



RETAIL / OFFICE SPACE

YONKERS, NY

GARSON PLAZA

777 CENTRAL PARK AVENUE

SIZE

1,000 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

NEIGHBORS

Cross County Shopping Center: Macy's, Sears, aerie, American Eagle, Foot Locker, H&M, Hollister, Michael Kors, Pandora, ULTA Beauty, Van's, Victoria's Secret, Zara, Longhorn Steakhouse, Olive Garden, Panera Bread, Red Lobster, Shake Shack, Starbucks, TGI Friday's, Blink Fitness, Showcase Cinemas

The Mall at Cross County: Century 21, Michaels, HomeGoods, Marshalls, T.J. Maxx, Micro Center

COMMENTS

Located directly off I-87 with great visibility

18,000 vehicles pass this site daily on Central Park Avenue as well as over 100,000 vehicles on I-87

Noteworthy area drivers

22 on-site parking spaces

Located near Yonkers Raceway

CONTACT EXCLUSIVE AGENT

LISA DANIEL

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RIPCO
REAL ESTATE

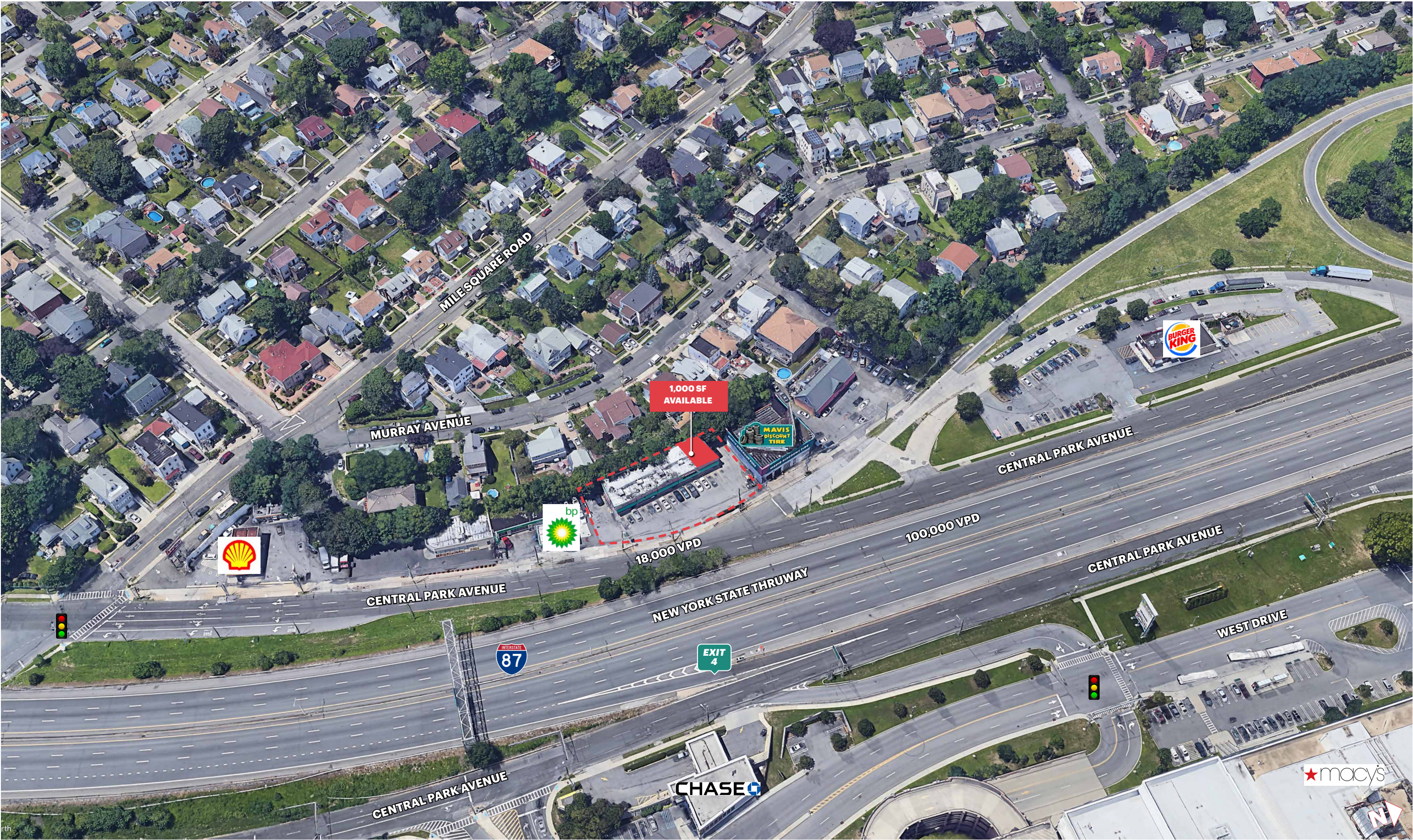
100 Jericho Quadrangle
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Jericho, NY 11753
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Please visit us at ripcony.com for more information

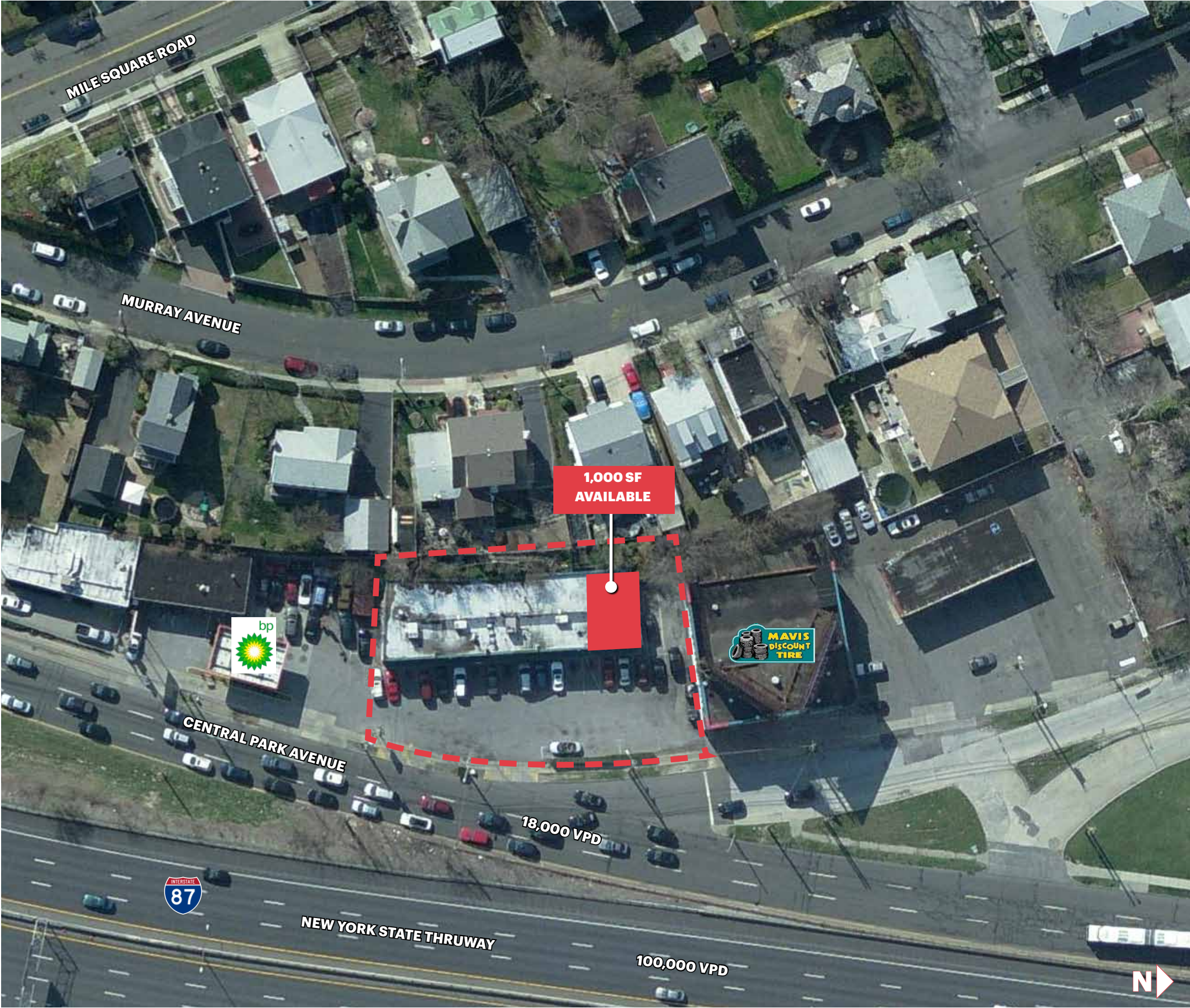
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL





AERIAL



AREA DEMOGRAPHICS



777 CENTRAL PARK AVENUE YONKERS, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
31,903	10,188 - 44%
HOUSEHOLDS	TOTAL BUSINESSES
12,958	920
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$124,639	10,405
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$91,463	25,391

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
390,785	99,619 - 37%
HOUSEHOLDS	TOTAL BUSINESSES
149,231	10,060
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$111,661	100,229
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$75,008	308,180

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
950,777	240,528 - 36%
HOUSEHOLDS	TOTAL BUSINESSES
357,966	22,520
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$107,430	292,146
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$65,918	815,313

AREA DEMOGRAPHICS

