

# (3) NEWLY RENOVATED RETAIL/OFFICE SPACES AVAILABLE FOR LEASE

1228 - 1230 Yonkers Avenue, Yonkers, NY 10704

ADMIRAL  
REAL ESTATE SERVICES



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**HERE** FOR  
VIRTUAL TOUR

## SPACE INFORMATION

- (3) Available Units
- Units Cannot Be Combined
- New HVAC and Electrical Panels
- Corner Location Yonkers Ave and Bronx River Parkway Road
- Immediate Highway Access
- Good Local Community
- Densely Populated Area
- En-Route To/From Yonkers Raceway and Empire Casino
- High Traffic Count: 16,000 VPD

CONTACT  
BROKER FOR FULL  
RENTAL RATE



CONTACT OWNER'S  
EXCLUSIVE AGENT:

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



YONKERS, NY | 1228-1228 Yonkers Ave

(3) Newly Renovated Retail/Office Spaces

Highly Visible Location Near Bronx River Road



## BUILDING DETAILS

Uses Allowed:	Retail, Food, Medical/Office, Fitness, etc.
Near:	Bronxville, Mount Vernon, Fleetwood
Highway Access:	Immediate Access to Bronx River Parkway
Retail:	Near Empire Casino & Yonkers Raceway
Metro-North:	1-Min Drive/3-Min Walk to Mount Vernon West

NEW YORK'S  
**WESTCHESTER** COUNTY  
STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

## KEY FACTS (0.25 Mile Radius of Site)

POPULATION MEDIAN AGE

4,740 40

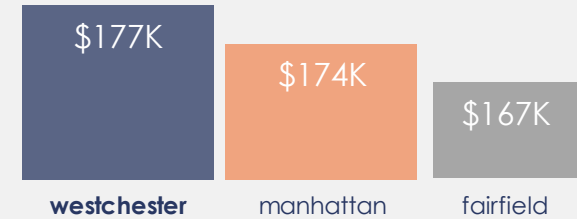
AVG INCOME AVG DISPOSABLE

\$100,152 \$74,257

DEC 2023 MEDIAN  
HOME SALES  
PRICE

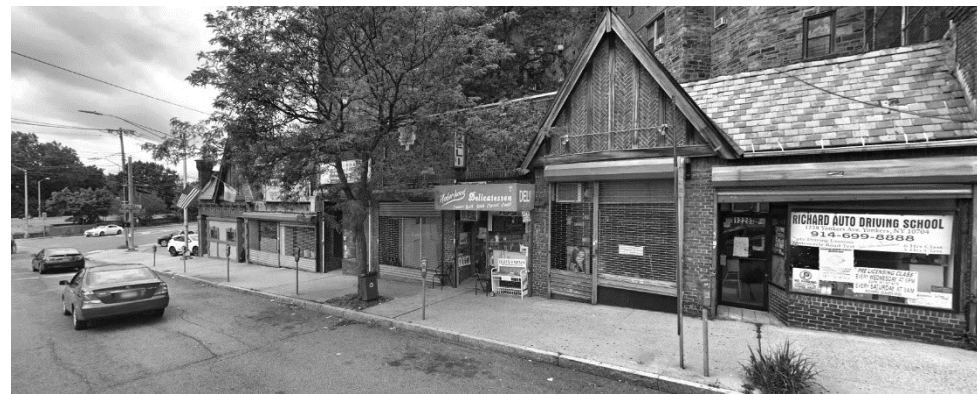
\$687K

HIGH AVERAGE  
HOUSEHOLD INCOME



## DEMOGRAPHICS

By Radius	.25-Mile	.50-Mile	1-Mile
Average HH Income	\$100,152	\$94,742	\$93,519
Median HH Income	\$79,591	\$75,340	\$71,714
Population	4,740	15,832	62,905
Total Households	2,061	6,294	25,619
Disposable Income	\$74,257	\$70,924	\$70,348
Medical Expenses	\$5,979	\$5,622	\$5,682



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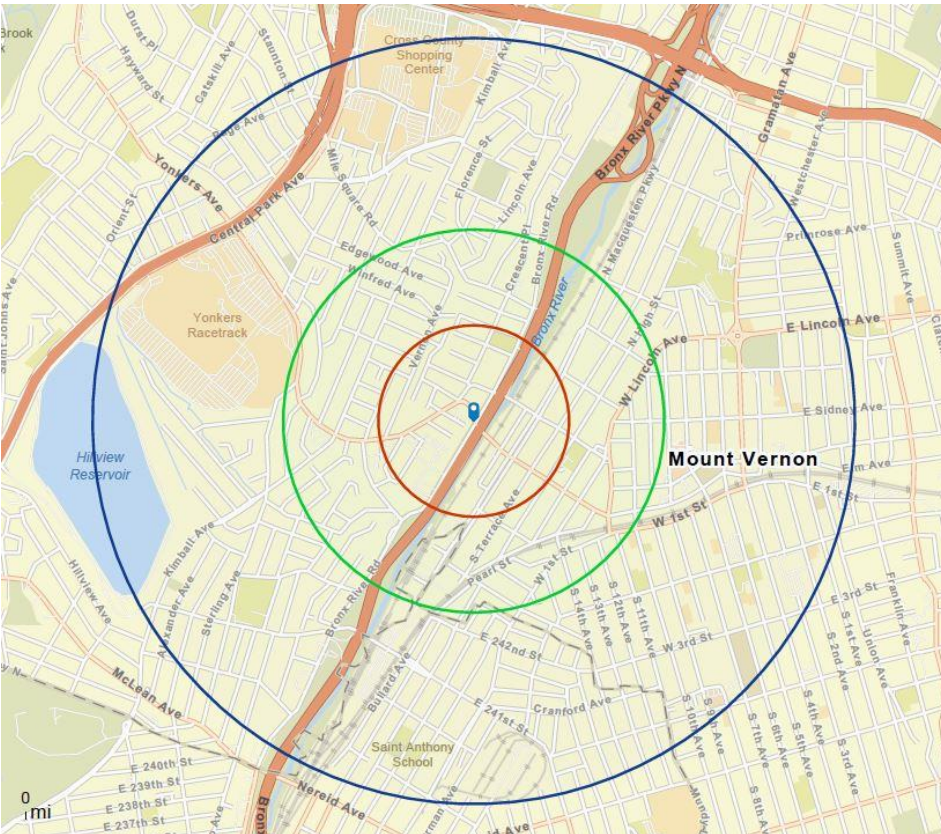
BROKERS  
PROTECTED

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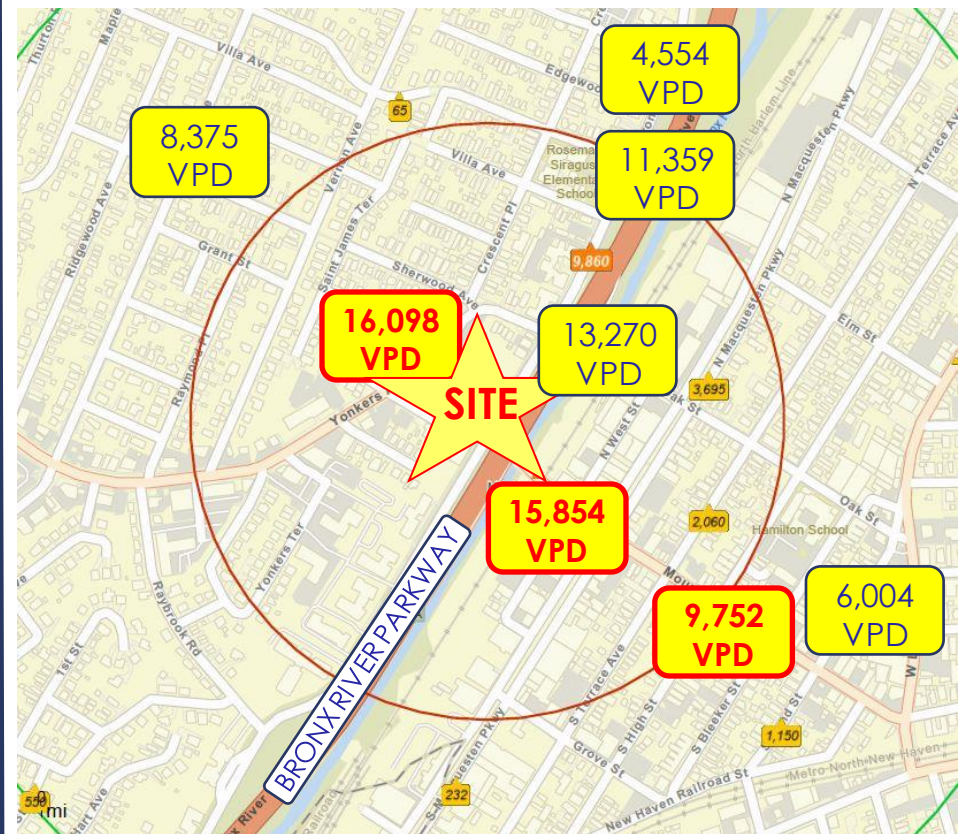
## SITE MAP

RADIUS: **0.25-MILE** **0.50-MILE** **1.0-MILE**



## TRAFFIC COUNT

+/-10,000 Vehicles Per Day on Mamaroneck Avenue



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## EXTERIOR PHOTOGRAPHS



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## INTERIOR PHOTOGRAPHS



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AERIAL | Close-Up



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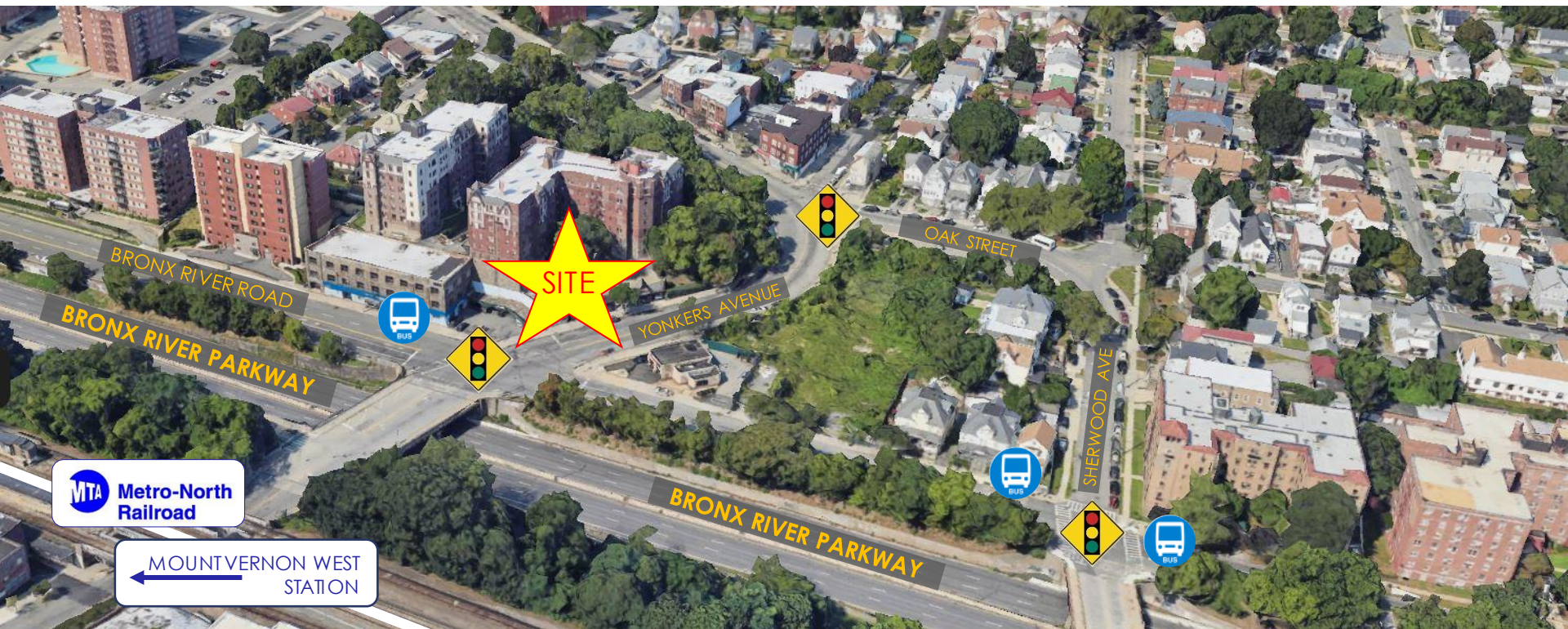
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## AERIAL | Neighborhood & Transportation



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AERAL | Regional



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## ABOUT YONKERS

Located along the Hudson River, Yonkers is **New York's fourth largest city** and the largest city in Westchester County. A city in the center of it all, Yonkers is convenient, affordable, and offers opportunity for almost every residential and commercial investment. It's why some of the biggest projects in the Hudson Valley are happening here.

Yonkers' Downtown Waterfront district continues to grow, **with hundreds of new luxury high rise apartments** offering stellar views of the Hudson River and Palisades, gourmet restaurants, shops, and parks, just a 25-minute train ride to midtown Manhattan. Businesses – large and small – continue to thrive and grow in Yonkers. The city is home to cultural amenities such as the Hudson River Museum, prestigious colleges such as Sarah Lawrence, shopping centers, the arts, entertainment venues such as Empire City Casino and beautiful parks.



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