

# 359-363 SOUTH BROADWAY

YONKERS, NY 10705

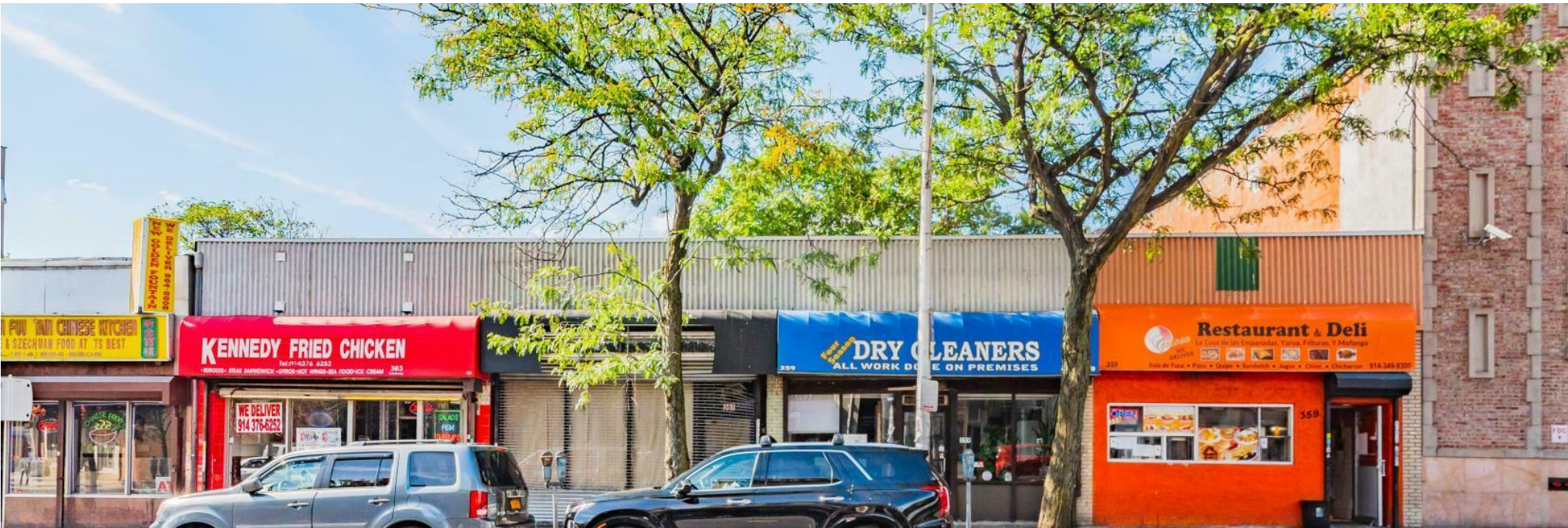


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DESCRIPTION

Brokers Protected.

Restaurant space available. Two (2) kitchens each with venting / fire suppression systems, grease trap, restroom, walk-in freezer, prep area, customer seating area, and managers office.

Strategically located on South Broadway, one of the busiest streets in Yonkers with over 12,000 vehicles passing per day. The property is surrounded by local and national retailers such as Walgreens, Halal Chicks, N&K Gyro, Subway, Silvio's Italian Restaurant, Snipes, Chase Bank, and more. The street boasts strong foot traffic which is additionally serviced by three Yonkers bus lines with stops right in front of the building and the Metro North Train Station which is only 1/2 a mile away.

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OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,300 SF
Store Frontage:	19 FT
Date Available:	December 1, 2025
Condition:	Restaurant Infrastructure In-Place
Past Performance:	Historical Revenues Over \$1 M Annually

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,270	8,684	23,749
Total Population	5,665	23,041	61,100
Average HH Income	\$51,804	\$61,977	\$68,554



# FRONT KITCHEN AND DINING AREA





# REAR KITCHEN AND PREP AREA

