

FREESTANDING BUILDING

WITH ON-SITE PARKING FOR LEASE

403 E SANDFORD BLVD, MOUNT VERNON, NY



CONTACT EXCLUSIVE LISTING AGENT: 914.968.8500 x306
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RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
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FREESTANDING BUILDING **RMF**

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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 Pwky
- 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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STRONG MIX
OF
NEIGHBORING
RETAILERS



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DEMOGRAPHICS	Population	1 MILE	3 MILES	5 MILES
	39,497	14,274	151,960	392,334
	Number of Households	\$143,076	\$131,136	\$120,342
	Average HouseHold Income	\$1.67 B	\$16.27 B	\$39.35 B
	Annual HouseHold Expenditure	\$769.79 M	7.64 B	\$18.51 B
	Annual Retail Expenditure			



At Hutchinson River Parkway



3 miles to Metro North Woodlawn & Wakefield Stations



Easy access to #42 Beeline Bus

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