

Retail Space For Lease

**25-29 NORTH BROADWAY
YONKERS, NY 10701**
ASKING: \$3,000 MONTH GROSS
INCLUDING TAX & HEAT



- Retail Space For Lease
- 2,036 SF with 14 ft ceilings | End Cap
- Asking \$3,000/Month Gross starting rent (including taxes & heat)
- In the heart of Getty Square located within the Downtown DMX and Opportunity Zone
- Located adjacent to Mill Street Park/Saw Mill River Daylighting that extends to Waterfront and Metro North station.
- Two blocks from 442-unit Sawyer Place; over 2,500 existing units within blocks with more planned.
- Walking distance to Yonkers Metro North train station; 25-minute commute to Manhattan.
- 300 space municipal parking garage at 45 Warburton Avenue, only 2 blocks away.

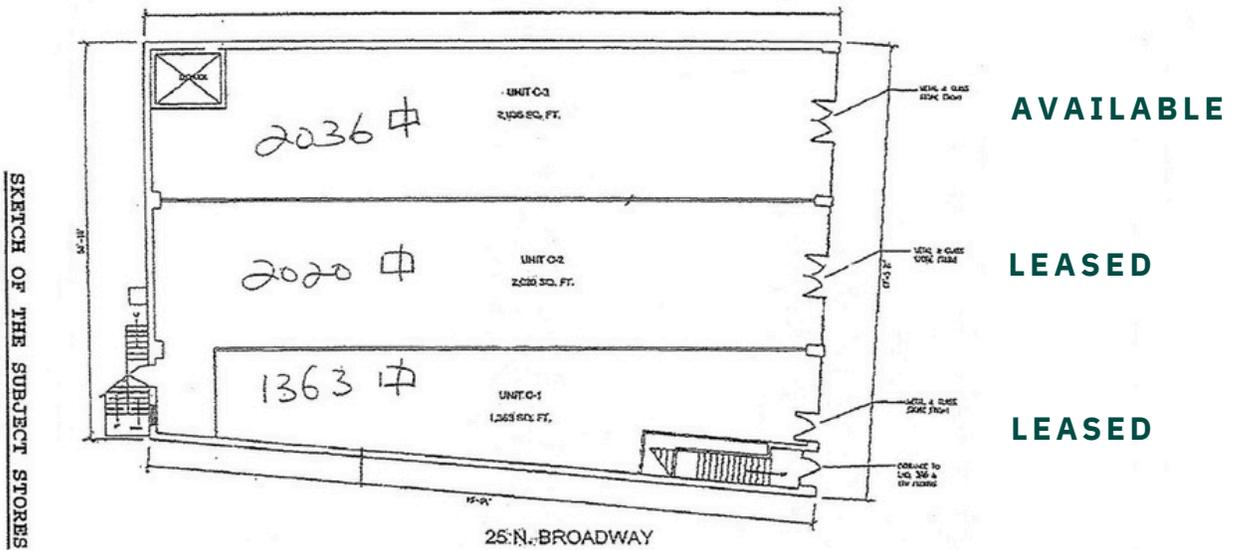
Photo & Floor Plan

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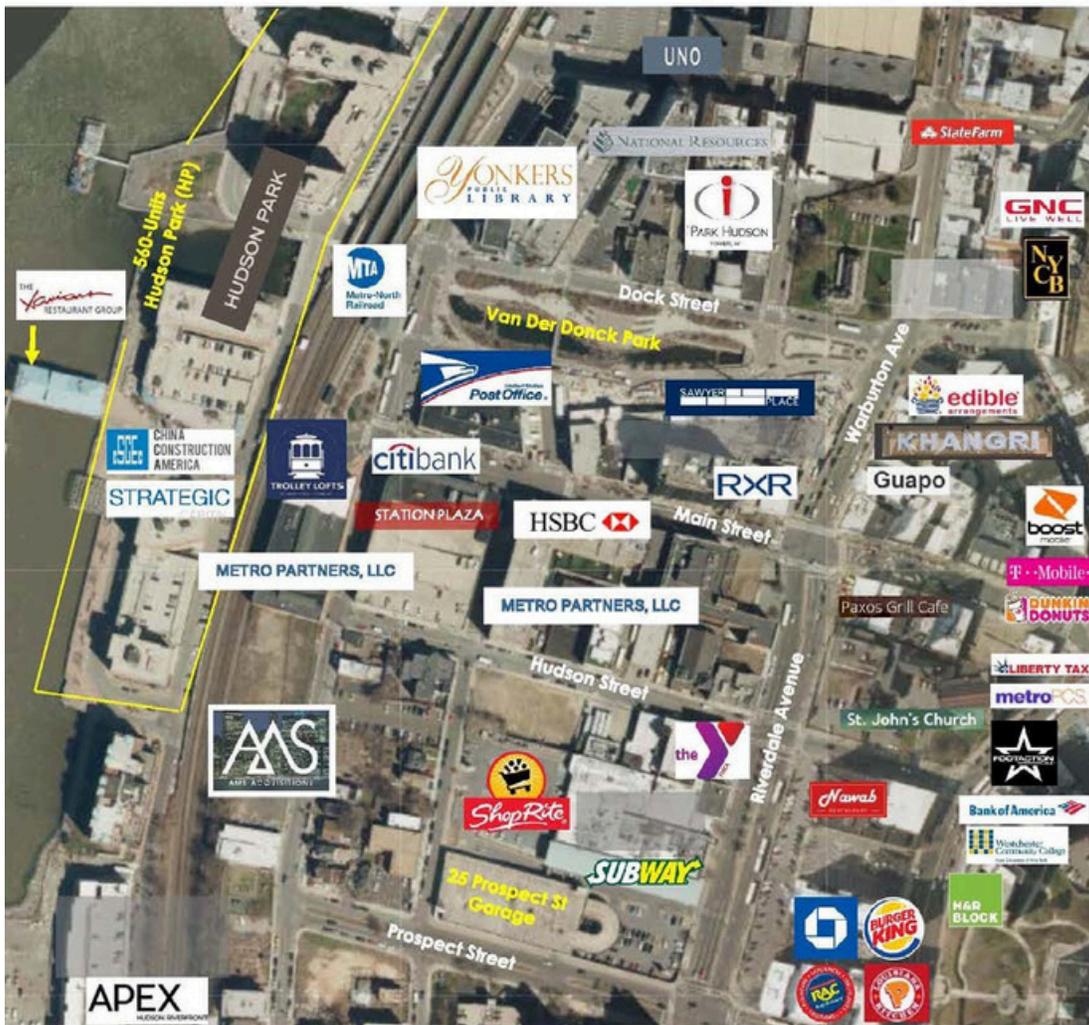
1st FLOOR PLAN

1/16"=1'-0"

ALL DIMENSIONS ARE APPROXIMATE.
 PLANS AND DIMENSIONS MAY VARY FROM FLOOR TO FLOOR.
 PLEASE SEE YOUR SALES REPRESENTATIVE FOR FURTHER INFORMATION.

Retail|Residential|Office Map

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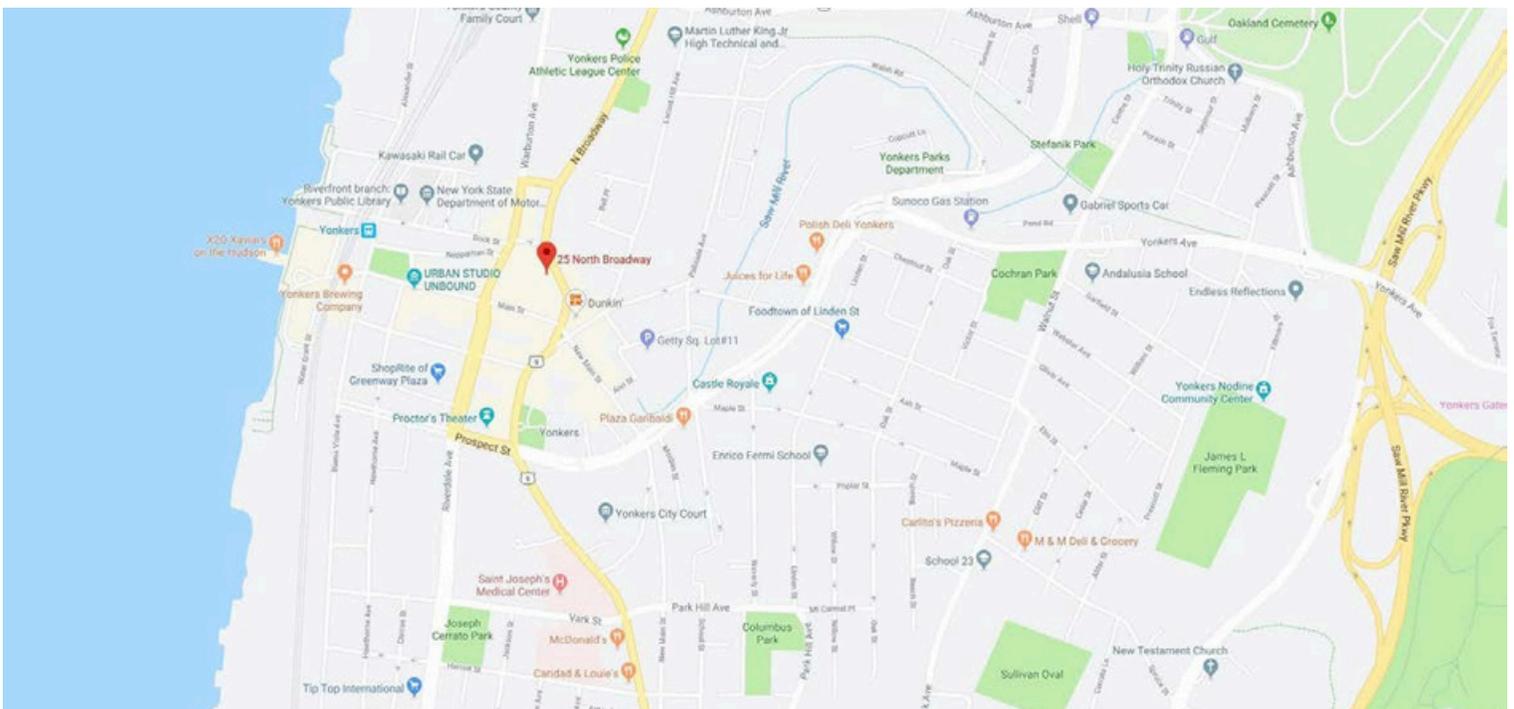


Nearby Residential + Retail + Office

- Sawyer Place – 442 units
- Hudson Park – 560 units
- UNO Apts. – 100 units
- Modera Hudson – 326 units
- 56 Prospect St – 180 units
- 66 Main St. Apts. – 170 units
- 44 Hudson St – 170 units
- 49 N. Broadway – 92 units
- Teutonia Hall – 361 units

Aerial View and Regional Map

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