

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



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SITE VISIBILITY



On Central Park Ave facing southwest

On Central Park Ave facing northeast



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ADMIRAL
REAL ESTATE SERVICES



SITE MAP

Close-Up

PARKING LOT
VIRTUAL TOUR

[HERE](#)



TRAFFIC COUNT:
20,000+ Vehicles/Day



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ADMIRAL
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LOCAL
RETAIL
MAP



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SITE MAP

Regional Aerial



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