

Yonkers | New York
970 N Broadway

1,660 SF

PRIME OFFICE / MEDICAL SPACE AVAILABLE



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

COMMERCIAL DIVISION

PRICE: \$29.30 PSF/YR

PROPERTY HIGHLIGHTS

Prime Location

Unit #207 at the Riverhill Professional Pavilion presents an excellent opportunity for a medical or professional user to occupy a highly visible, hospital-adjacent suite on North Broadway. Positioned directly across from St. John's Riverside Hospital, the building benefits from daily patient/employee traffic, strong transit connectivity and immediate access to regional parkways — an ideal fit for medical practices, outpatient clinics, diagnostic services, specialty providers, or professional offices serving healthcare-adjacent clients.

Available Space

- 1,660 SF

Use Flexibility

- Wellness practices (e.g., med spa, physical therapy, acupuncture)
- Fitness studios (e.g., yoga, Pilates, personal training)
- Creative offices (e.g., design, media, co-working)
- Professional services (e.g., law, finance, consulting)

Lease & Terms

- Asking rent:\$25 PSF Modified Gross
- Landlord-supported build-out assistance for qualified tenants
- Immediate occupancy available

Co-Tenancy & Foot Traffic

- Surrounded by national retailers: Target, Stop & Shop, Kohl's, Staples, Petco, FedEx
- Increased walk-in potential and brand visibility due to strategic co-tenancy
- Visibility & Access
- High visibility frontage on NY-117, a heavily trafficked road. Easy access for customers and staff



Strategic Suburban Hub

1. Mount Kisco is a central business and retail hub for Northern Westchester County.

Serves both affluent residential neighborhoods and regional commuters.

2. High-Income Demographics

Strong disposable income levels in the surrounding area support health, wellness, and boutique fitness or professional services businesses.

3. Transportation Accessibility

Close to major highways (I-684, Saw Mill Parkway) and Metro-North train station—appealing to both local and regional clientele.

4. Retail Gravity

- The presence of major national retailers attracts consistent foot and vehicle traffic, which benefits neighboring small-to-midsize businesses.

5. Business-Friendly Environment

- The area encourages small business growth with reasonable commercial leasing costs (e.g., \$25 PSF is competitive for the area and property type).



Industry Trends Supporting This Opportunity

Health & Wellness

Booming demand for personalized wellness services (e.g., physical therapy, nutrition, boutique fitness, med spas)

Post-COVID health consciousness driving increased investment in wellness and alternative medicine spaces

Hybrid Work & Creative Office Demand

Shift to flexible workspaces has increased demand for well-located, accessible office environments, especially outside major cities

Creative professionals and startups are seeking suburban locations to avoid NYC overhead

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Fitness & Lifestyle

Growth in niche fitness: yoga, barre, boxing, and functional fitness studios are popular among affluent suburban populations

Consumers are willing to travel for specialized, community-focused fitness experiences

Professional Services

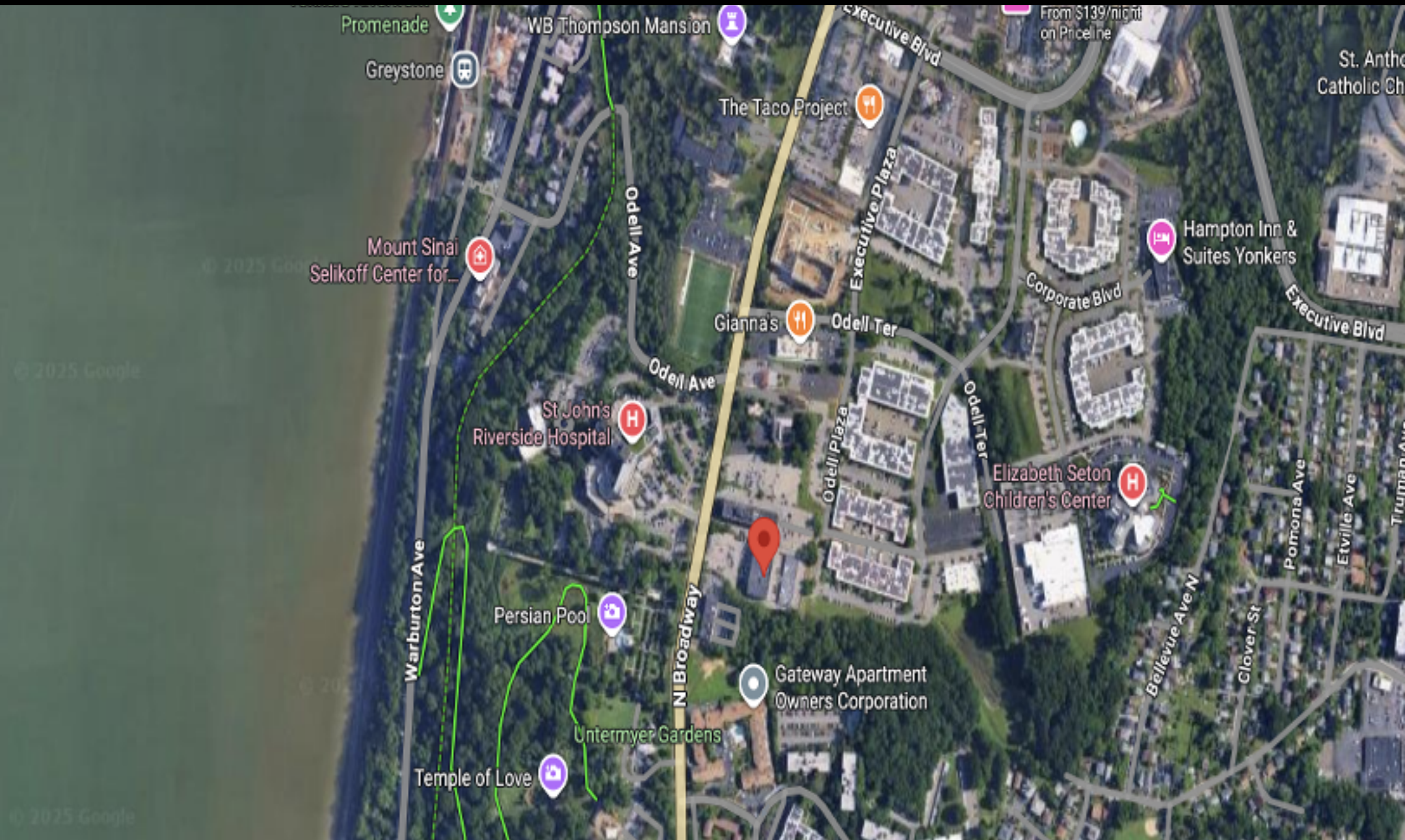
Continued demand for suburban-based law firms, consultants, accountants, and other professionals who serve local clients and want to avoid urban rent prices



LOCATION

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Christie's International Real Estate Group
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