total Building Square Footage: 23,890 SF
- First Floor Retail/Showroom: 3,400 SF
- First Floor Storage: 4,490 SF
- First Floor Mezzanine Storage: 5,600 SF
- Second Floor Storage: 10,400 SF
- Building is in BR Zone: Retail, Medical Office, Restaurant are all permitted uses
- See South Broadway Zoning Resolution Central Sub District for more specific permitted uses
- Pending approval for hotel next door
- Building is comprised of steel structure and masonry walls and has an open layout. (See plans below)
- A unique ramp circles the perimeter of the building which goes to each floor and ends at the roof
- Two overhead garage doors will accommodate van access and 10-12 foot ceiling heights
- Conveniently located on the Bronx/Riverdale border with access to NYS Thruway and all major highways





# Zoning

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(a) Existing Apartment Houses and mixed use Apartment Houses and Commercial uses may continue as non-conforming uses and structures and shall not be subject to Section 43-21 (E) of the Yonkers Zoning Code. Reconstruction of a nonconforming use, building or structure, in so much as that section mandates that in the event of destruction or damage exceeding 50% of the valuation of the structure as assessed for City taxes that the structure may not be reconstructed except subject to review by the Zoning Board of Appeals. In order to preserve the mixed use nature of the South Broadway Zoning District should a building or structure used as an apartment house or a Mixed Use/Apartment House and Retail, the use of which or the use of a portion of which is nonconforming or which is dimensionally nonconforming, be destroyed or damaged by any means to an extent not exceeding 85 percent of the assessed valuation of the structure as assessed for City Taxes, it may be reconstructed and any accompanying nonconforming use continued, provided that the reconstruction is commenced within twenty four (24) months of the date of such damage and completed within two years of said date. No additional review of the reconstruction shall be required beyond that necessary to obtain a building permit and certificate of occupancy provided that the building is reconstructed in kind as determined by administrative review by the Commissioner of Housing and Buildings and the Director of Planning.

E. Permitted Uses. The following uses shall be permitted in the South Broadway District:

Permitted Uses

Municipal uses (City of Yonkers)

Apartment Houses (permitted in the Core, North and South sub-district areas.

Live/work units

Banks and financial uses

Commercial Schools

Department Stores

Eating and drinking establishments

Fast food restaurants

Food and beverage stores

Funeral Parlors or mortuaries

Health Clubs and gymnasiums

Indoor markets

Medical Establishments

Offices

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Pawnshops and Check Cashing Stores

Personal service establishments

Restaurants

Retail establishments

Retail craft uses

Telephone Switching Facilities

Theaters and Movie Theaters

Permitted uses (with supplemental requirements)

Automobile Rental Establishments

Automobile Sales Establishments

Offices of philanthropic institutions

Audio, radio, video and television stations and studios

Banquet and catering facilities

Cabarets and night clubs

Day Care Centers

Dry Cleaning establishments

Hotels

Senior Citizens Apartment Houses (permitted in Core, North and South sub-district areas)

Uses permitted subject to special use requirements.

Private Not-for Profit recreational uses:

Supermarket

**Accessory Uses**

Permitted Uses

None

Permitted uses (with supplemental requirements)

Automatic Teller Machines

Amusement games and devices

Awnings

Bars or Lounge areas serving liquor or brew pubs

Christmas tree sales

Fences and Walls

Home Occupations

Laboratories

Live entertainment

Loading berths or spaces

Newspaper vending machines

Outdoor dining areas

Outdoor storage

Refuse collection, storage and recycling

Retail uses in conjunction with offices

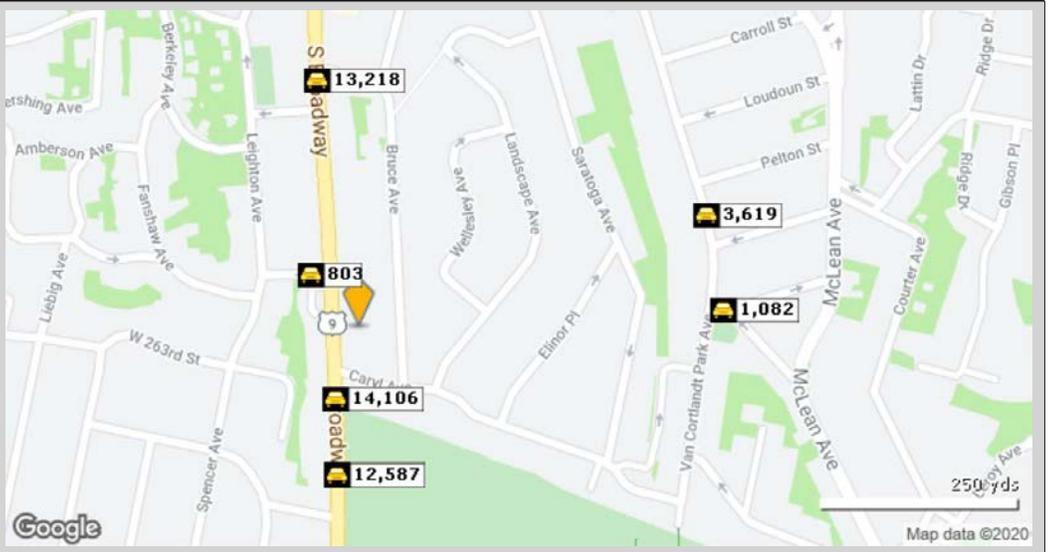
Signs

# Traffic Counts

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## Traffic Count Report

614 S Broadway, Yonkers, NY 10705							
Building Type: <b>General Retail</b> Secondary: <b>Storefront Retail/Office</b> GLA: <b>31,209 SF</b> Year Built: <b>1954</b> Total Available: <b>30,000 SF</b> % Leased: <b>100%</b> Rent/SF/Yr: <b>Negotiable</b>							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 S Broadway	Caryl Ave	0.02 N	2018	14,838	MPSI	.05	
2 S Broadway	Caryl Ave	0.02 N	2014	14,106	ADT	.05	
3 Fanshaw Ave	S Broadway	0.01 E	2018	809	MPSI	.05	
4 Fanshaw Ave	S Broadway	0.01 E	2020	803	MPSI	.05	
5 Broadway	W 262nd St	0.03 S	2018	13,433	MPSI	.11	
6 Broadway	W 262nd St	0.03 S	2020	12,587	MPSI	.11	
7 S Broadway	Rockledge Pl	0.01 N	2020	13,218	MPSI	.18	
8 Van Cortlandt Park Ave	Pelton St	0.02 N	2018	3,619	MPSI	.27	
9 Intervale Pl	Coyle Pl	0.00	2018	1,469	MPSI	.27	
10 Intervale Pl	Coyle Pl	0.00 No	2020	1,082	MPSI	.27	

# Demographics

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% Leased: **100%**  
Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	52,624	422,078	1,248,689
2020 Estimate	52,876	423,128	1,255,281
2010 Census	52,380	406,986	1,230,529
Growth 2020 - 2025	-0.48%	-0.25%	-0.53%
Growth 2010 - 2020	0.95%	3.97%	2.01%

## Demographic Detail Report

### 614 S Broadway, Yonkers, NY 10705

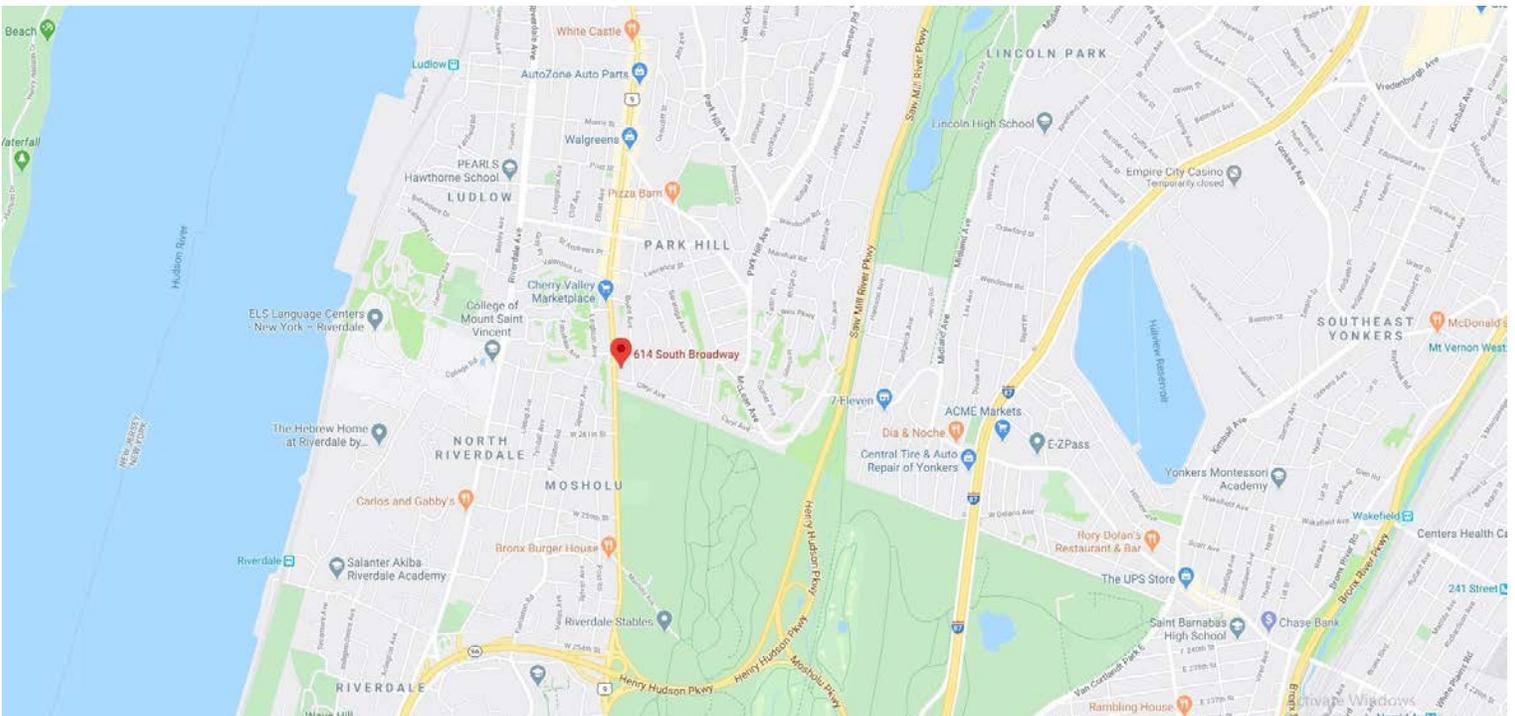
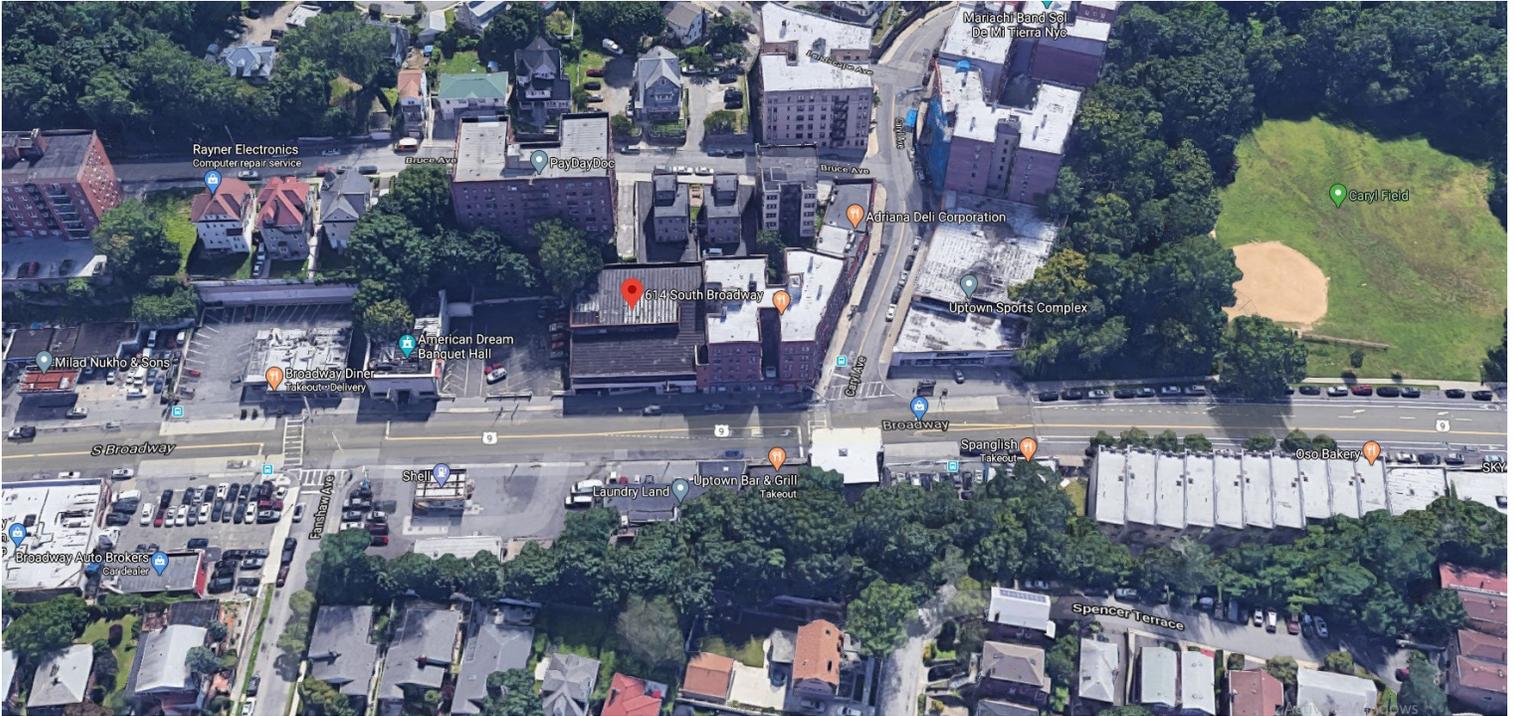
Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Income</b>			
<\$25,000	4,540 23.43%	42,232 26.37%	132,436 28.97%
\$25,000 - \$50,000	3,981 20.55%	31,307 19.55%	93,586 20.47%
\$50,000 - \$75,000	2,762 14.26%	26,858 16.77%	70,778 15.48%
\$75,000 - \$100,000	2,461 12.70%	20,145 12.58%	52,186 11.42%
\$100,000 - \$125,000	1,991 10.28%	12,373 7.73%	32,368 7.08%
\$125,000 - \$150,000	1,028 5.31%	8,449 5.28%	20,776 4.54%
\$150,000 - \$200,000	1,512 7.80%	9,099 5.68%	24,370 5.33%
\$200,000+	1,100 5.68%	9,699 6.06%	30,666 6.71%
<b>2020 Avg Household Income</b>	<b>\$80,364</b>	<b>\$76,672</b>	<b>\$75,187</b>
<b>2020 Med Household Income</b>	<b>\$59,091</b>	<b>\$55,392</b>	<b>\$50,802</b>

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# Aerial View and Regional Map

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