

PRIME DOWNTOWN RETAIL INVESTMENT

44-60 GRAMATAN AVENUE | MOUNT VERNON, NY 10550



**100%
LEASED**



**FIVE ESTABLISHED
TENANTS**



**100' OF PRIME
FRONTAGE**



**TRANSIT ORIENTED
LOCATION**

INVESTMENT OVERVIEW

A rare opportunity to acquire a fully leased, five-tenant retail strip in the heart of Downtown Mount Vernon.

Positioned on Gramatan Avenue, the City's primary retail corridor, this property offers stable in-place income with long-term upside in a supply-constrained urban market

INVESTMENT HIGHLIGHTS

- 9,600 SF Fully Leased Five Tenant Retail Strip
- 100' of Frontage on Gramatan Avenue, Mount Vernon's Main Shopping Corridor
- Walking Distance to MTA-Mount Vernon East, City Hall and Montefiore Mount Vernon Hospital
- Surrounded by Numerous Municipal Parking Lots with over 2,000 Parking Spaces
- Easy Access to Cross County Parkway, Bronx River Parkway and I-87
- Strong Tenant Mix of National and Regional Credit Tenants

9,600 SF
STRIP CENTER

0.23
ACRES

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	68,872	369,698,	998,548
Avg. HH Income	\$94,166	\$108,634	\$99,355
Daytime Population	14,775	85,848	275,169



OVER 2,000
MUNICIPAL PARKING SPACES
WITHIN WALKING DISTANCE

BROKER CONTACT:

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9,600 SF GLA
0.23 ACRES



PREDICTABLE CASH FLOW

100% Leased to Five Tenants Providing Stable, In-place Income



PRIME DOWNTOWN LOCATION

100 Feet of frontage on Gramatan Avenue – Mount Vernon's Main Retail Corridor



TRANSIT & WALKABILITY

Minutes from Metro-North, City Hall, Montefiore Hospital and Major Bus Routes.



DENSE URBAN DEMOGRAPHICS

Nearly 1 Million Residents within 5 Miles with Strong Household Incomes



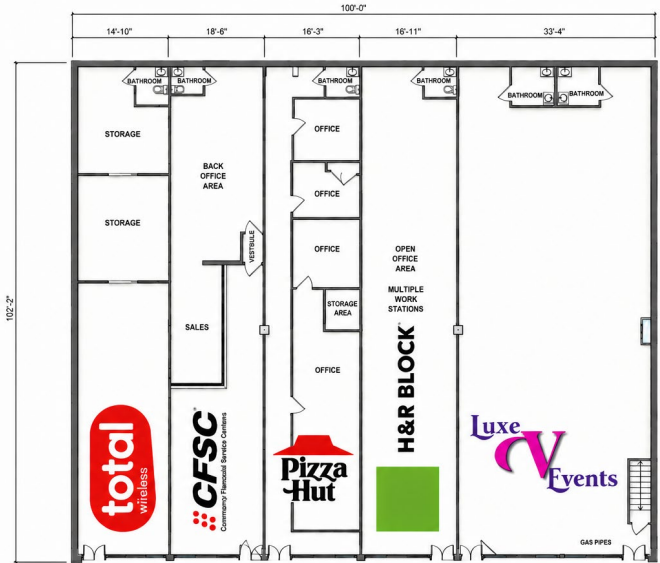
HIGH BARRIERS TO ENTRY

Very Limited New Retail Construction Can Occur in Downtown Mount Vernon



MULTIPLE EXIT STRATEGIES

- Hold for long-term cash flow
- Re-Tenant for Higher Rents
- Future Redevelopment
- Potential Assemblage Opportunity



TENANT OVERVIEW



TOTAL WIRELESS
Wireless Retail

Essential Services provider with consistent customer traffic.



PIZZA HUT
National QSR

High-frequency visits from lunch, dinner and delivery



H&R BLOCK

H&R BLOCK
Financial Services

Seasonal tax traffic plus year-round financial services.



CFSC
CHECK CASHING
Financial Services

Repeat customer base with strong neighborhood presence.



LUXE V EVENTS
Event Venue

Evening & weekend events drive consistent local demand.



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