

# 756 S 5TH AVE

MOUNT VERNON, NY 10550

RETAIL PROPERTY FOR LEASE

& Enchantments Beauty Bar  
Wash & Sete Braids Eyebrows And Facials

Fitz on 5th Bar & Lounge

## Property Description

2,000 square foot turnkey commercial space available for lease at 756 S. 5th Avenue in Mount Vernon, located just minutes from the Bronx border and surrounded by established neighborhood businesses, residential housing, and community services. The space is currently built out with a fully operational kitchen and bar, and the new tenant will be able to use all existing equipment and materials already in place. This provides a rare opportunity to open and operate quickly without the cost and delays of a full build-out. The layout is efficient, functional, and allows for branding or cosmetic customization as needed. Positioned in an active local corridor with steady daily activity from nearby residents, workers, and visitors, the location offers a strong neighborhood presence with convenient access to major roadways including the Hutchinson River Parkway, Cross County Parkway, and I-95. The monthly rent is \$7,500. Ideal for a restaurant, lounge, café, or similar food and beverage concept looking to launch or expand with minimal upfront investment.

## Offering Summary

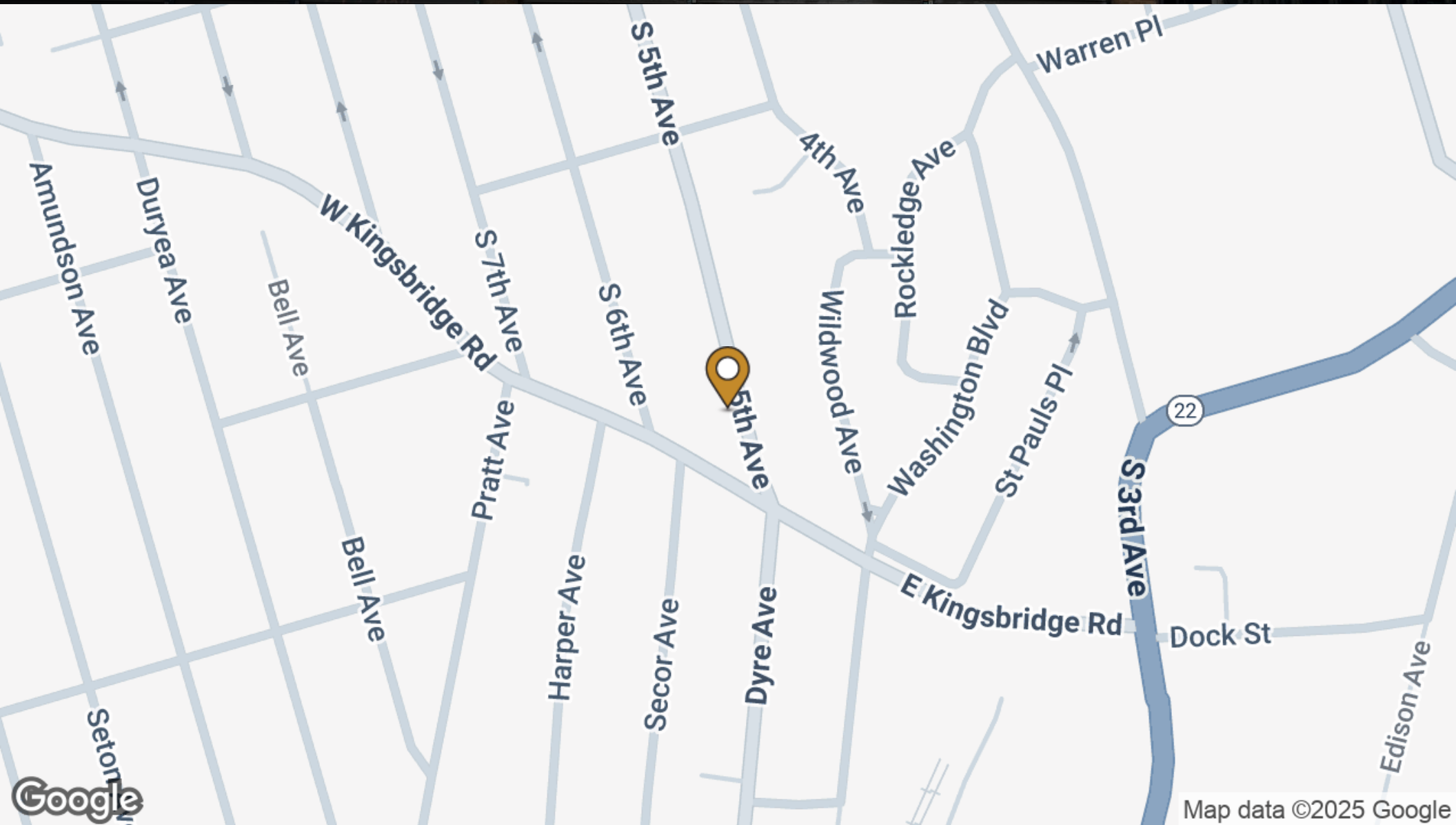
Lease Rate:	\$45.00 SF/yr (NNN)
Available SF:	2,000 SF
Lot Size:	12,051 SF
Building Size:	2,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,101	3,325	18,930
Total Population	3,479	10,055	55,024
Average HH Income	\$133,725	\$114,588	\$103,125

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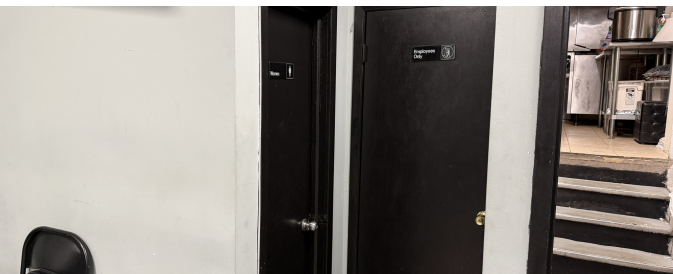
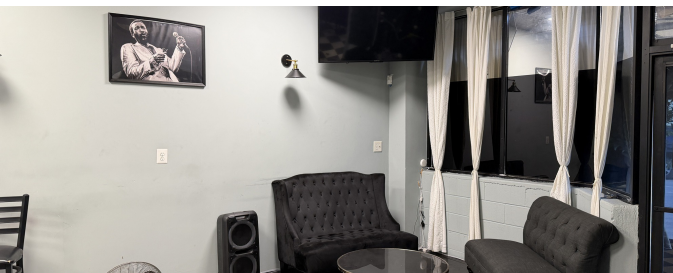
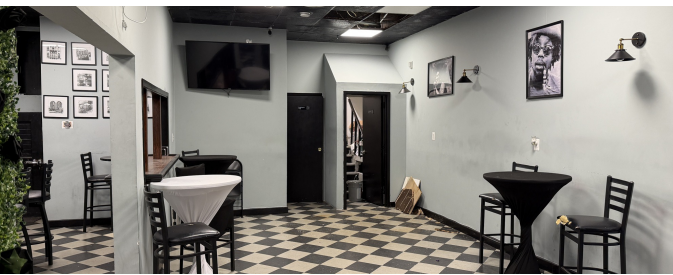




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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,479	10,055	55,024
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	43	43	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,101	3,325	18,930
# of Persons per HH	3.2	3	2.9
Average HH Income	\$133,725	\$114,588	\$103,125
Average House Value	\$662,359	\$661,813	\$577,709

Demographics data derived from AlphaMap

