

600 SF MULTIPLE-USE SITE FOR LEASE

End-Cap Site | Heavy Pedestrian Trafficked Location
11 W. Grand Street, Mt. Vernon, NY 10552 (Fleetwood)



FOR LEASE:

HIGH TRAFFIC SITE ACROSS FROM 23,000 SF CVS & MARKET

CONTACT FOR
RENTAL RATE

- 600 SF Site on Grand St Near Gramatan Ave
- Multiple Use Site Including Retail, Office & Dental
- Near 18-Story, \$85M, 249-Unit Residential Complex
- Adjacent to Parking Garage
- Great Street & Municipal Parking
- Walking Distance to Metro-North Fleetwood Train Station
- Fantastic Surrounding Businesses, Service Providers, and Restaurants



CONTACT OWNER'S
EXCLUSIVE AGENT:

JON GORDON:

914-779-8200 x115

jgordon@admiralrealestate.com

BROKERS
PROTECTED

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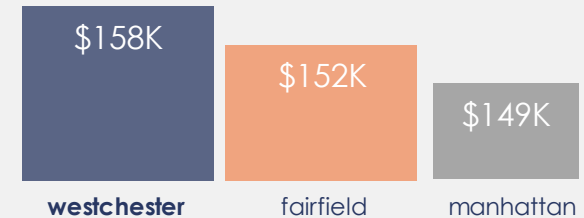
PROPERTY INFORMATION

Intersection.....	West Grand Street between Gramatan Avenue & Fleetwood Ave
Parking.....	Street & municipal options
Accessibility.....	1+ block from Cross County Parkway
Near.....	1 mile from downtown Bronxville
Location.....	Just South of Cross County Parkway and East of Bronx River Parkway
National Retailers.....	Subject site located less than 1 mile from the bustling Cross County Center, a vibrant, open air shopping mall featuring more 80+ national retailers

NEW YORK'S WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester
RETAIL DEMAND

HIGH AVERAGE HOUSEHOLD INCOME



KEY FACTS (0.50-Mile Radius from Site)

POPULATION	MEDIAN AGE
14,936	44.1
HOUSEHOLDS	DISPOSABLE INCOME
7,151	\$89,171

DEMOGRAPHICS

By Radius	0.25-Mile	0.50-Mile	1-Mile
Average HH Income	\$125,763	\$125,985	\$122,178
Median HH Income	\$84,783	\$87,579	\$83,226
Population	5,308	14,936	48,115
Total Households	2,853	7,151	20,638
Disposable Income	\$88,476	\$89,124	\$86,171



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EXTERIOR PHOTOGRAPH



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ADDITIONAL PHOTOGRAPHS



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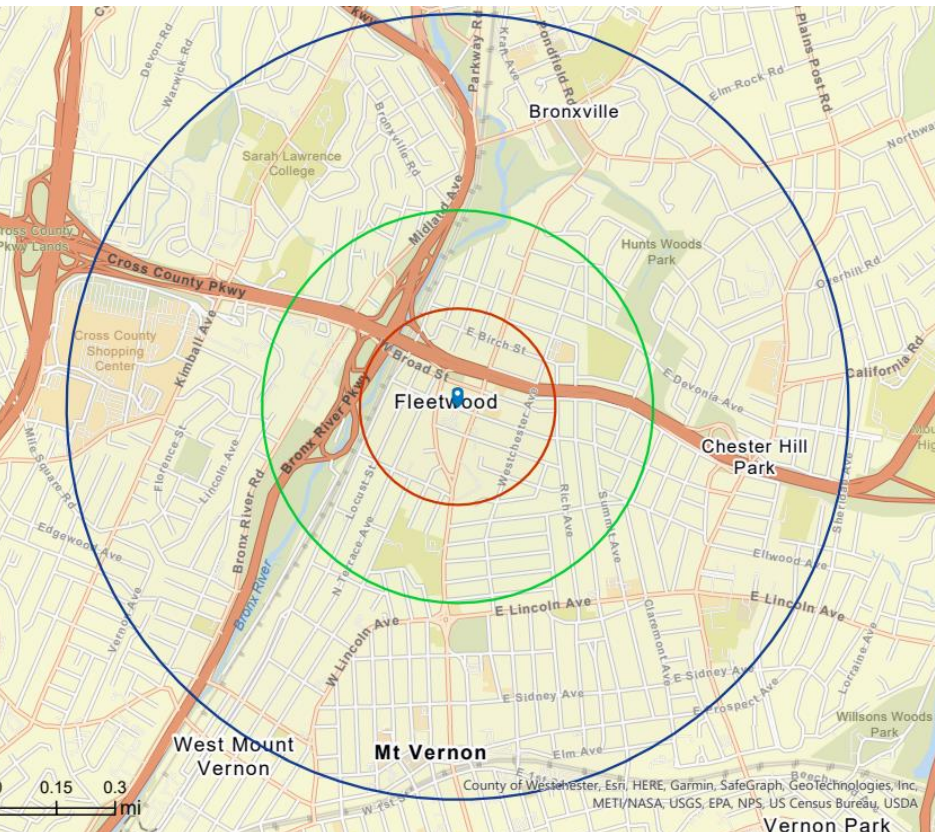
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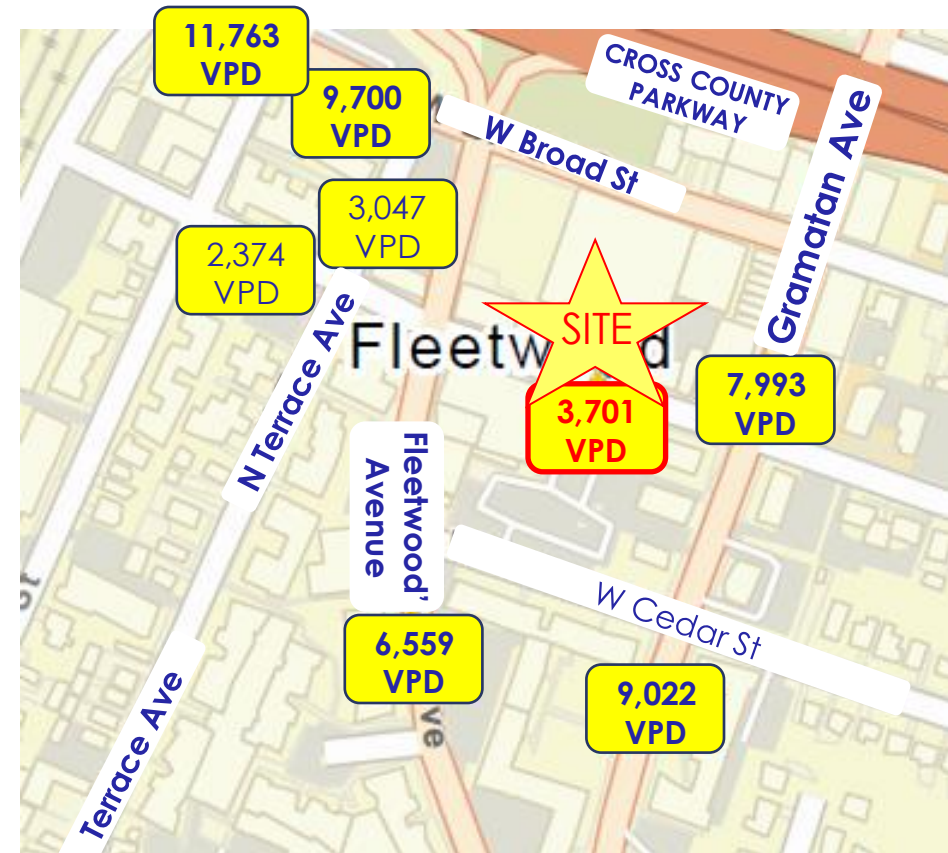
SITE MAP

RADIUS: **0.25-MILE** **0.50-MILE** **1-MILE**



TRAFFIC COUNT

3,701 Vehicles Per Day on West Grand Street



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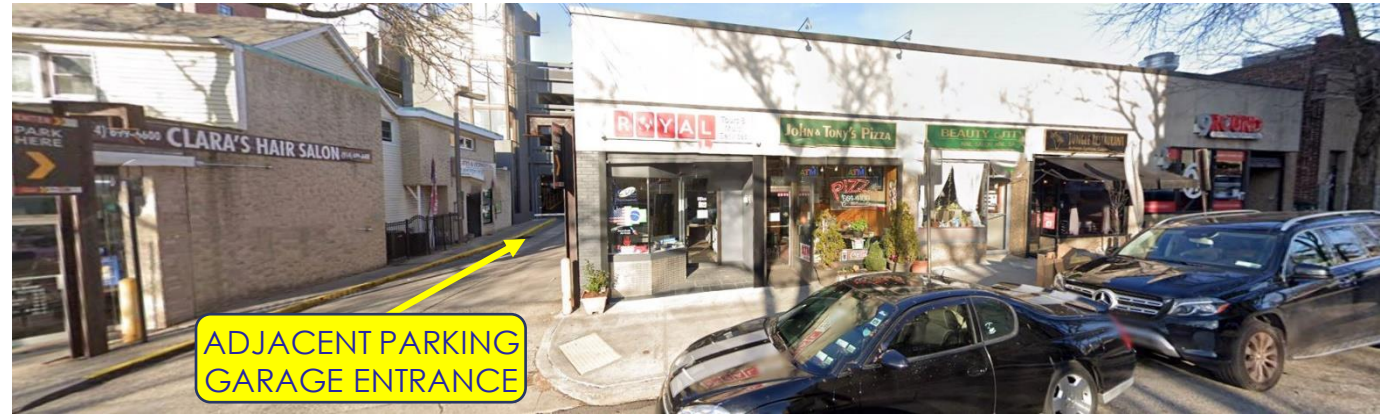
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VISIBILITY,
SIGNAGE &
PARKING
GARAGE



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RETAIL AERIAL

NEARBY
NATIONAL
BUSINESSES



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DOWNTOWN AERIAL

Mount Vernon, NY
(Fleetwood)



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REGIONAL AERIAL



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JON GORDON, CCIM, MSRE
Corporate Broker
914-779-8200 x 115
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