

# 42 BROAD

FLEETWOOD

42 BROAD ST WEST, FLEETWOOD, NY



RETAIL FOR LEASE  
7,050 SF-DIVISIBLE

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

# 42 BROAD FLEETWOOD

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## AVAILABLE SPACE:

- 7,050 SF - Divisible
- Corner of Broad St W & Fleetwood Ave
- 170' of wraparound frontage
- Outdoor seating area available

## CO-TENANTS: NOW OPEN



**CEILING HEIGHT:** 12½'-13 ½' clear

**RENTAL RATE:** Upon Request

## ADDITIONAL INFORMATION:

- Brand new construction in densely populated Fleetwood
- 100% Luxury 249 residential unit building
- Adjacent to structured parking garage
- Directly off of Cross County Pkwy exit 7
- Steps to Metro North Fleetwood Station
- 5 minutes from Cross County Shopping Center
- 5 minutes to Bronxville & 9 minutes to Tuckahoe
- Easy access to #26, #52, & #55 Beeline Bus
- Direct access to Bronx River Pkwy and Cross County Pkwy with access to I-87 and Hutchinson River Pkwy

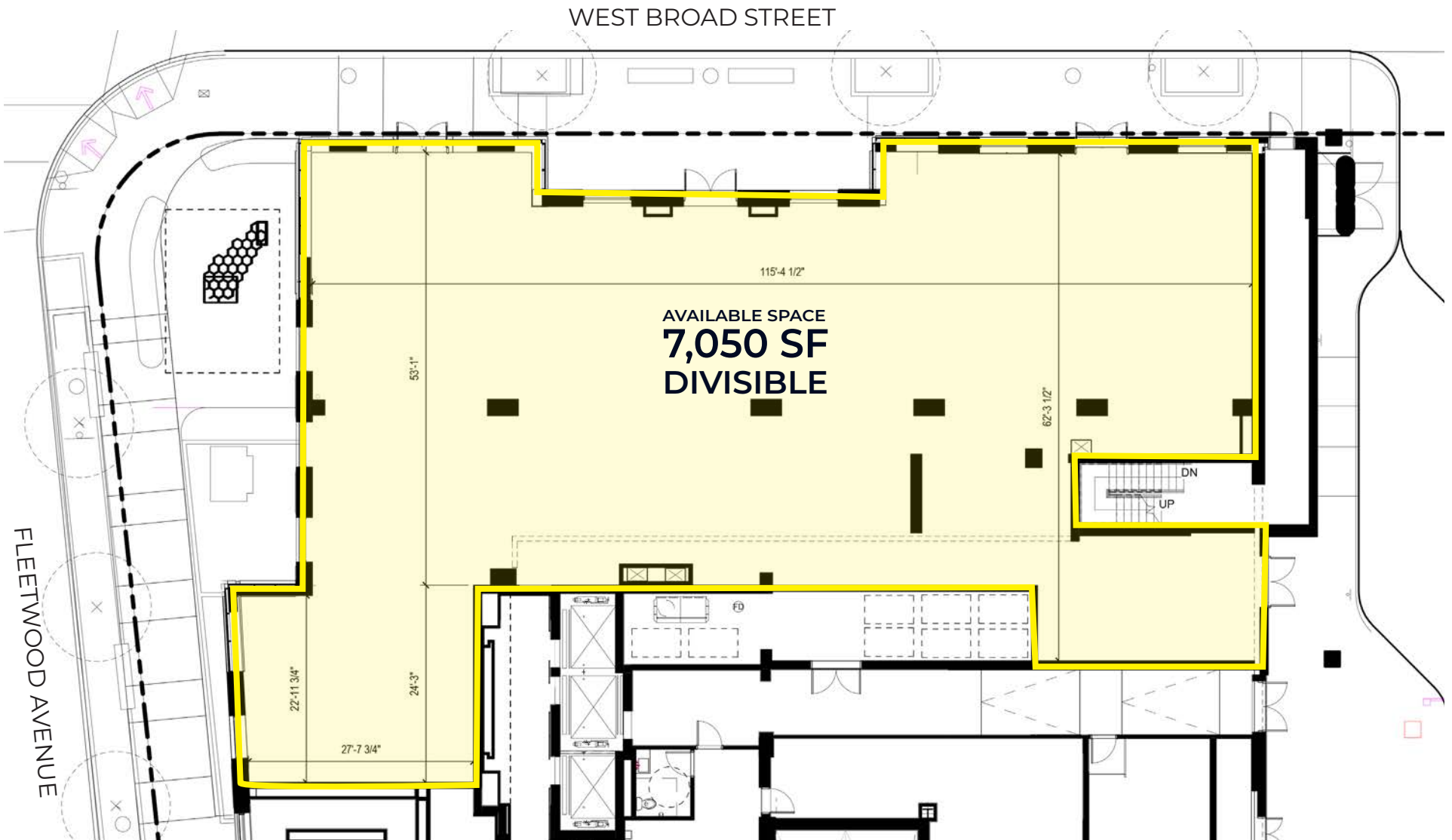
## NEIGHBORING RETAILERS INCLUDE:

CVS, Capital One, Bank of America, Home Frite, Holy Cow, The Bayou, Fancy Feet Dance Studio and many more

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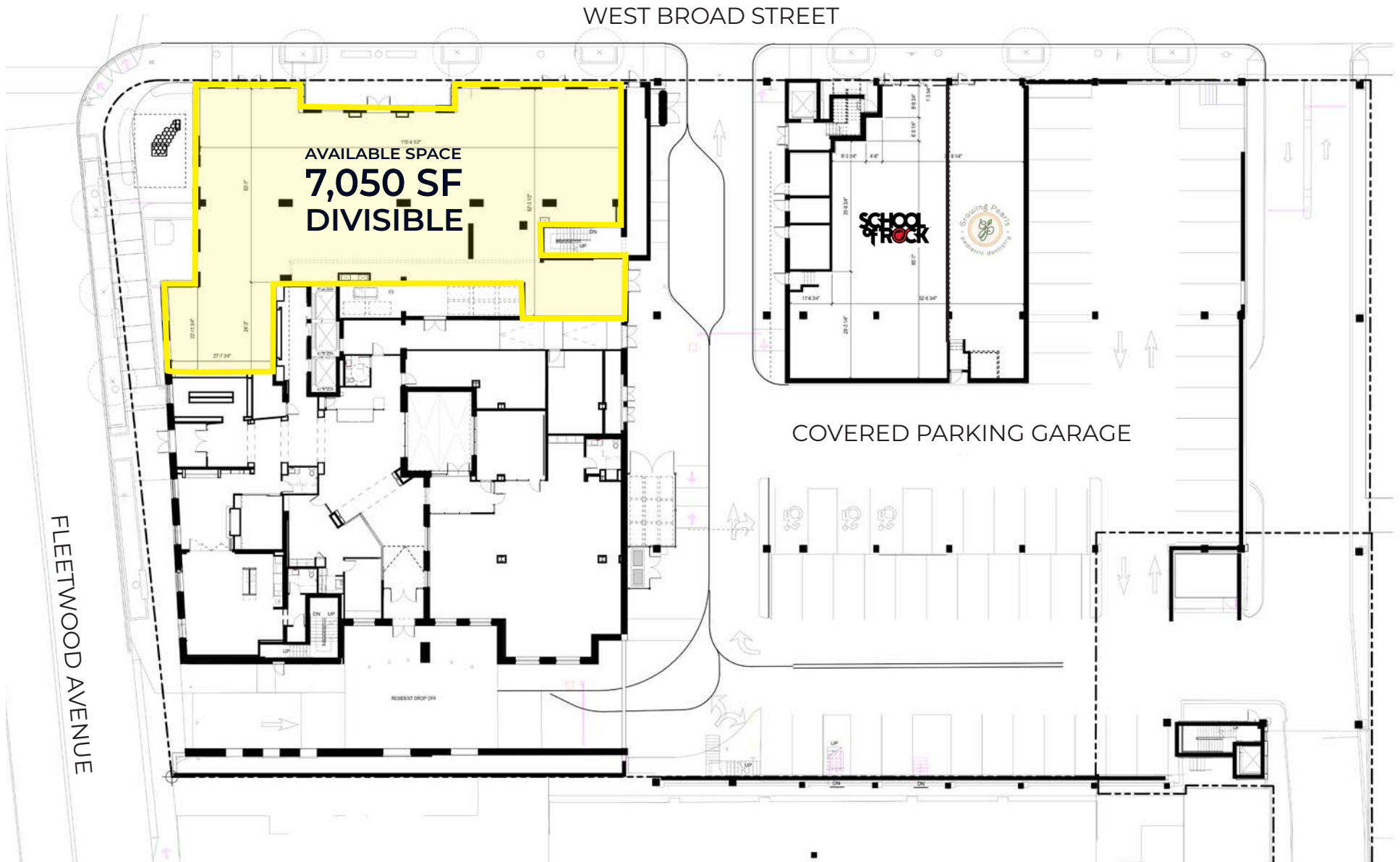
## FLOOR PLAN



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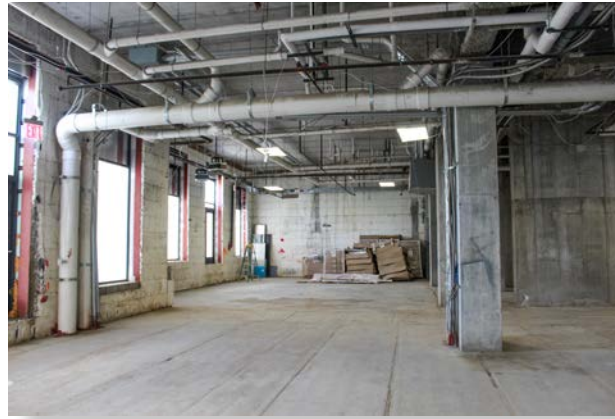
## SITE PLAN



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## PHOTOS



BROAD ST W

FLEETWOOD AVE



BROAD ST W

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PHOTOS  
RENDERINGS



# 42 BROAD

## FLEETWOOD

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### PHOTOS



CO TENANTS



LOCAL RETAILERS

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## FLEETWOOD: WESTCHESTER COUNTY'S BEST KEPT SECRET

Renowned for its diverse demographics, Fleetwood stands out as the most affluent section of Mount Vernon.

The village boasts a charming park on Broad Street West, featuring playground equipment, benches, and a gazebo that serves as a vibrant village green, where the neighborhood association hosts events such as concerts, movie nights, and a Halloween event.

At the southern end of Fleetwood, Arts and Crafts bungalows, Dutch colonial-style residences, and midcentury Capes grace small lots. North Fulton Avenue, in contrast, is lined with more modern multifamily homes.

For those seeking night life, Fleetwood offers diverse options such as the Cajun staple, Bayou Restaurant, and Jungle Restaurant.

Located directly off of Cross County Pkwy exit 7, Fleetwood provides easy access to Metro North (short walk to Fleetwood Station), as well as the #26, #52, & #55 Beeline Buses.

Just a 5 minute drive to Bronxville & Cross County Shopping Center, Fleetwood also boasts direct access to Bronx River Pkwy and Cross County Pkwy with easy access to I-87 and Hutchinson River Pkwy.



**LOCAL RESIDENTS GUSH OVER FLEETWOOD, DEEMING IT A "HIDDEN PARADISE."**

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AERIAL



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AERIAL

DEMOGRAPHICS	1 MILE			3 MILES			5 MILES				
	Population	47,171	343,500	858,507	Number of HouseHolds	20,157	129,539	327,946	Average HH Income	\$147,740	\$146,057
	Annual HH Expenditure	\$2.38 B	\$15.13 B	\$35.34 B	Annual Retail Expenditure	\$1.1 B	\$6.99 B	\$16.48 B			



**RIDGE HILL**  
**OLD NAVY TJ-maxx**  
**SHOWCASE CINEMAS**  
**LA FITNESS. GAP H.M. STARBUCKS COFFEE**  
**LEGOLAND DISCOVERY CENTRE**  
**Yard House**  
**LOWE'S**  
**TEXAS de BRAZIL BANANA REPUBLIC**  
**SKY ZONE TRAMPOLINE PARK & more**

Saw Mill Pkwy

**CROSS COUNTY SHOPPING CENTER**  
**EXPRESS**  
**SHAKE SHACK**  
**LONGHORN STEAKHOUSE**  
**OLD NAVY**  
**MICHAEL MICHAEL KORS**  
**H.M. SWAROVSKI**  
**CHASE**  
**CROSS COUNTY MULTIPLEX CINEMAS**  
**STARBUCKS COFFEE**  
**red mango.**  
**TARGET**  
**FRIDAYS**  
**Red Lobster**  
**NEW YORK & COMPANY**  
**GAP**  
**adidas**  
**olive garden**  
**Auntie Anne's**  
**Applebees**  
**blink FITNESS**  
**MACYS**  
**STARBUCKS COFFEE**  
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**SHOPS AT CROSS COUNTY**  
**Marshalls**  
**HomeGoods**  
**MICRO CENTER**  
**Michael's**  
**TJ-maxx**  
**Burlington**

EMPIRE CITY CASINO

NewYork-Presbyterian Lawrence Hospital

SARAH LAWRENCE COLLEGE

BRONXVILLE Metro-North Railroad

FLEETWOOD Metro-North Railroad

**ACME**  
**BLB**  
**BottomLine Blinds**  
**verizon wireless**  
**TRAVIA BONIS**  
**pure barre**  
**M&T Bank**  
**Häagen-Dazs**  
**CHASE**  
**TRUSTCO BANK**  
**TOPPS BAKERY**  
**WR**  
**THE SHADE STORE**  
**TRUSTCO BANK**  
**Your Home Town Bank**



Cross County Pkwy  
**87**  
 Bronx River Pkwy  
 Hutchinson River Pkwy

Easy access to Cross County Pkwy, I-87, Bronx River Pkwy, and Hutchinson River Pkwy

0.1 miles to Metro North Fleetwood Station

Easy access to #26, #52, & #55 Beeline Bus

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**CONTACT EXCLUSIVE AGENTS:**

**DAVID SCOTTO**

(914) 968-8500 X 306  
dscotto@rmfriedland.com

**MIA ABDOU**

(914) 968-8500 X 326  
mabdou@rmfriedland.com

**KATHY ZAMECHANSKY**

(347) 386-9452  
kzama@aol.com

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