

# Elmsford/Greenburgh, NY

**PAD SITE  
FOR LEASE**

## 320 Saw Mill River Road



### AVAILABLE:

3,000 SF Proposed Pad Site

### CO-TENANTS:

ShopRite & Taco Bell/KFC

### NEIGHBORING RETAILERS:

Sam's Club, Home Depot, M&T Bank, Dunkin', Stop & Shop, CVS, GoHealth Urgent Care, Chipotle, Starbucks, Orangetheory Fitness, Northwell Health, Anytime Fitness, Chase, Best Plumbing, Trustco Bank, Wendy's, Montefiore Einstein Advance Care, Westchester Medical Center, Citibank, Captain Lawrence Brewing Company, FedEx Ship Center, Amazon Fulfillment, Marriott, Sheraton and more

### ADDITIONAL INFORMATION:

- Prime Pad Site Opportunity Located in a ShopRite Anchored Shopping Center Across from Sam's Club
- 207' of Prominent Frontage Directly Along Saw Mill River Road (NY-9A)
- Close Proximity to I-287, Sprain Brook Parkway and Bronx River Parkway
- 21 Parking Spaces

### TRAFFIC COUNTS:

20,608 Cars Per Day Along Saw Mill River Road

### ASKING RENT:

Call For Details

### CAM/TAXES:

Call For Details

### AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	76,088	186,418	709,244
Avg. HH Income	\$146,660	\$156,293	\$157,963

**For More Information,  
Please Contact:**

**914-237-3400**

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[www.RoyalPropertiesInc.com](http://www.RoyalPropertiesInc.com)

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SAW MILL RIVER ROAD 20,608 CPD



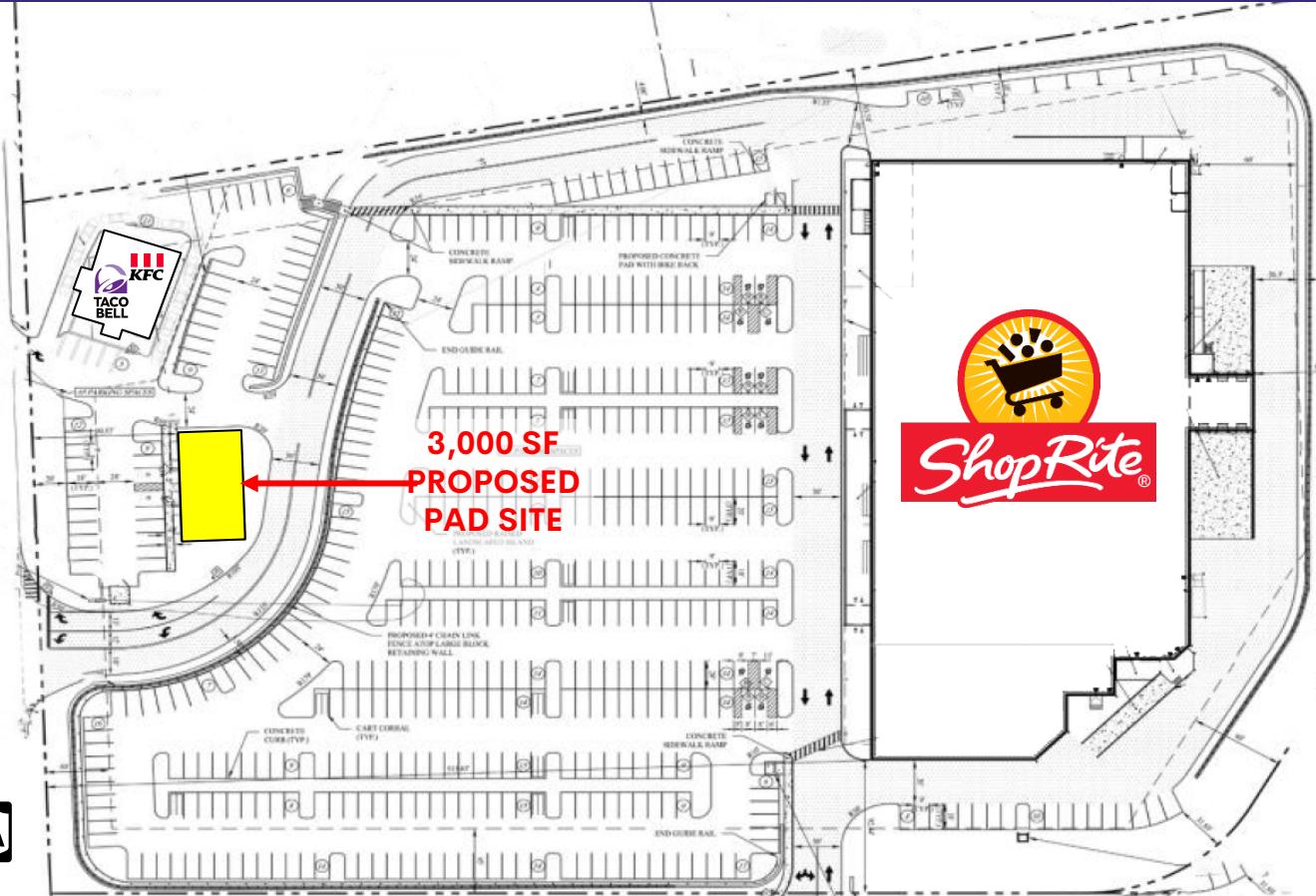
9A



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OLD COUNTRY ROAD



SAW MILL RIVER ROAD 20,608 CPD

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OLD COUNTRY ROAD

M&T Bank



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