

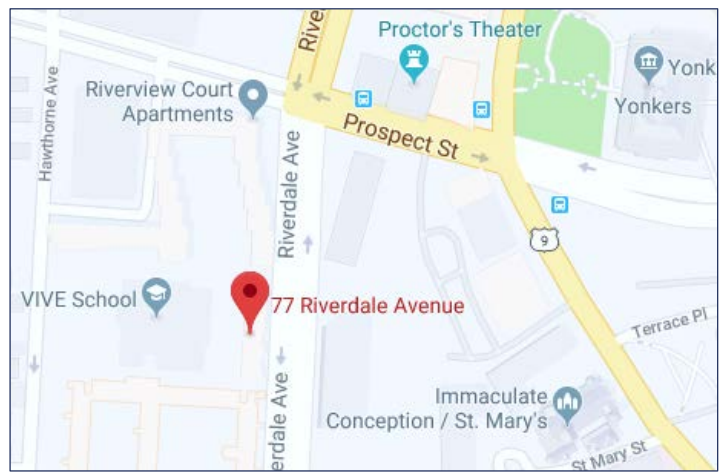


Floor Plan on Reverse

# PRIME GROUND LEVEL SPACES AVAILABLE FOR LEASE IN MULTI-FAMILY BUILDING

4,545 Sq. Ft. | Call for Rental Details

- Building Features 454 Apartments with More than 1,000 Residents
- Across the Street from St. Joseph's Medical Center
- Retail, Office, Bank, Medical, and Urgent Care Uses Allowed
- Close to the Hudson River Waterfront
- On Busy Riverdale Avenue Connecting Yonkers to Riverdale
- Fantastic Signage Visibility



By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$61,511	\$79,774	\$95,023
Median HH Income	\$38,518	\$53,788	\$64,546
Population	52,363	131,791	297,757
Total Households	17,723	47,854	117,389
Retail Potential (000's)	\$452,467	\$1,612,648	\$4,765,215

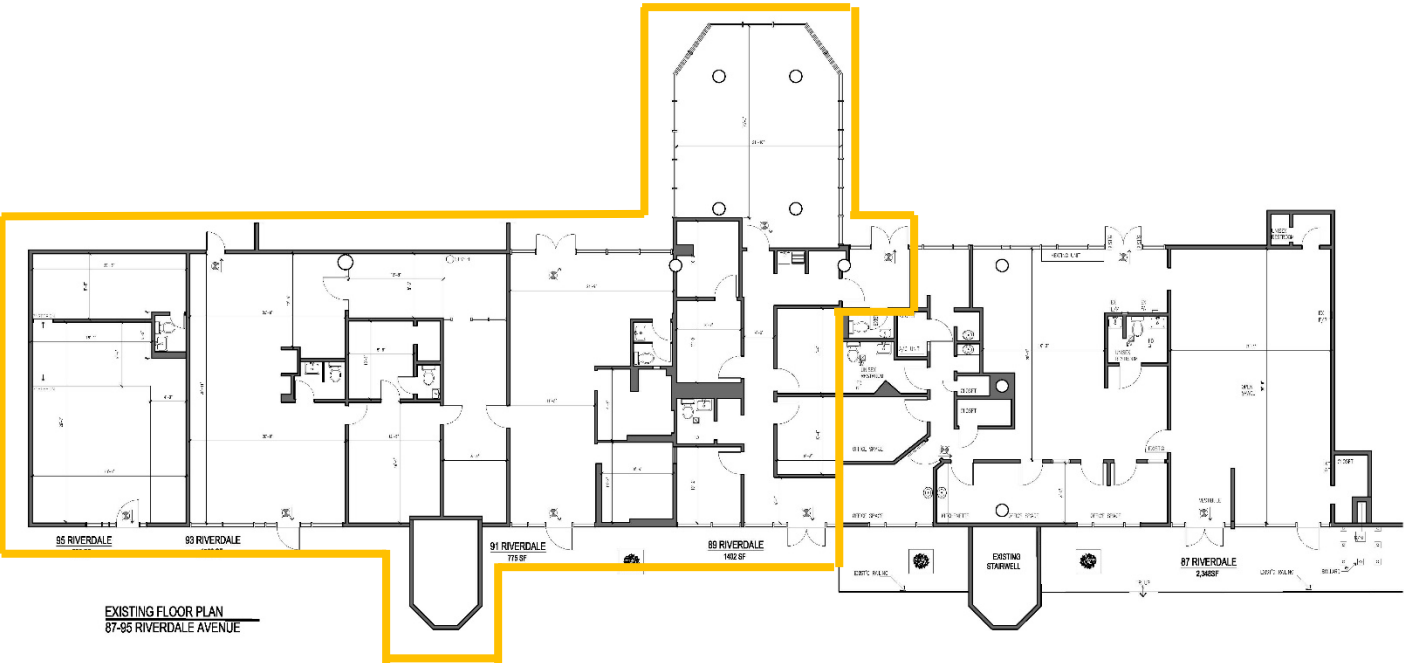
CONTACT OWNER'S  
EXCLUSIVE AGENT:

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

BROKERS  
PROTECTED



# FLOOR PLAN



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