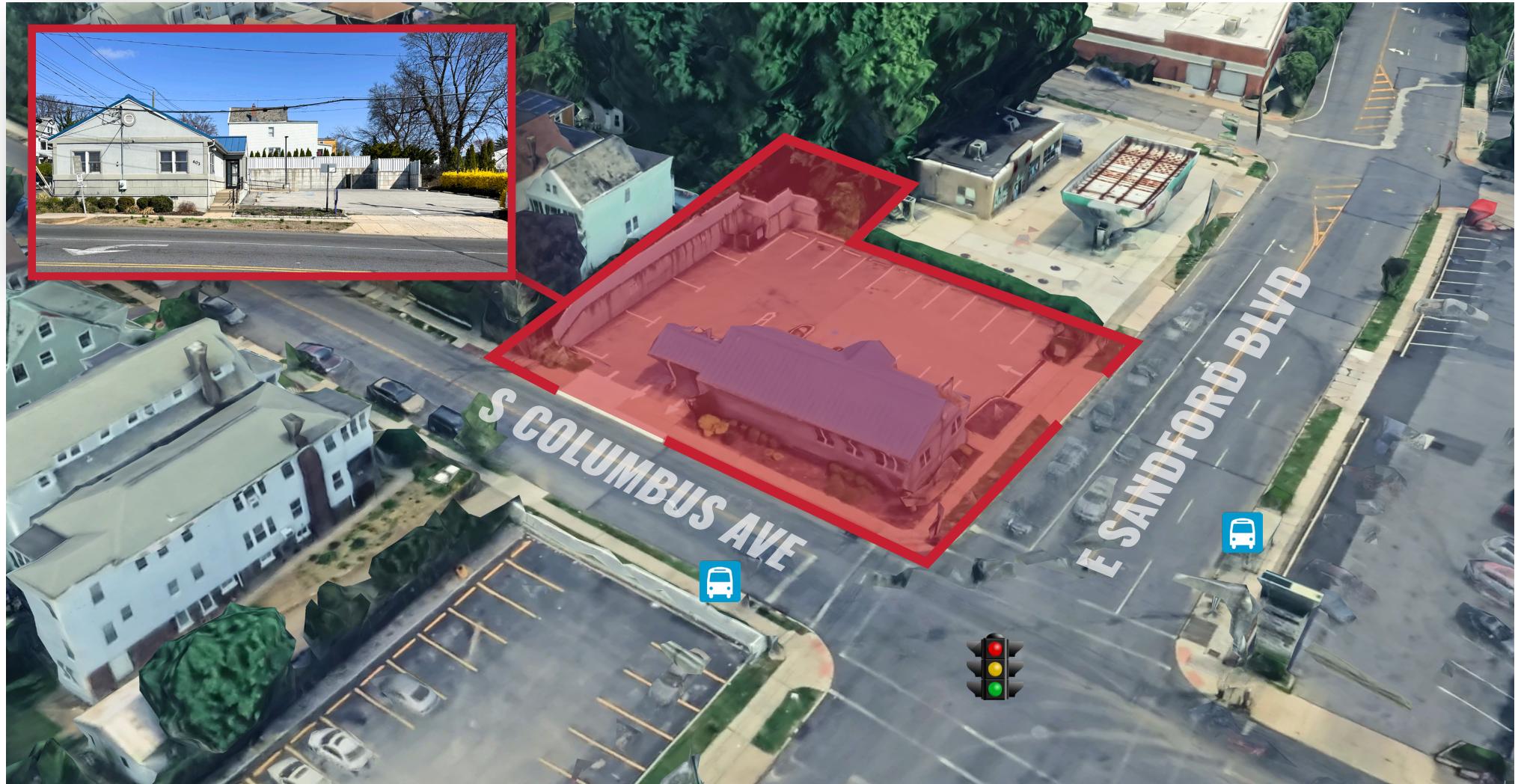


FREESTANDING BUILDING WITH ON-SITE PARKING FOR LEASE

403 E SANDFORD BLVD, MOUNT VERNON, NY



CONTACT EXCLUSIVE LISTING AGENT:
DAVID SCOTTO

914.968.8500 x306
dscotto@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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FREESTANDING BUILDING

WITH ON-SITE PARKING FOR LEASE

403 E SANDFORD BLVD, MOUNT VERNON, NY



1,737 SF FREESTANDING BUILDING

- Rental Rate: Upon Request
- At the corner of E Sandford Blvd & S Columbus Ave
- Former Bank with double drive thru
- On-site parking for 18 cars
- CB Zone (Commercial Business)
- Traffic count of 11,800 cars per day
- Direct access to Bx42 bus stop
- Easy access to the Hutchinson River Pkwy
- Close proximity to I-95 & Cross County Pkwy

NEIGHBORING RETAILERS:

Best Buy, Target, TJ Maxx, T-Mobile, Dunkin, Burger King, McDonald's, CVS, and many more

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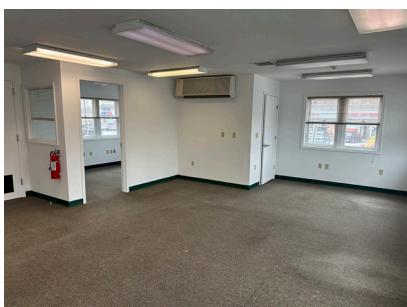
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FREESTANDING BUILDING

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STRONG MIX
OF
NEIGHBORING
RETAILERS



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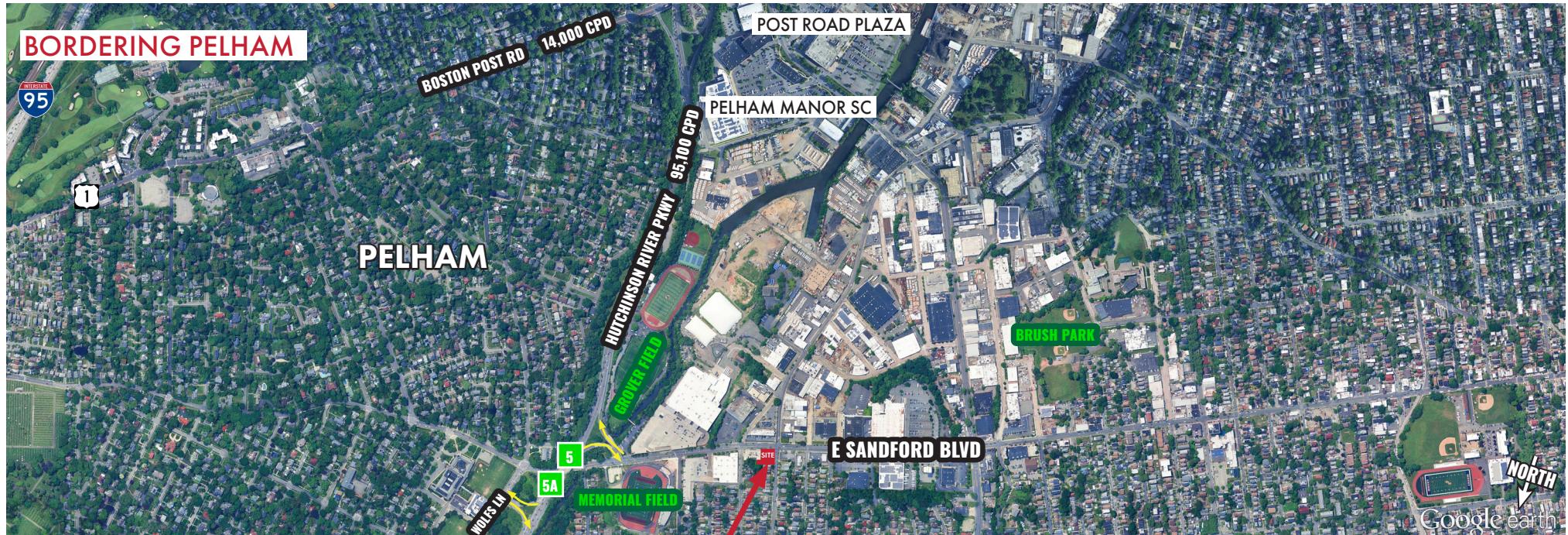
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DEMOGRAPHICS

Population
Number of Households
Average Household Income
Annual Household Expenditure
Annual Retail Expenditure

1 MILE	3 MILES	5 MILES
39,497	397,967	1.04 M
14,274	151,960	392,334
\$143,076	\$131,136	\$120,342
\$1.67 B	\$16.27 B	\$39.35 B
\$769.79 M	7.64 B	\$18.51 B



At Hutchinson
River Parkway



3 miles to
Metro North Woodlawn
& Wakefield Stations



Easy access to
#42 Beeline Bus

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