

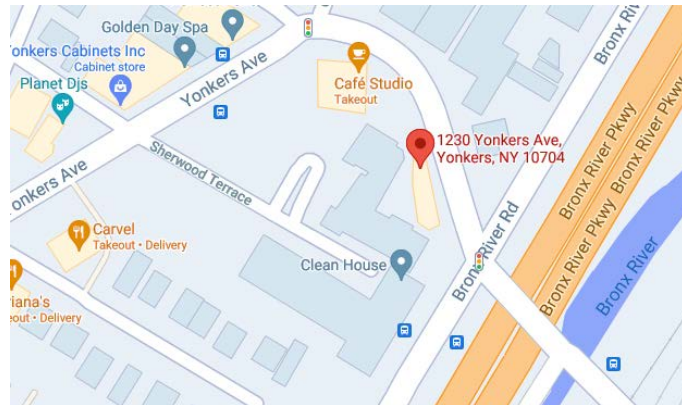


PRIME YONKERS INLINE SPACE FOR LEASE

500 Sq. Ft.

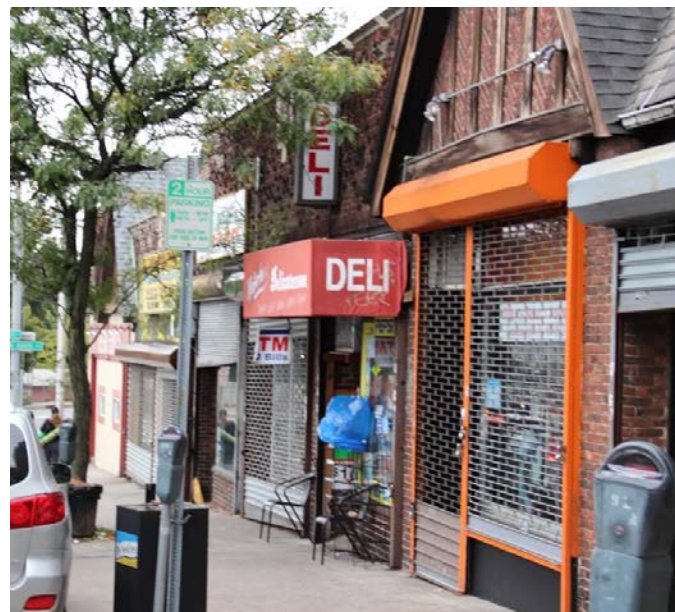
\$1,100/Month Modified Gross

- Former Inline Deli
- Corner Location; Yonkers Ave at Bronx River Parkway Rd
- High Traffic Count: 16,098 VPD
- Good Local Community
- Dense Apartment Population
- En-Route to/from Yonkers Raceway



DEMOGRAPHICS

By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$77,399	\$85,768	\$84,293
Median HH Income	\$58,300	\$57,152	\$54,749
Population	57,714	449,671	1,066,378
Total Households	23,747	168,548	395,913
Retail Potential	\$808M	\$6.1B	\$13.8B



CALL OWNER'S
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