



SCALZO
COMMERCIAL
NEW DEVELOPMENT

18 PARK HILL AVE

Yonkers, NY 10701

For Lease





PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 18 Park Hill Ave. in Yonkers, NY. This modern property features versatile office spaces, ample natural light, and state-of-the-art amenities. With convenient access to major transportation routes, on-site parking, and dedicated management services, this location is designed to enhance the working environment and elevate your professional image.

PROPERTY HIGHLIGHTS

- Modern and versatile office spaces
- Abundant natural light
- State-of-the-art amenities
- Convenient access to major transportation routes
- On-site parking
- Dedicated management services
- Professional and inviting atmosphere
- Sleek and contemporary interiors

LOCATION DESCRIPTION

Explore the vibrant surroundings of the property in Yonkers, NY, offering diverse dining options, renowned attractions like Untermyer Gardens, and entertainment venues like Yonkers Brewing Co. and Empire City Casino. Enjoy easy access to major highways and public transportation, creating a dynamic work environment that seamlessly blends business and leisure.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	1
Available SF:	150 SF
Lot Size:	436 SF
Building Size:	8,150 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,824	9,335	24,854
Total Population	11,568	27,808	69,480
Average HH Income	\$59,390	\$62,300	\$73,797

Property Details

18 Park Hill Ave
Yonkers, NY 10701

Lease Rate	\$19.00 SF/YR
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LOCATION INFORMATION

Street Address	18 Park Hill Ave
City, State, Zip	Yonkers, NY 10701
County	Westchester

BUILDING INFORMATION

Building Size	8,150 SF
Building Class	B
Ceiling Height	15 ft
Minimum Ceiling Height	13 ft

TAXES & VALUATION

Foreclosure / Distressed	No
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Warehouse
Zoning	BA
Lot Size	436 SF
APN #	551800 1.-194-19
Lot Depth	0 ft

PARKING & TRANSPORTATION

Parking Type	Structure
Number of Parking Spaces	40

UTILITIES & AMENITIES





LEASE INFORMATION

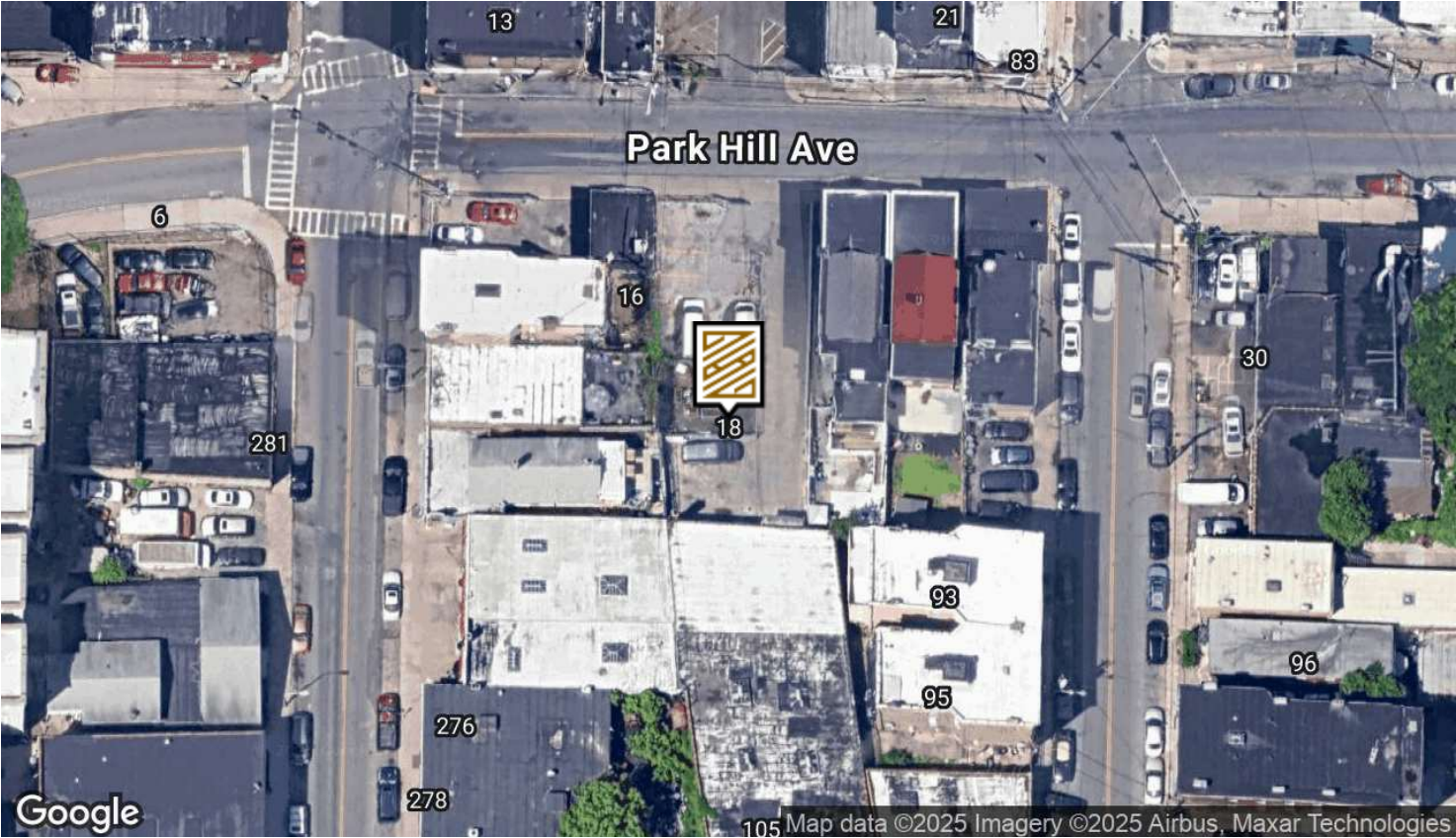
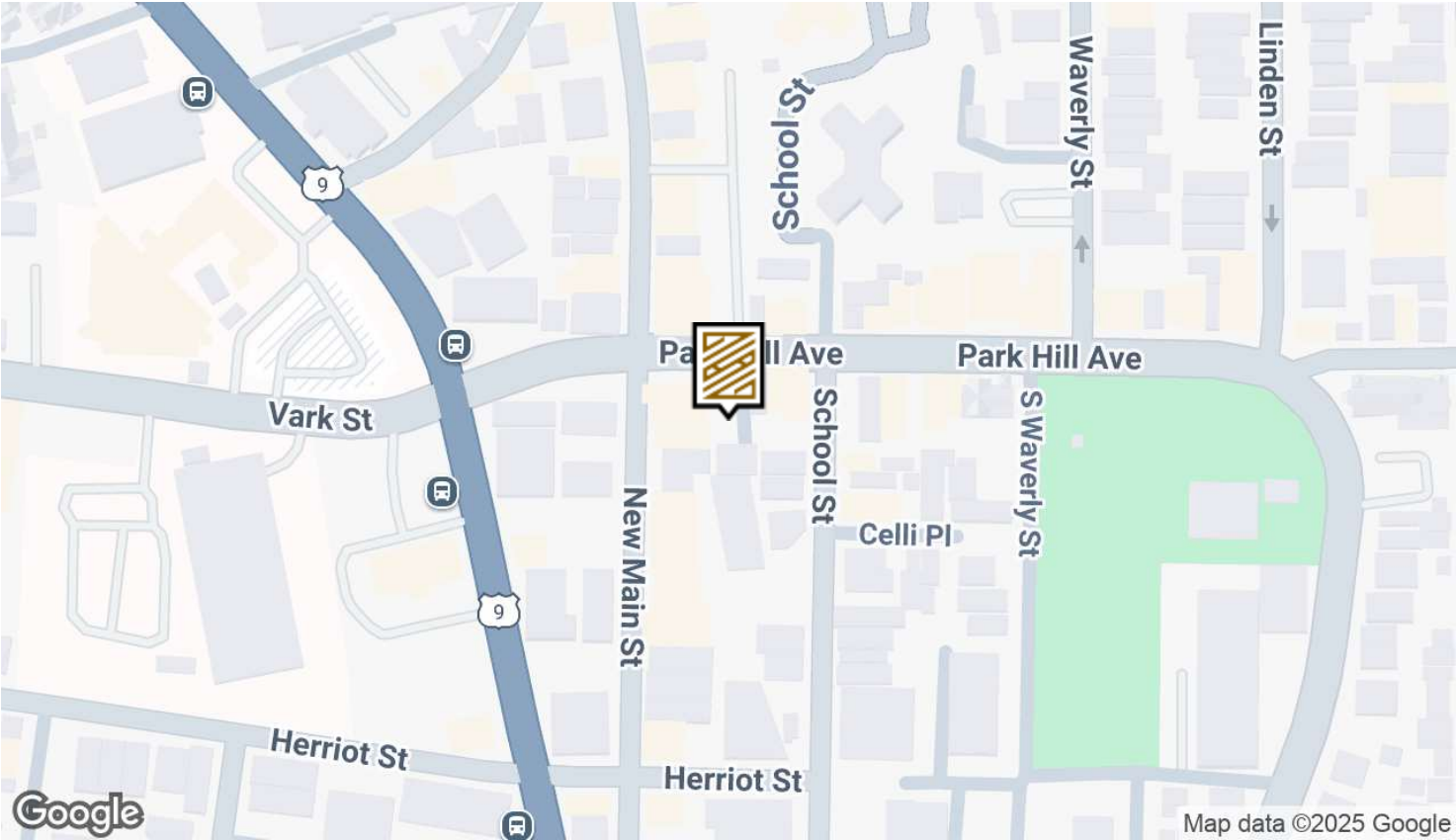
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	150 SF	Lease Rate:	\$19.00 SF/yr

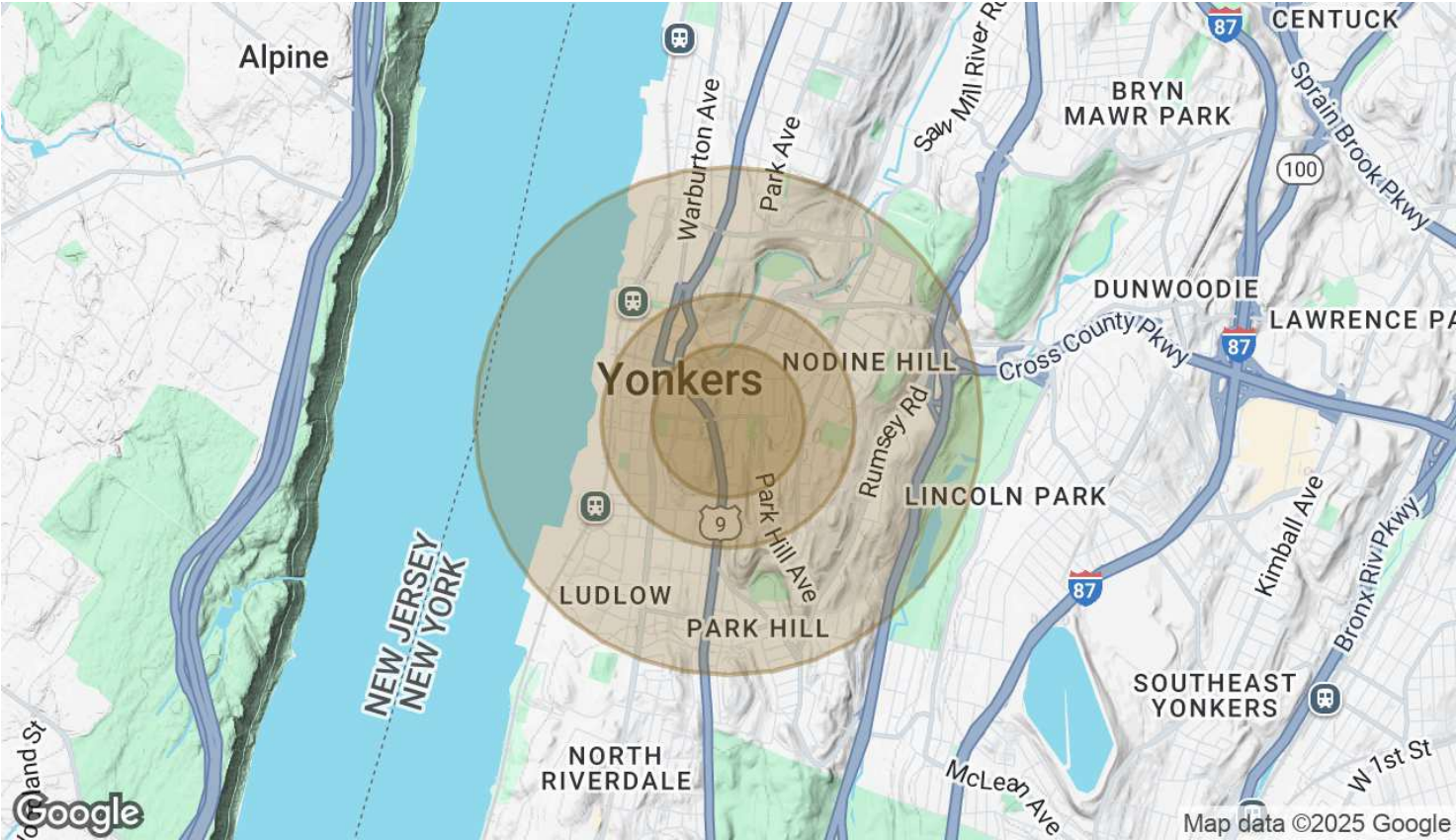
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office	Available	150 SF	NNN	\$19.00 SF/yr	-

Location Map

**18 Park Hill Ave
Yonkers, NY 10701**

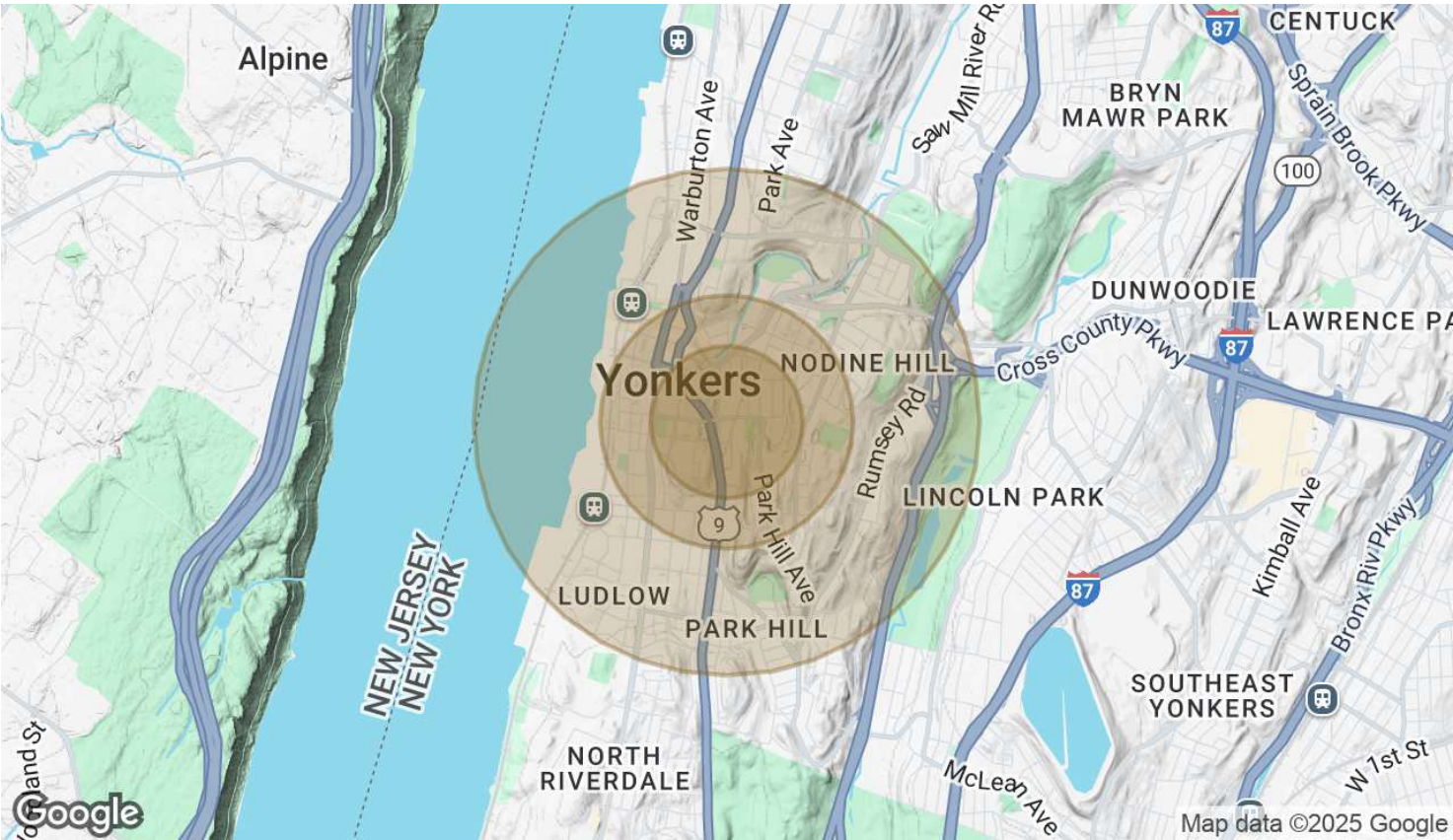




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,568	27,808	69,480
Average Age	35	35	37
Average Age (Male)	34	34	35
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,824	9,335	24,854
# of Persons per HH	3	3	2.8
Average HH Income	\$59,390	\$62,300	\$73,797
Average House Value	\$519,394	\$499,636	\$456,406

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	1,312	3,185	9,764
Total Population - Black	2,213	6,646	17,382
Total Population - Asian	383	907	2,694
Total Population - Hawaiian	2	12	37
Total Population - American Indian	387	764	1,591



Total Population - Other	5,745	12,554	28,270
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Demographics data derived from AlphaMap

Agents Contact

**18 Park Hill Ave
Yonkers, NY 10701**

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