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18,700 SF PRIME CORNER SPACE

WALK TO METRO NORTH !



203 Gramatan Avenue, Mount Vernon, NY 10550

JOIN NATIONAL & REGIONAL TENANTS !



NEW MID RISE DEVELOPMENT WITH 150 RESIDENTIAL UNITS

300K POPULATION COUNTS | DELIVERY IN FALL 2014



East Lincoln Avenue

Nelson Mandela High School

Phase I
20K SF Retail
150 Resi Units

Westchester Community College

Mount Vernon Hospital

Mount Vernon City Hall

Gramatan Ave Commercial

Bus Hub

Hartley Park

Lincoln Elementary School

Oakley Avenue

Phase II
100 Resi Units

Municipal Parking Structure

Sydney Avenue

Prospect Avenue

VTA Metro-North Railroad

Google earth

AREA RETAIL

OAKLEY AVENUE

Gramatan Ave Convenience Store
 Amazonia Florist
 Pantanal
 Pro Magic Nails
 Vacant
 Hiug Fat Chinese
 Eastern Appliance
 Gramatan Pizza & Pasta
 Fusion Martial Arts
 Noches De Luna
 The Alamo Bar & Restaurant
 Bonita Beauty Salon

GRAMATAN AVENUE

OAKLEY AVENUE

203 GRAMATAN AVENUE

Westchester Community College– Mt Vernon Ext
 Gramatan Eye Care
 Frank's Custom Tailors
 White House– Karaoke, Recording, Music Videos
 Gramatan Laundromat
 USA Brazilian Churrasaria & Grill
 Siminho Meat Market



SIDNEY AVENUE



Marissa's Place
 Gotham Loans
 Bizarre & Pink Shoppe Boutique
 Mount Vernon Eye Care
 Henry VIP Barber Shop
 City of Restoration– Church of God
 Sues Rendezous
 Relvas Travel
 Monegro Barber Shop
 CNG Pharmcay
 Galaxy Beauty Supply
 Armed Forces Recruiting
 Eastchester Cash Checking Inc
 Matrix Barber
 Spectrum Wireless
 Beauty Salon
 Pizza King Restaurant



GRAMATAN AVENUE

SIDNEY AVENUE

Padamina's Café & Pizzeria
 Friendly Chinese Restaurant
 Virginia's Hair Salon
 R & G Brenner Income Tax
 Brodeli Variety Corp
 Don Pasquale
 Flash Cleaners
 A.D. Sports Bar
 All Star Barber
 City Style Catering– Soul Food
 Everlasting Nails
 Jewelry Store
 Sadhana Tea House
 Lucia Deli
 Gramatan Topical Market
 Golden Fish Market
 El Nuevo Latino Restaurant & Bar
 Great American Video
 Suitman



PROSPECT AVENUE



Law Offices
 Dollar Store
 Cecilia's Collections (Apparel)

STEVENS AVENUE

PROSPECT AVENUE



Bodega
 Vacant 203-330-9330
 Nail Salon
 Dynasty Urban Wear
 Cecilia's Collection
 Just Like Mom Cuisine
 Newspaper/Convenience

STEVENS AVENUE

GRAMATAN AVENUE TRADE AREA HIGHLIGHTS

- Existing commercial artery with various municipal parking structures
- Walking distance from Metro North / City Hall / Mount Vernon Hospital / National Retail
- 1 block from multiple bus lines serving Mount Vernon
- Adjacent to Columbus Elementary School with 550 students attending
- Average household Income \$50,000 +
- 2012 white collar: 58.1% & blue collar: 41.9%
- 2012 population for 1,2, and 3 mile radius (65,520, 178,985, & 376,368)
- Shares corner with busy public park
- Municipal parking lot within one block that services the vehicle driven customer

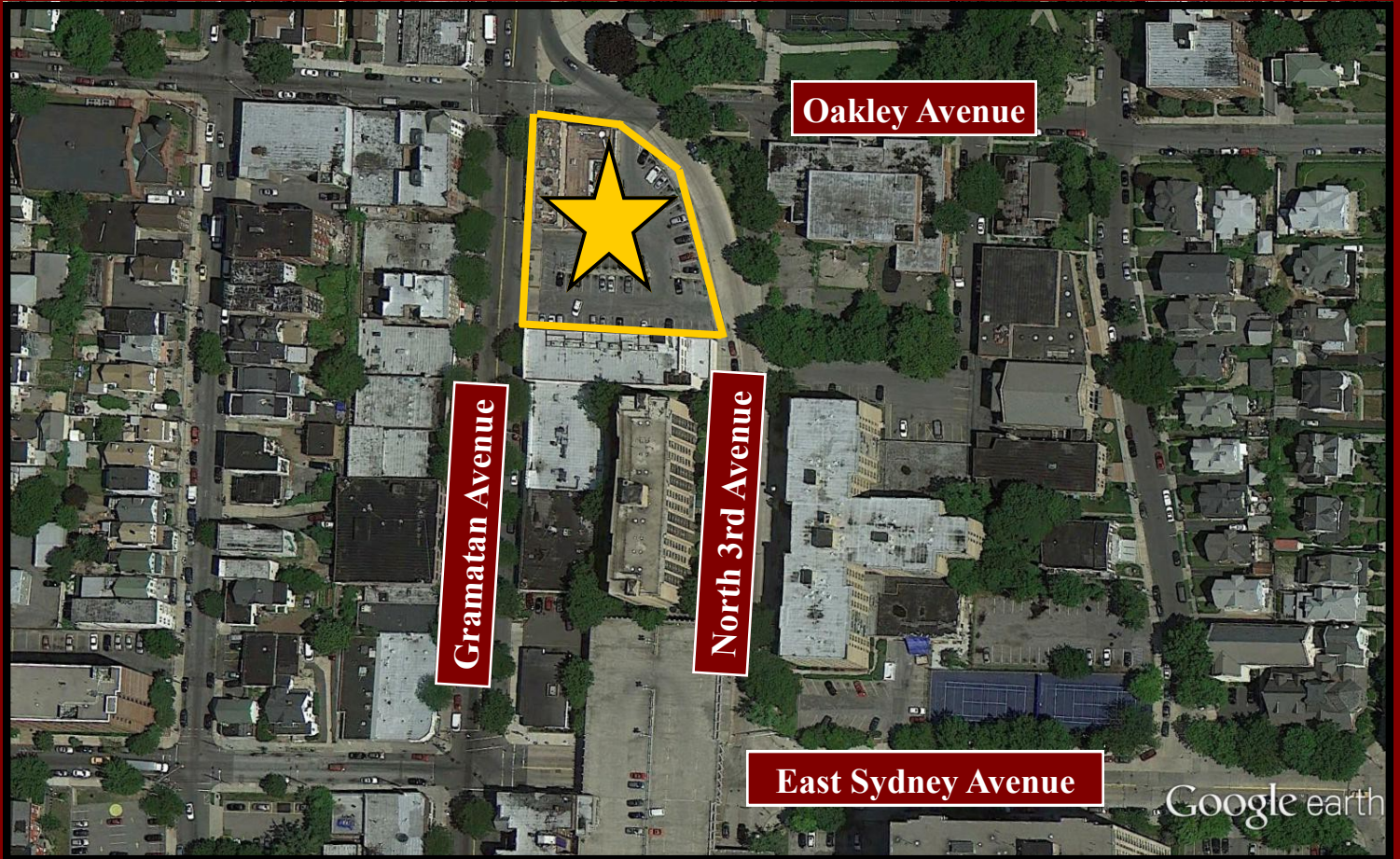


PROPERTY/PREMISE HIGHLIGHTS

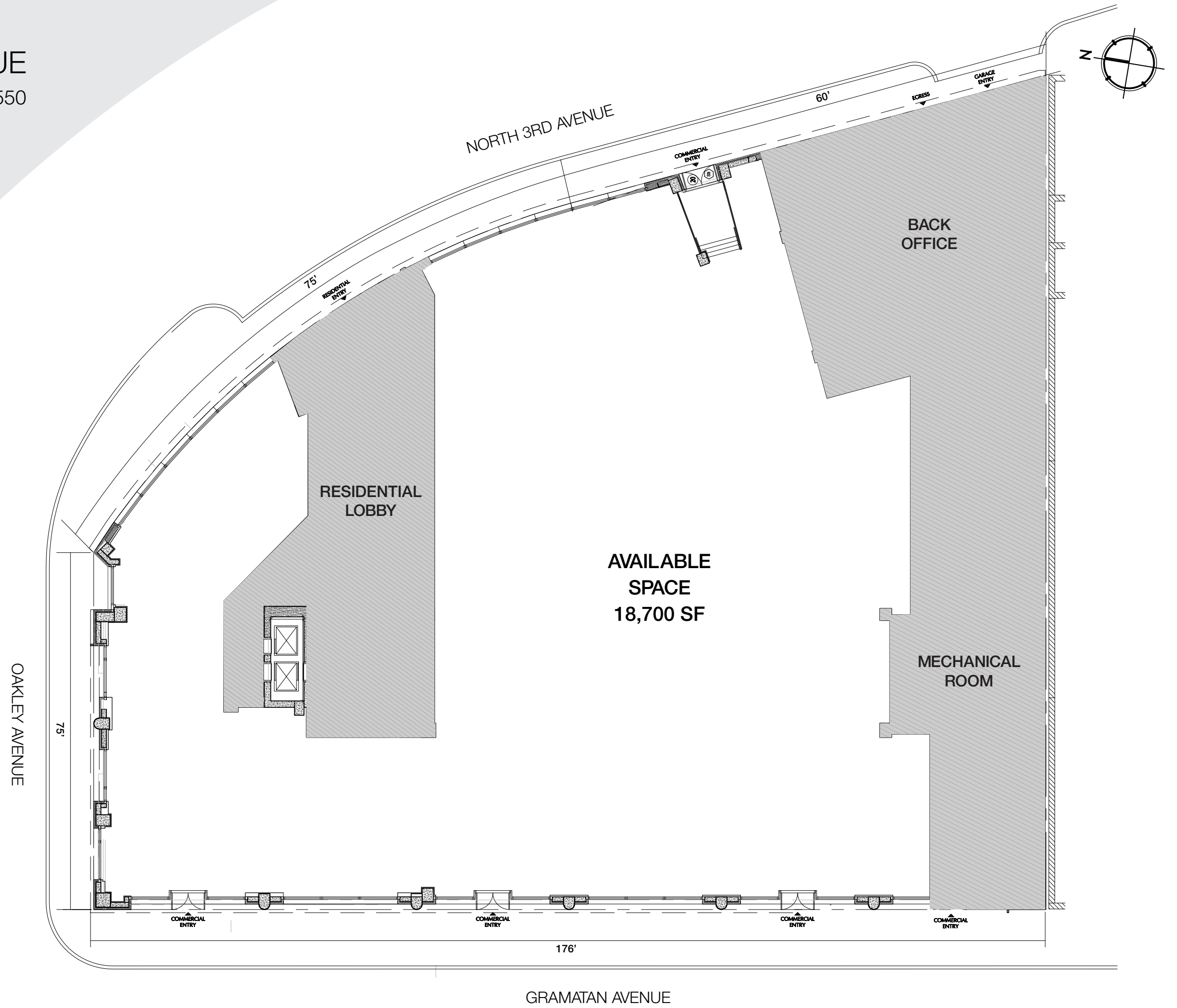
- **18,700 Square Foot Ground Floor Retail Space**
- **Slab to ceiling heights of 18 Feet**
- **176 FT Frontage on Gramatan Avenue**
- **Available: Summer 2015**
- **Asking Rent: \$36 Modified Gross**
- **HVAC Description: LL to Deliver HVAC to Space/ Tenant to distribute within**
- **Water: Separately Metered/ Tenant to distribute within premises**
- **Electric: Separately Metered / Tenant to distribute within premises**
- **Zoning: Commercial, Mixed Use, Residential**
- **50 Onsite Parking Spaces**



CLOSE UP AERIAL VIEW



203 GRAMATAN AVENUE
MT VERNON, NY 10550



CONTACT US



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Lucid Vass Realty Group

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