

# 5,000 SF USABLE BASEMENT SPACE

Reception, Partitioned Office & Conference Room  
471 McLean Avenue, Yonkers, NY 10705

ADMIRAL  
REAL ESTATE SERVICES



- Highly visible and busy location
- Various uses permitted; Ideal for light industrial/manufacturing uses, storage, assembly, general retail, medical, dental, urgent care, financial services, fitness, theater/entertainment, etc.
- Natural light and great signage
- Emergency lighting & security system
- Fantastic parking options; (40) spaces
- ADA compliant private restroom
- Near the Saw Mill River Parkway & I-87 (Major Deegan)
- Electric: Submeter; After Hours HVAC
- Co-tenancy includes 7-Eleven, Domino's Pizza, and Living Water Christian Center
- Contact Exclusive Brokers For Rental Rate



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118  
JON GORDON: [914-779-8200](tel:914-779-8200) x115

[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)  
[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

BROKERS  
PROTECTED

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## BUILDING/SPACE DETAILS

Uses Allowed: Retail, Food, Medical/Office, Fitness, etc.

Near: North Riverdale and Mount Vernon

Highway Access: Saw Mill River Parkway and I-87

Layout: Reception, partitioned offices, conference room, and print/copy area

## KEY FACTS (10-Miles of Site)

POPULATION RETAIL POT.

3,386,413 \$49B

AVG INCOME MED INCOME

\$100,829 \$61,073

DEC 2023 MEDIAN  
HOME SALES  
PRICE

\$687K

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

\$22.1 billion in Westchester  
RETAIL DEMAND

**HIGH AVERAGE**  
HOUSEHOLD INCOME

\$177K

\$174K

\$167K

westchester

manhattan

fairfield

## DEMOGRAPHICS

By Radius	5-Mile	10-Mile	15-Mile
Average HH Income	\$81,055	\$100,829	\$118,267
Median HH Income	\$53,113	\$61,073	\$75,722
Population	1,252,378	3,386,413	7,265,270
Total Households	459,672	1,278,311	2,831,566
Retail Potential	\$15B	\$49B	\$127B



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## ADDITIONAL EXTERIOR PHOTOGRAPH



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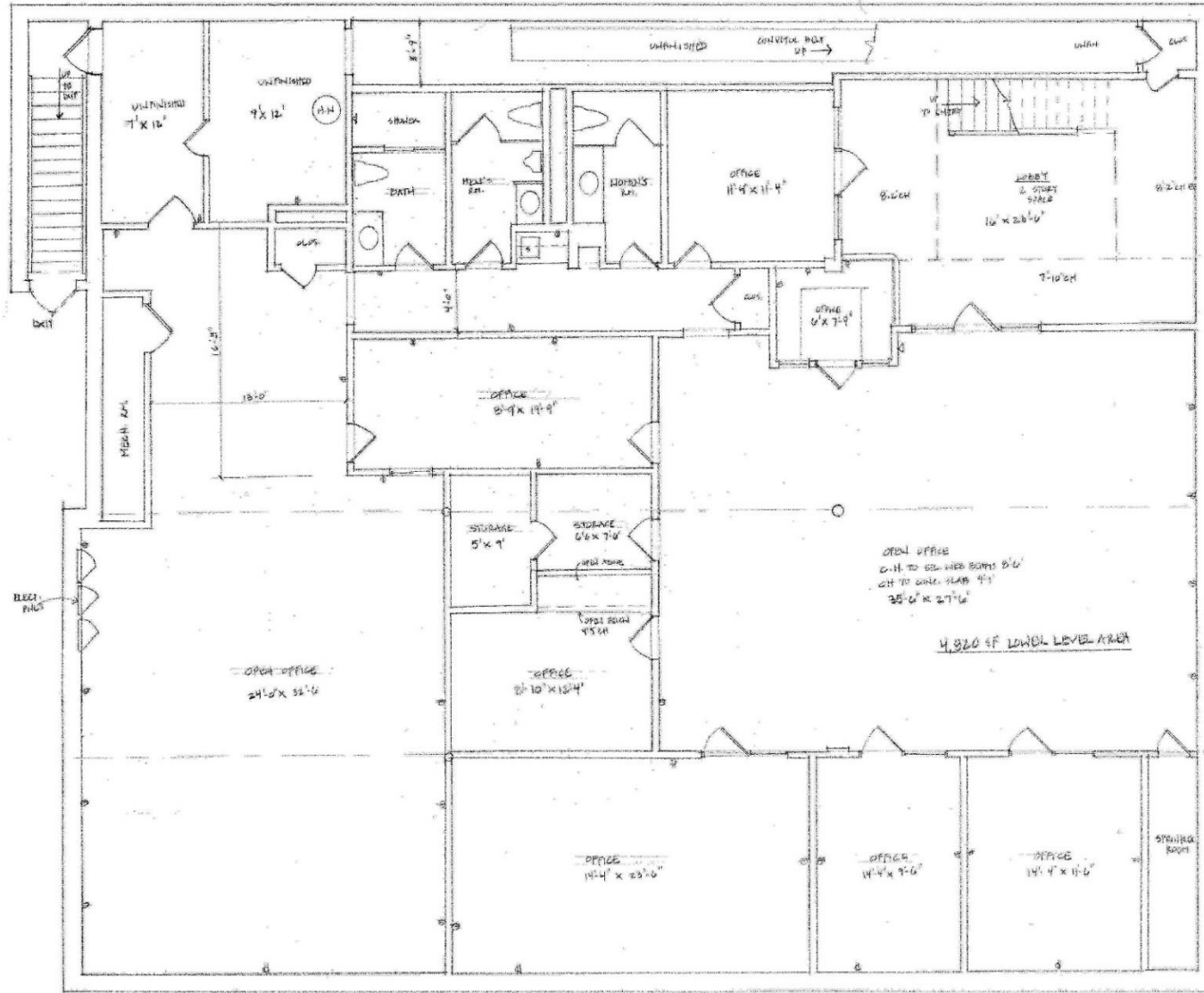
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## FLOOR PLAN | 1

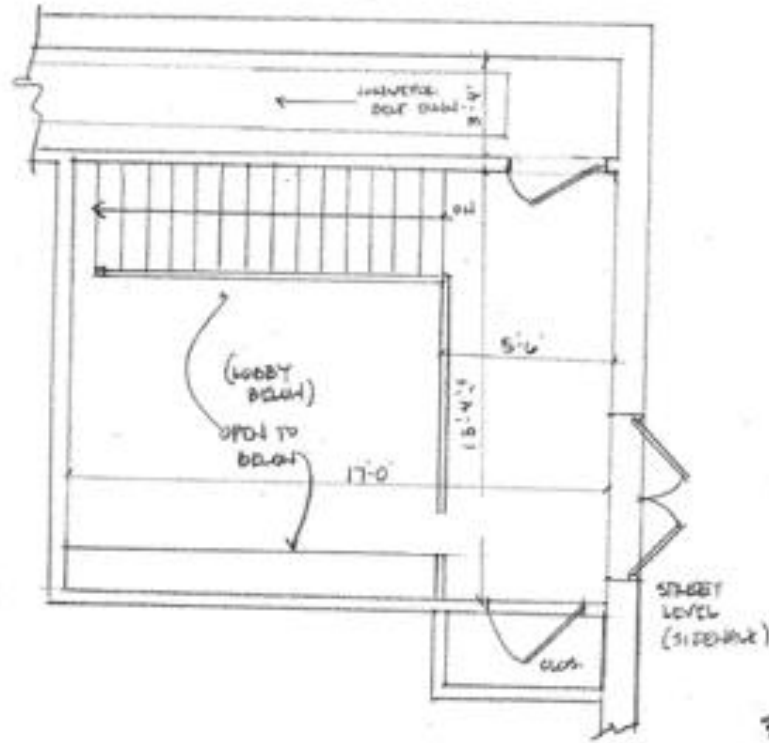


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## FLOOR PLAN | 2



UPPER LEVEL ENTRY  
1/4" = 1'-0"

306 SF ENTRY LOBBY

4820  
+ 306  
5,126 TOTAL AREA



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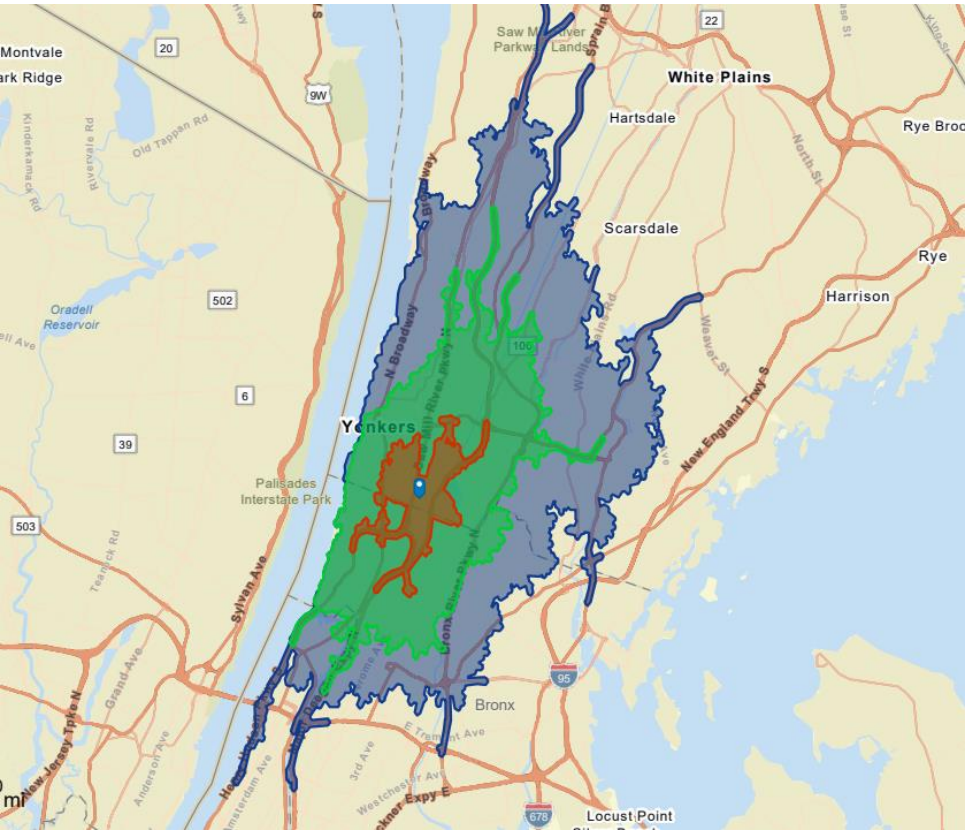
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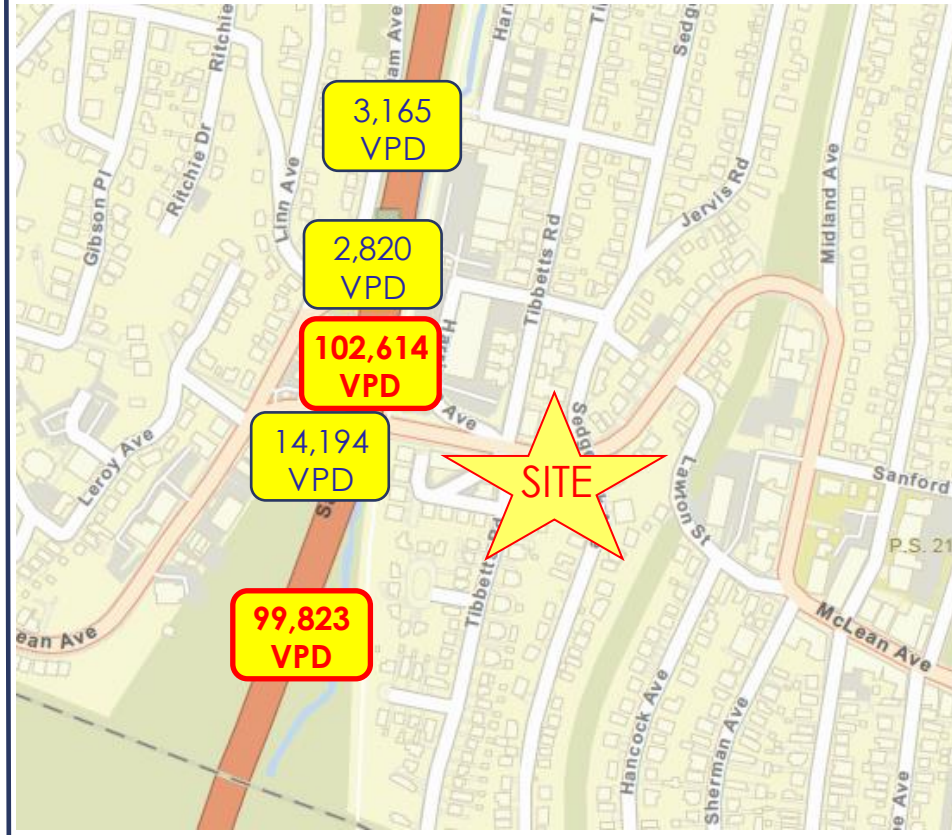


## SITE MAP

DRIVE TIME: **5-MIN** **10-MIN** **15-MIN**



## TRAFFIC COUNT



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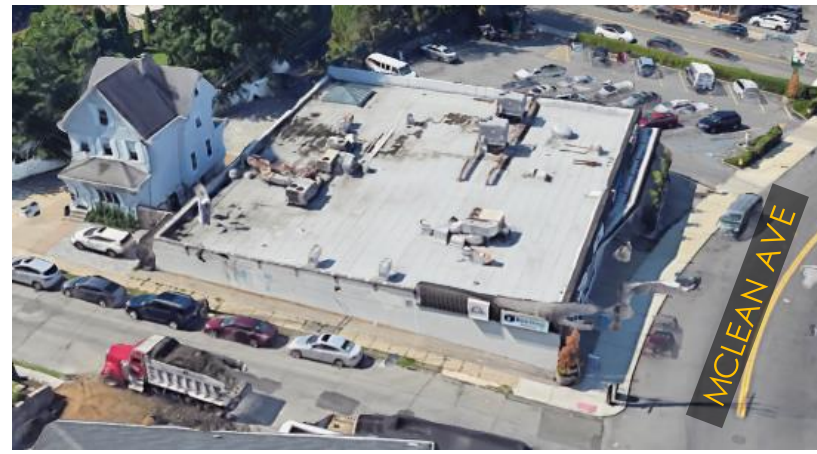
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## PARKING AERIALS



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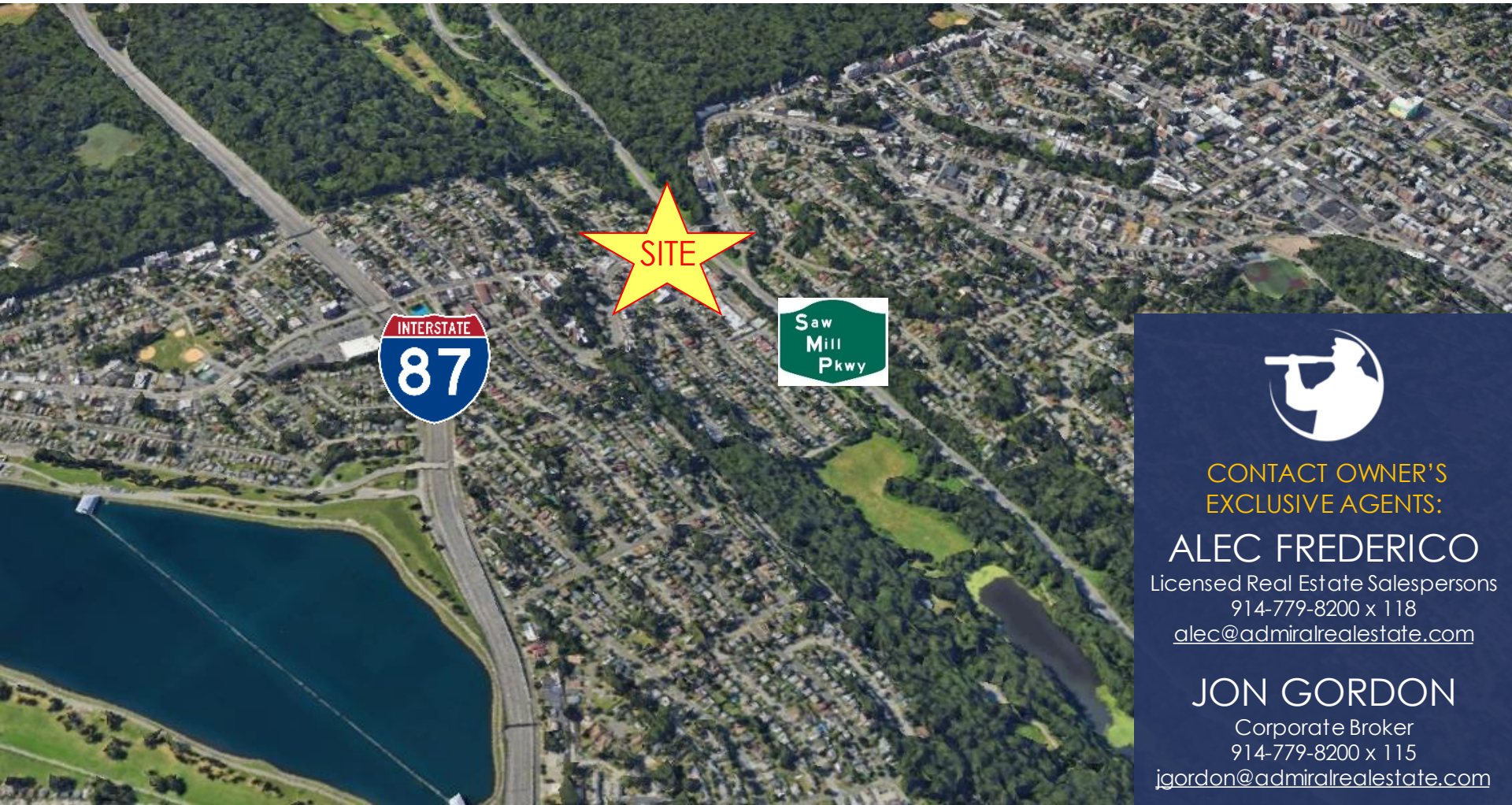
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## REGIONAL AERIAL



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**ALEC FREDERICO**

Licensed Real Estate Salespersons

914-779-8200 x 118

[alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

**JON GORDON**

Corporate Broker

914-779-8200 x 115

[jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)