



## FOR LEASE: 2,500 SF GROUND LEVEL MULTI-PURPOSE SPACE ON 5,000 SF USABLE BASEMENT

- Former Daybreak Independent Services with (8) existing classrooms
- Various uses permitted including general retail, food/restaurant use, supermarket, QSR, traditional office, medical, dental and urgent care, financial services, fitness and theater/entertainment
- Fantastic parking options; (40) spaces
- Great signage opportunities
- Near the Saw Mill River Parkway and I-87 (Major Deegan)
- Private and common area bathrooms (ADA compliant)
- Emergency lighting and security system
- Natural light
- Reception, partitioned offices, conference room and print/copy area
- Electric: Submeter; After Hours HVAC
- Co-tenancy includes 7-Eleven and Dominos Pizza

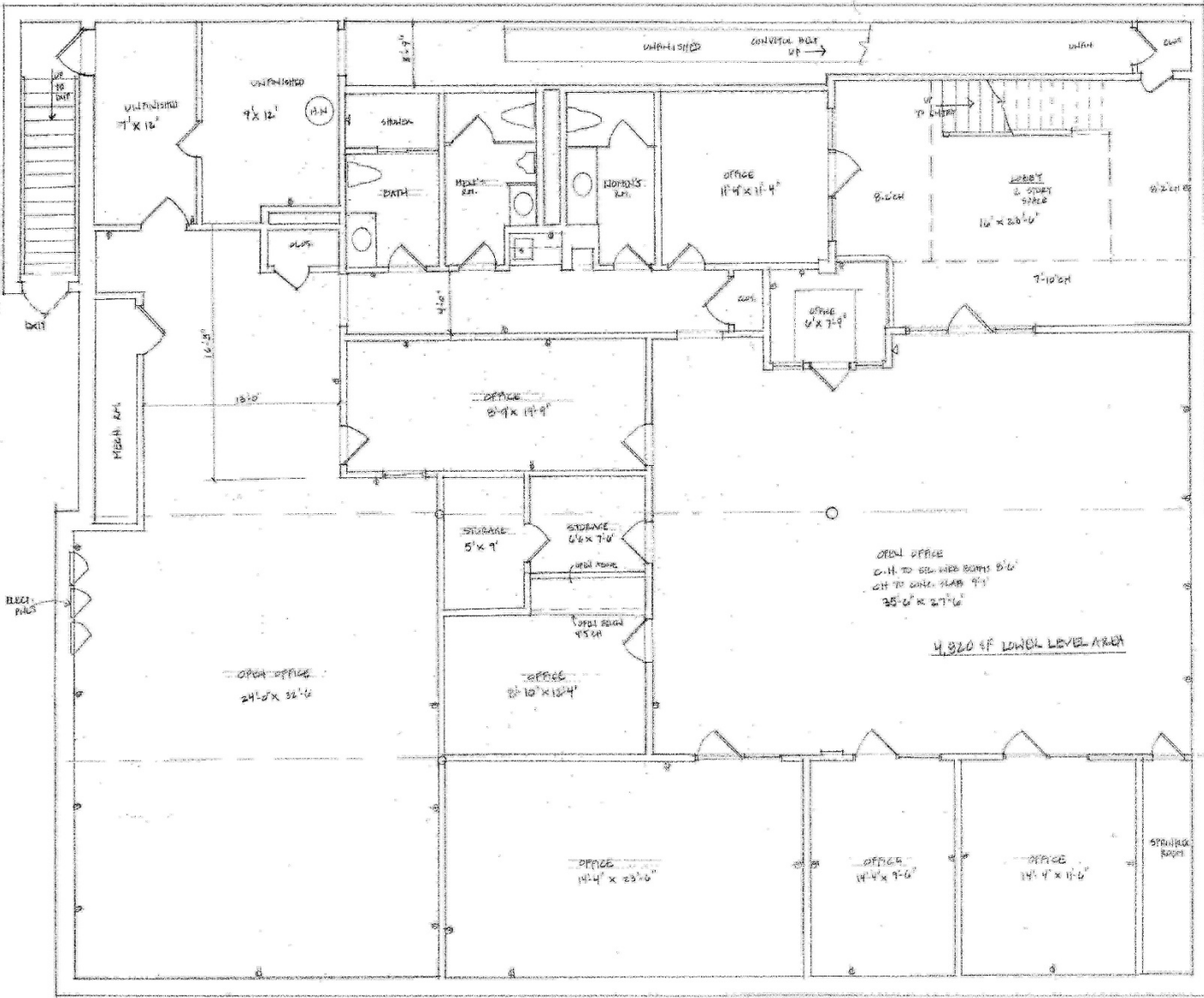
CONTACT OWNER'S  
EXCLUSIVE AGENTS:

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

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BROKERS  
PROTECTED

# FLOOR PLAN | 1



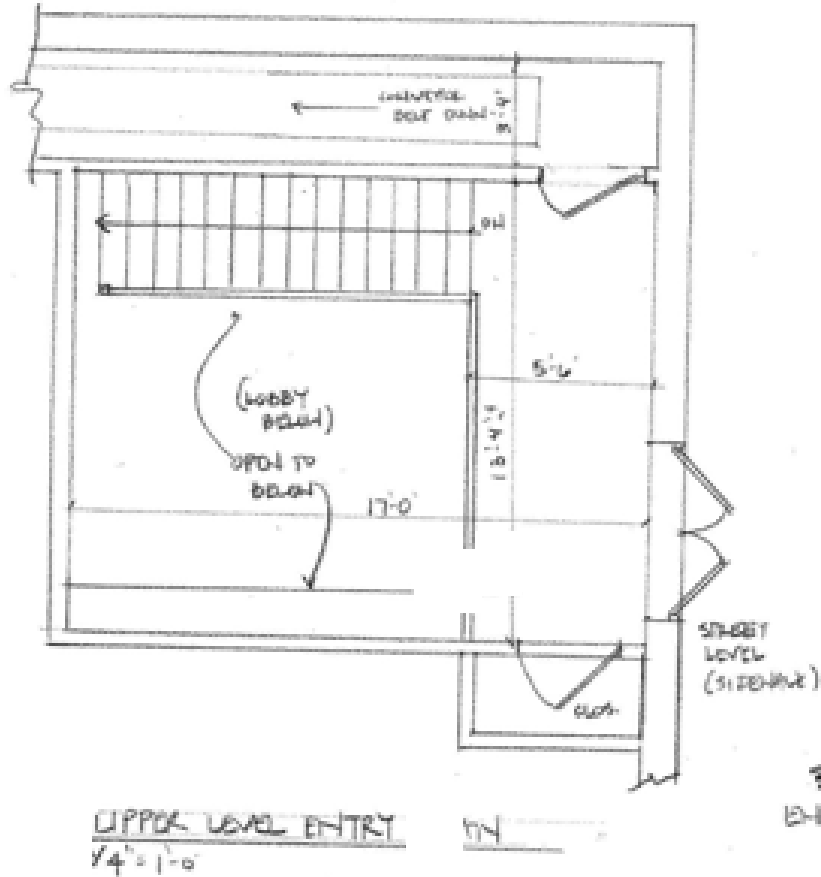
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FLOOR  
PLAN | 2



306 SF ENTRY LOBBY

4820  
+ 306  
5126 TOTAL AREA

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

ADDITIONAL  
PHOTOS &  
MAP



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