

39 Palisade Avenue, Yonkers NY 10701



HOULIHAN LAWRENCE
COMMERCIAL

800 Westchester Avenue, Suite N517
Rye Brook, NY 10573

For Lease Proposed Downtown Retail Spaces

Asking \$30 PSF NNN



Located in the Central Business District, 39 Palisade Ave allows many as-of-right uses for tenants

In between the Chicken Island and North Broadway development projects with over 2,600 proposed units of luxury residential and other mixed-uses

Three retail storefronts proposed, each about 1,000 square feet. Can be combined.



**KLEIN
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TEAM**

GARRY KLEIN

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Location



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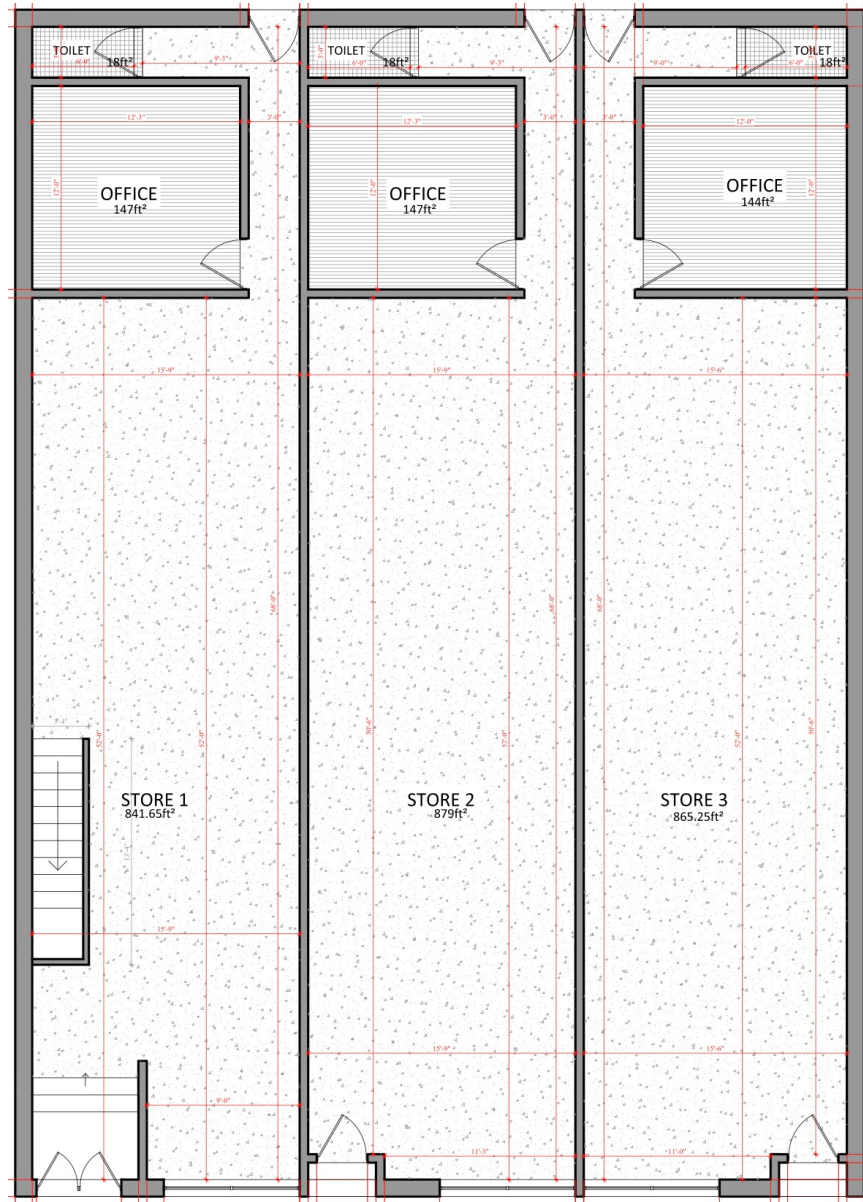
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Proposed Floor Plan



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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	70,117		203,033		774,297	
2021 Estimate	69,383		204,233		782,376	
2010 Census	61,810		201,012		772,106	
Growth 2021 - 2026	1.06%		-0.59%		-1.03%	
Growth 2010 - 2021	12.25%		1.60%		1.33%	
2021 Population by Hispanic Origin	41,636		82,741		302,044	
2021 Population	69,383		204,233		782,376	
White	37,189	53.60%	133,859	65.54%	416,287	53.21%
Black	25,038	36.09%	47,748	23.38%	265,024	33.87%
Am. Indian & Alaskan	2,046	2.95%	3,646	1.79%	14,218	1.82%
Asian	2,561	3.69%	12,222	5.98%	59,843	7.65%
Hawaiian & Pacific Island	187	0.27%	465	0.23%	1,863	0.24%
Other	2,361	3.40%	6,292	3.08%	25,141	3.21%
U.S. Armed Forces	0		2		72	
Households						
2026 Projection	24,234		78,047		290,391	
2021 Estimate	23,990		78,545		293,210	
2010 Census	21,325		77,237		287,381	
Growth 2021 - 2026	1.02%		-0.63%		-0.96%	
Growth 2010 - 2021	12.50%		1.69%		2.03%	
Owner Occupied	4,284	17.86%	33,208	42.28%	107,484	36.66%
Renter Occupied	19,707	82.15%	45,336	57.72%	185,726	63.34%
2021 Households by HH Income	23,989		78,543		293,210	
Income: <\$25,000	9,411	39.23%	17,616	22.43%	66,342	22.63%
Income: \$25,000 - \$50,000	4,869	20.30%	13,741	17.49%	51,621	17.61%
Income: \$50,000 - \$75,000	3,080	12.84%	11,028	14.04%	45,239	15.43%
Income: \$75,000 - \$100,000	2,382	9.93%	9,941	12.66%	34,017	11.60%
Income: \$100,000 - \$125,000	1,678	6.99%	7,836	9.98%	26,201	8.94%
Income: \$125,000 - \$150,000	804	3.35%	4,831	6.15%	17,141	5.85%
Income: \$150,000 - \$200,000	930	3.88%	5,966	7.60%	20,654	7.04%
Income: \$200,000+	835	3.48%	7,584	9.66%	31,995	10.91%
2021 Avg Household Income	\$58,695		\$91,965		\$93,448	
2021 Med Household Income	\$37,821		\$68,189		\$65,890	



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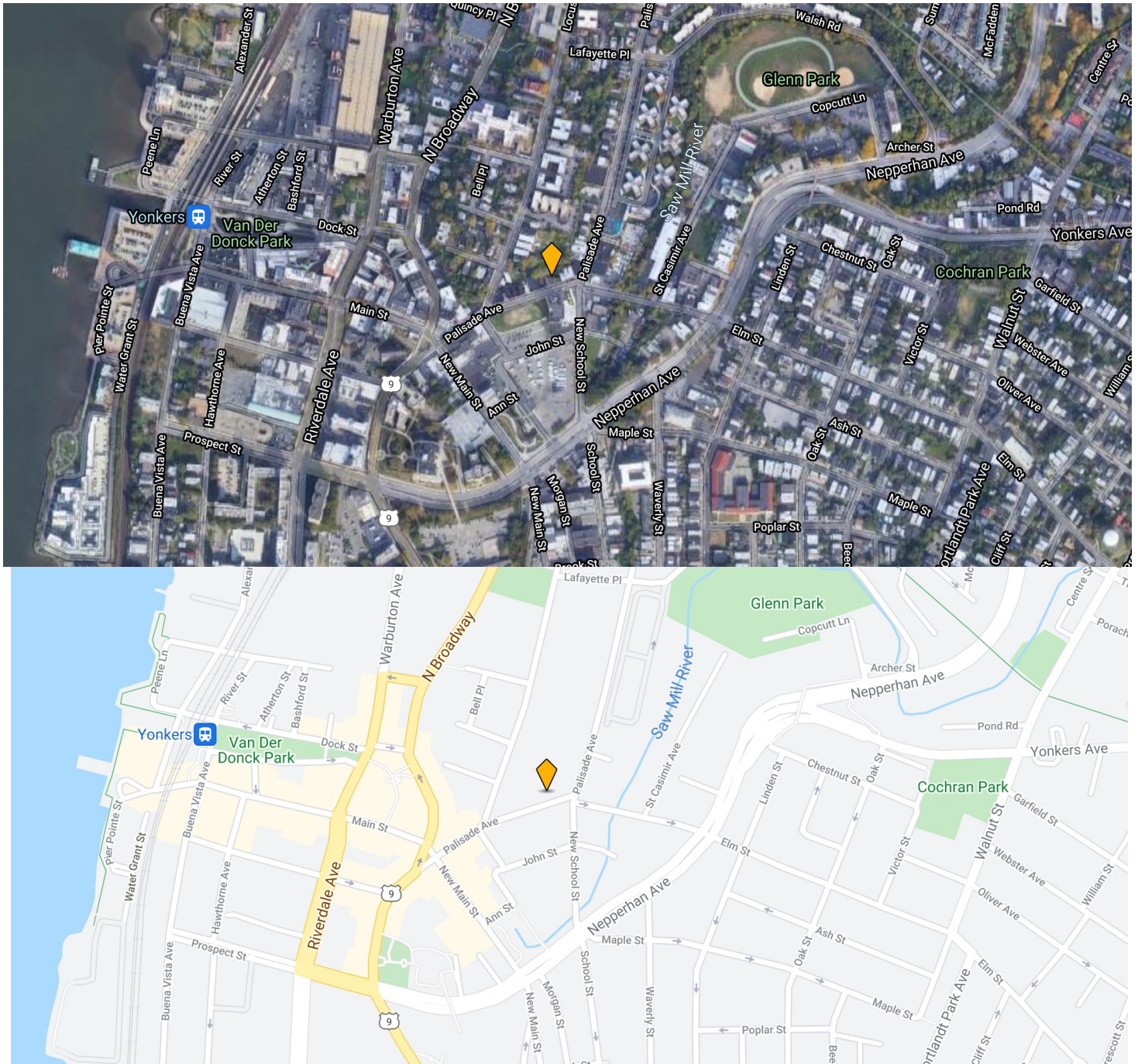


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