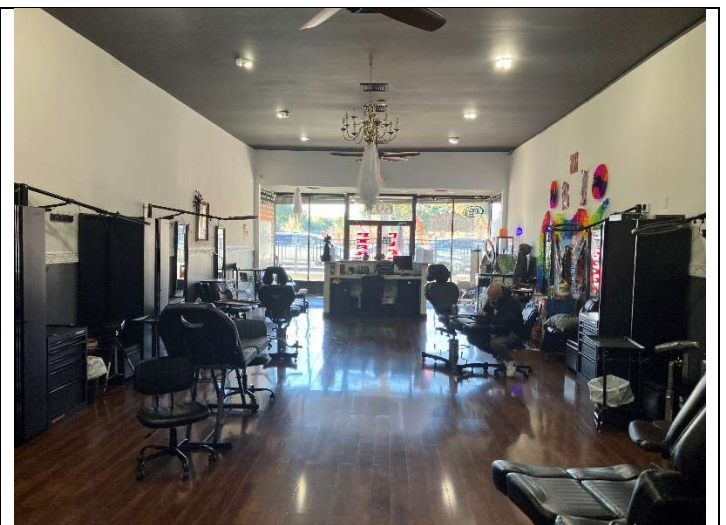




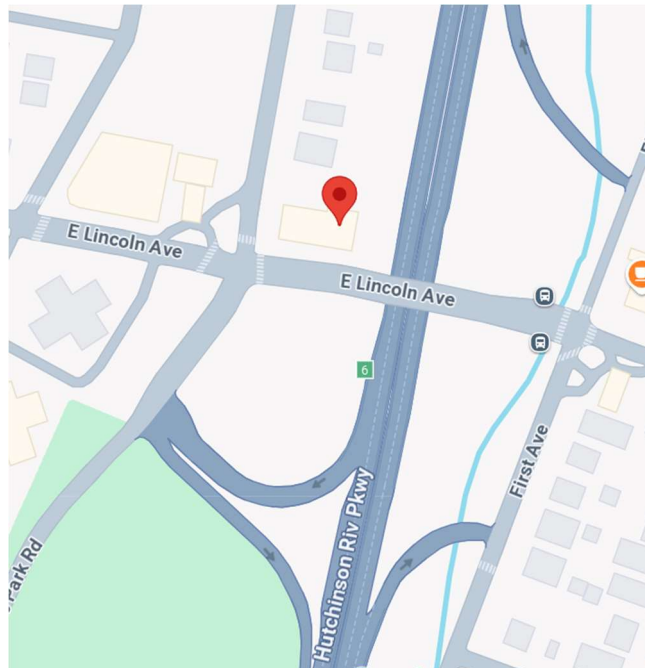
Real Estate Intelligence for  
Intelligent Real Estate Decision Makers

**695 E. Lincoln Ave. @ Pelham Village Line**  
**Move-in Ready Storefront with Private Parking**

Beautifully built-out retail space, move-in condition: 1,525 sq. ft. +/- . Multiple uses permitted (**NOT CANNABIS!**). Other tenants include deli/grocery store, House of Wings sit-down/takeout, dry cleaner, and beauty salon. This location combines the urban (Mount Vernon) with the suburban (Pelham), separated only by a foot bridge. Dedicated parking lot in rear of building. Zoned "Neighborhood Business".



Seitz On Sites LLC  
Rob Seitz, Broker of Record  
4380 Vireo Ave., Unit 2-A, Bronx, NY 10470  
914-393-6144/robseitz53@gmail.com



Conveniently located on the Mount Vernon – Pelham border. Direct access to major highways including Hutchinson River Parkway North and South, Cross County Parkway, and Bronx River Parkway.

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