



814 SF
CORNER
LOCATION



PRIME GROUND LEVEL CORNER SPACE AVAILABLE IN MULTI-FAMILY BUILDING

- 814 SF Exceptional Corner Site
- Building Features 454 Apartments with More than 1,000 Residents
- Across the Street from St. Joseph's Medical Center
- Retail, Office, Bank, Medical, and Urgent Care Uses Allowed
- On Busy Riverdale Avenue Connecting Yonkers to Riverdale
- Fantastic Signage Visibility
- Nearby Street Park
- Close to the Hudson River Waterfront

CONTACT FOR FULL RENTAL DETAILS

CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

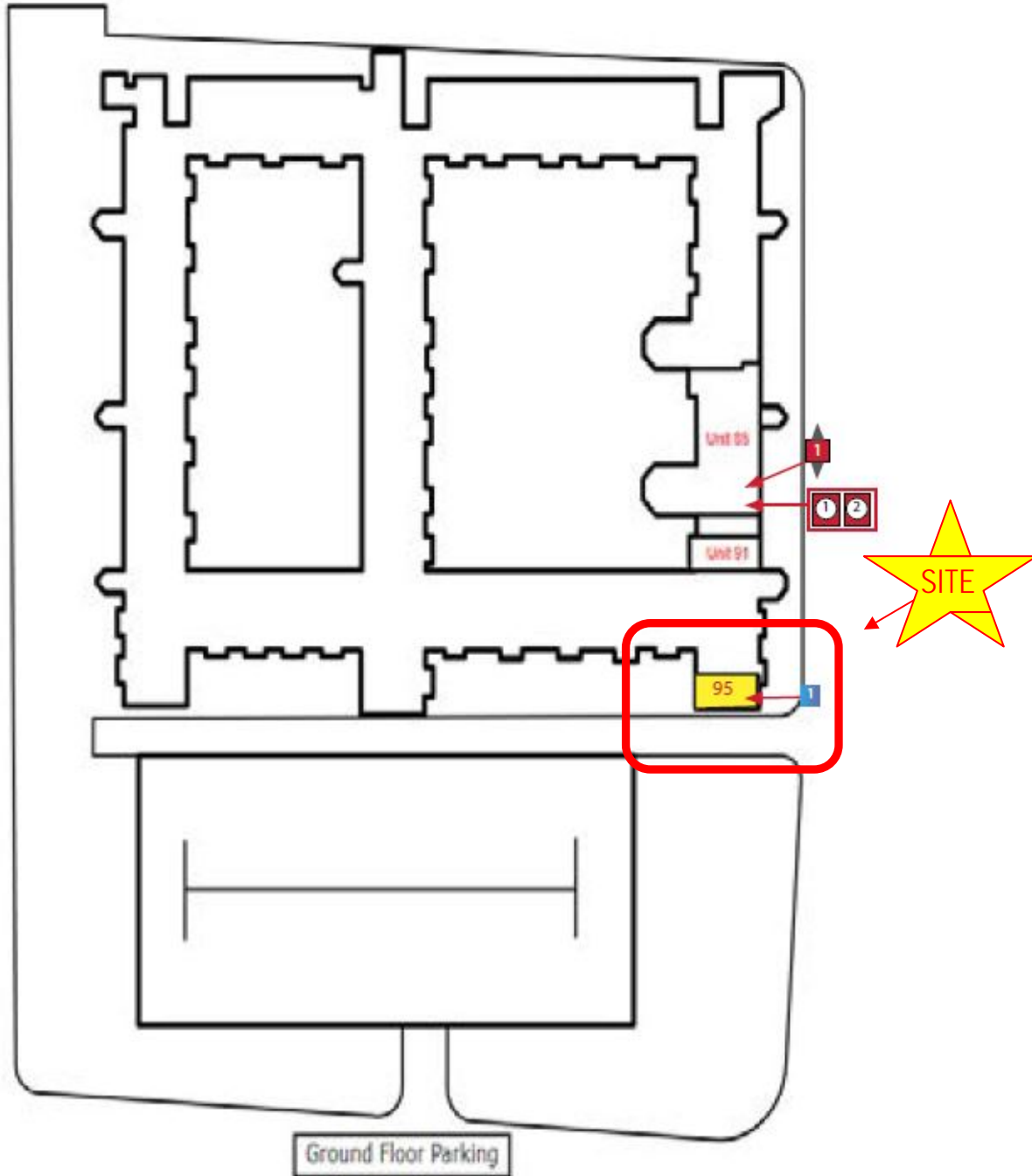
BROKERS
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ADMIRAL REAL ESTATE SERVICES CORP. 62 Pondfield Rd Bronxville, NY 10708 Jonathan H. Gordon, Corporate Broker admiralrealestate.com

All information furnished regarding property for sale or rental is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.



BUILDING PLAN



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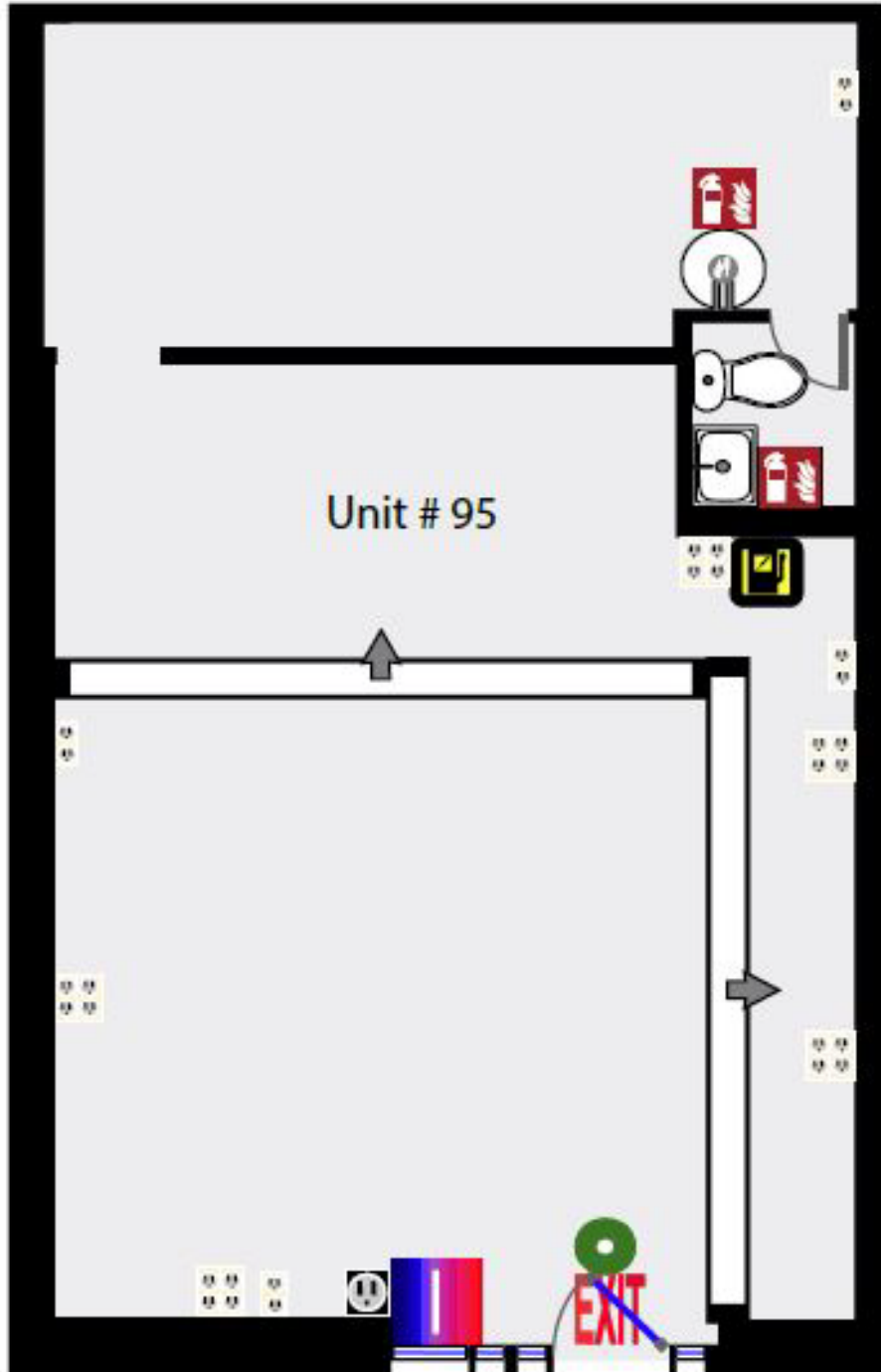
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FLOOR PLAN



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KEY FACTS (10-Mins of Site)

AVG INCOME

\$79,774

MEDIAN INCOME

\$53,788

POPULATION

131,791

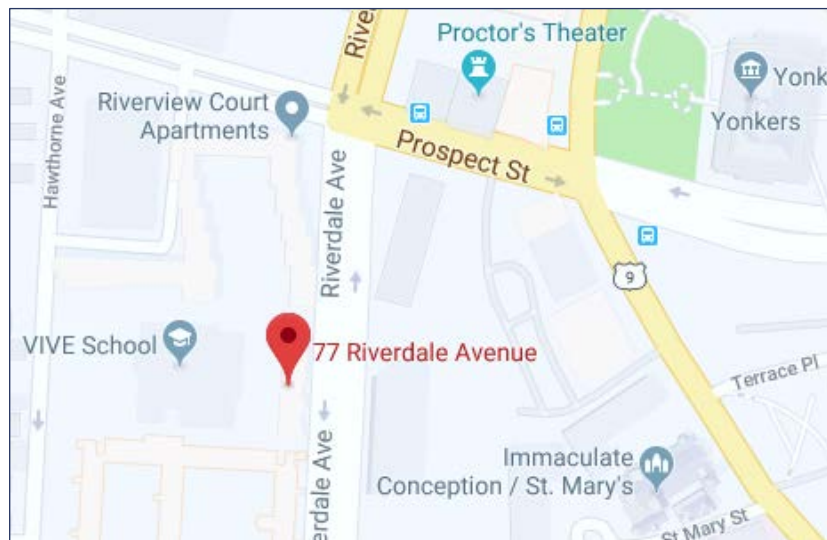
HOUSEHOLDS

47,854

RETAIL POTENTIAL

\$1.6M

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$61,511	\$79,774	\$95,023
Median HH Income	\$38,518	\$53,788	\$64,546
Population	52,363	131,791	297,757
Total Households	17,723	47,854	117,389
Retail Potential (000's)	\$452,467	\$1,612,648	\$4,765,215



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