

Prime Retail Space Available for Sub-Lease, Lease Extensions Possible

**2595 Central Park Avenue, Yonkers, NY
(Highly Visible Retail Center on the Scarsdale/Yonkers Border)**

Superb Store Location, Tremendous Vehicular Traffic!!!



Property Highlights:

- +/- 1,856 SF highly visible storefront
- +/- 26 feet of frontage
- Wide open space, 10'0" to drop ceiling
- HVAC throughout
- Fully sprinklered
- ADA bathroom, additional sink/pantry area
- Existing lease through 7/31/2024, can extend through 7/31/2029 and potentially longer on a direct basis
- Best retail location on the prominent Central Avenue Shopping Strip
- Neighboring Tenants include Sprint, Pizza Restaurant, Cell Phone Repair, Hair Salon
- Area Retailers include Best Buy, Marshalls, Home Sense, The Children's Place, New York & Company, Barnes & Noble, Carter's
- Population of +/- 362,906 (5-mile radius)
- Avg. HH Income \$133,821 (5-mile radius)

For more information or to view this property, contact 914.422.0100

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