

RARE STAND-ALONE MULTI-USE SITE ON VIBRANT CENTRAL PARK AVE

2422 Central Park Avenue, Yonkers, NY 10710



FOR LEASE: ULTRA PRIME STAND-ALONE SITE

Exceptional Visibility | At Signalized Intersection of Fort Hill Ave

- Former Mount Sinai Doctors Site
- Fully Built-Out Medical Facility
- Fantastic Private On-Site Parking with 49 Dedicated Spaces
- Situated at Busy Intersection with Traffic Light at Fort Hill Ave
- Gas Service & Excess Utility Power
- Traffic Count: Over 20,000 Cars/Day
- Uses Permitted: Food & General Retail, Office, Fitness, Dental, Financial, Entertainment, etc.
- Great Signage Opportunities
- Bus Stop Located within Steps

8,500 SF

CALL FOR FULL
RENTAL DETAILS

VIRTUAL TOUR

Click [HERE](#)



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

2422 CENTRAL PARK AVE | YONKERS, NY
Ultra Prime Stand-Alone Building with Private Parking
8,500 SF | Exceptional Location on Busy Retail Strip



PROPERTY INFORMATION

| | |
|---------------------------|--|
| <u>Current Use:</u> | Large built-out medical facility |
| <u>Zoning:</u> | BR-Restricted Business |
| <u>Location:</u> | Central Park Avenue between Fort Hill Avenue and Bacon Place |
| <u>Public Transpo:</u> | Less than 1 block from Westchester Bee Line Bus #0020 & #0021 |
| <u>Neighbors:</u> | Barnes & Noble, Burlington, Bob's Discount Furniture, Best Buy, PetSmart, Alamo Draft House, Five Guys Burgers |
| <u>Highway Proximity:</u> | Located between Sprain Brook Parkway and Bronx River Parkway |

SPACE INFORMATION

- 8,500 SF free-standing building
- Traffic Count: 20,194 vehicles/day
- Excellent national neighboring retailers
- Fantastic visibility from all directions
- Exceptional signage opportunities
- Direct meter utility services

DEMOGRAPHICS

| By Drive-Time | 5-Min | 10-Min | 15-Min |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$213,657 | \$216,475 | \$170,099 |
| Median HH Income | \$137,353 | \$145,120 | \$111,219 |
| Population | 15,930 | 103,447 | 386,378 |
| Total Households | 5,719 | 40,266 | 148,012 |
| Disposable Income | \$135,787 | \$137,735 | \$112,831 |
| Medical Expenses | \$4,182 | \$4,400 | \$3,356 |



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

2422 CENTRAL PARK AVE | YONKERS, NY
Ultra Prime Stand-Alone Building with Private Parking
8,500 SF | Exceptional Location on Busy Retail Strip



SITE VISIBILITY



On Central Park Ave facing southwest

On Central Park Ave facing northeast



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

2422 CENTRAL PARK AVE | YONKERS, NY
Ultra Prime Stand-Alone Building with Private Parking
8,500 SF | Exceptional Location on Busy Retail Strip

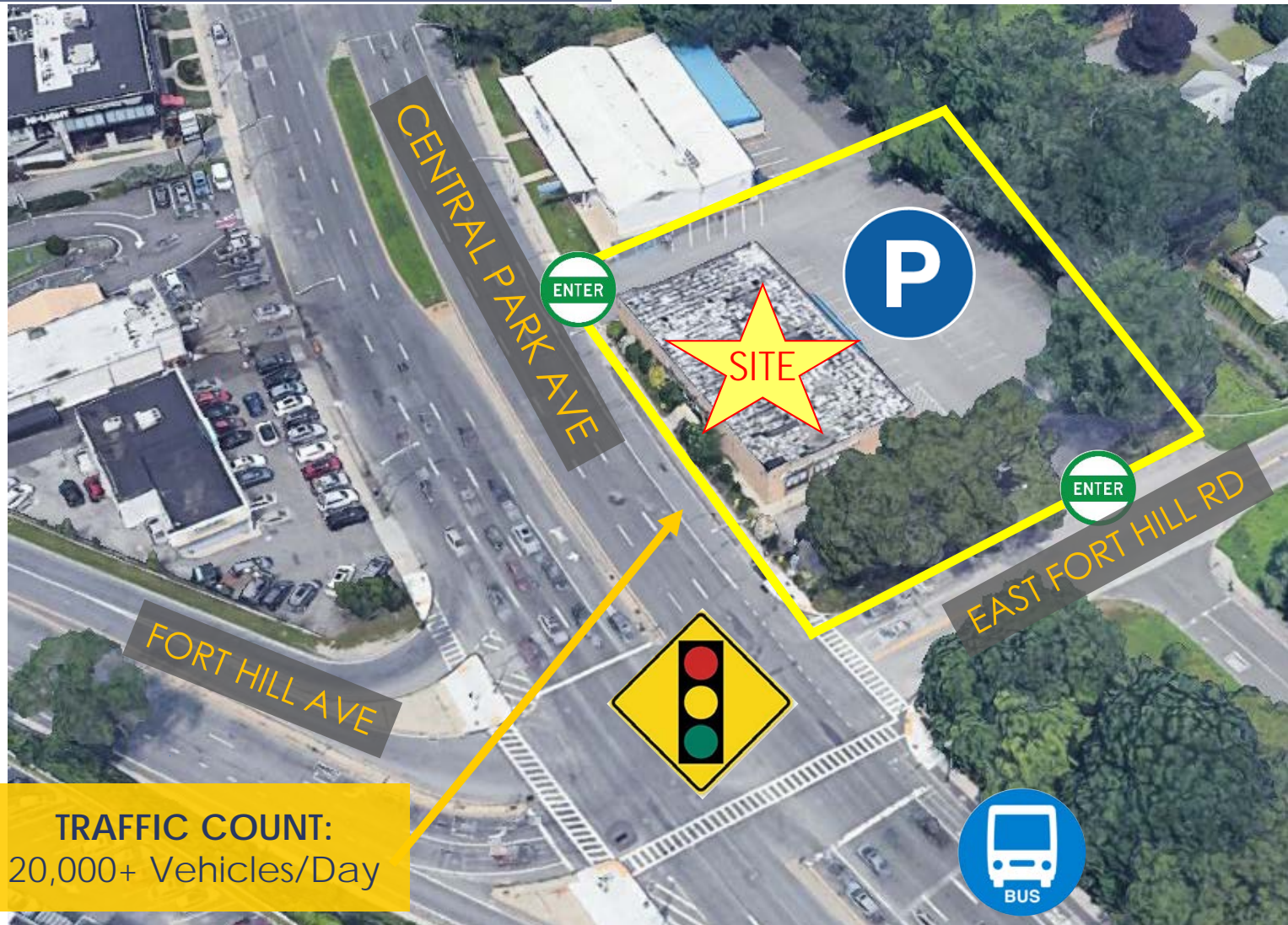


SITE MAP

Close-Up

PARKING LOT
VIRTUAL TOUR

[HERE](#)



TRAFFIC COUNT:
20,000+ Vehicles/Day



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED

2422 CENTRAL PARK AVE | YONKERS, NY
Ultra Prime Stand-Alone Building with Private Parking
8,500 SF | Exceptional Location on Busy Retail Strip



LOCAL RETAIL MAP



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: 914-779-8200 x123 haryn@admiralrealestate.com

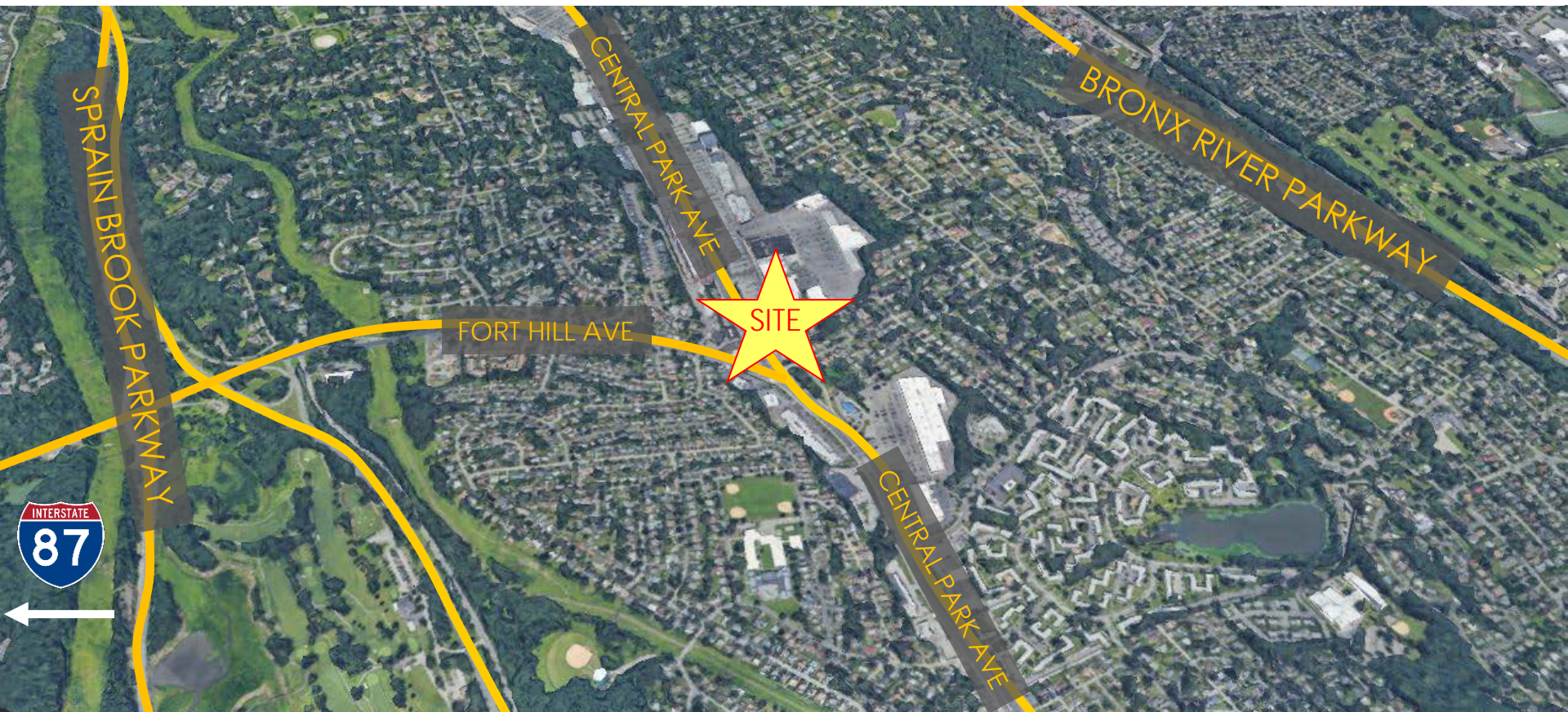
BROKERS
PROTECTED

2422 CENTRAL PARK AVE | YONKERS, NY
Ultra Prime Stand-Alone Building with Private Parking
8,500 SF | Exceptional Location on Busy Retail Strip



SITE MAP

Regional Aerial



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

BROKERS
PROTECTED