

# PRIME END-CAP MULTI-USE SPACE

+/-2,000 SF Move-In Ready, Open Layout  
471 McLean Avenue, Yonkers, NY 10705

ADMIRAL  
REAL ESTATE SERVICES



## HIGHLY VISIBLE AND BUSY LOCATION ON MCLEAN AVE

- +/-2,000 SF mostly open space
- Various uses permitted
- Fantastic parking options; (40) spaces
- Great signage opportunities
- Near the Saw Mill River Parkway and I-87 (Major Deegan)
- Private restroom
- Electric: Submeter; After Hours HVAC
- Co-tenancy includes 7-Eleven, Dominos Pizza & Living Water Christian Center



CONTACT AGENTS FOR FULL  
RENTAL DETAILS AND RATE



CONTACT OWNER'S  
EXCLUSIVE AGENTS:

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

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

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## BUILDING DETAILS

Uses Allowed: Retail, Food, Medical/Office, Fitness, etc.  
Ideal For: Light Industrial/Manufacturing, Storage, Assembly, Financial Services, Entertainment  
Near: North Riverdale and Mount Vernon  
Highway Access: Saw Mill River Parkway and I-87

## 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

## 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

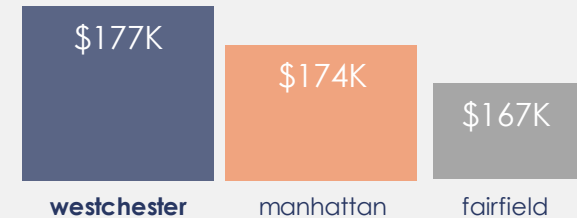
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NEW YORK'S  
**WESTCHESTER** COUNTY  
STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

**HIGH AVERAGE**  
HOUSEHOLD INCOME



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## ADDITIONAL EXTERIOR PHOTOGRAPHS | 1



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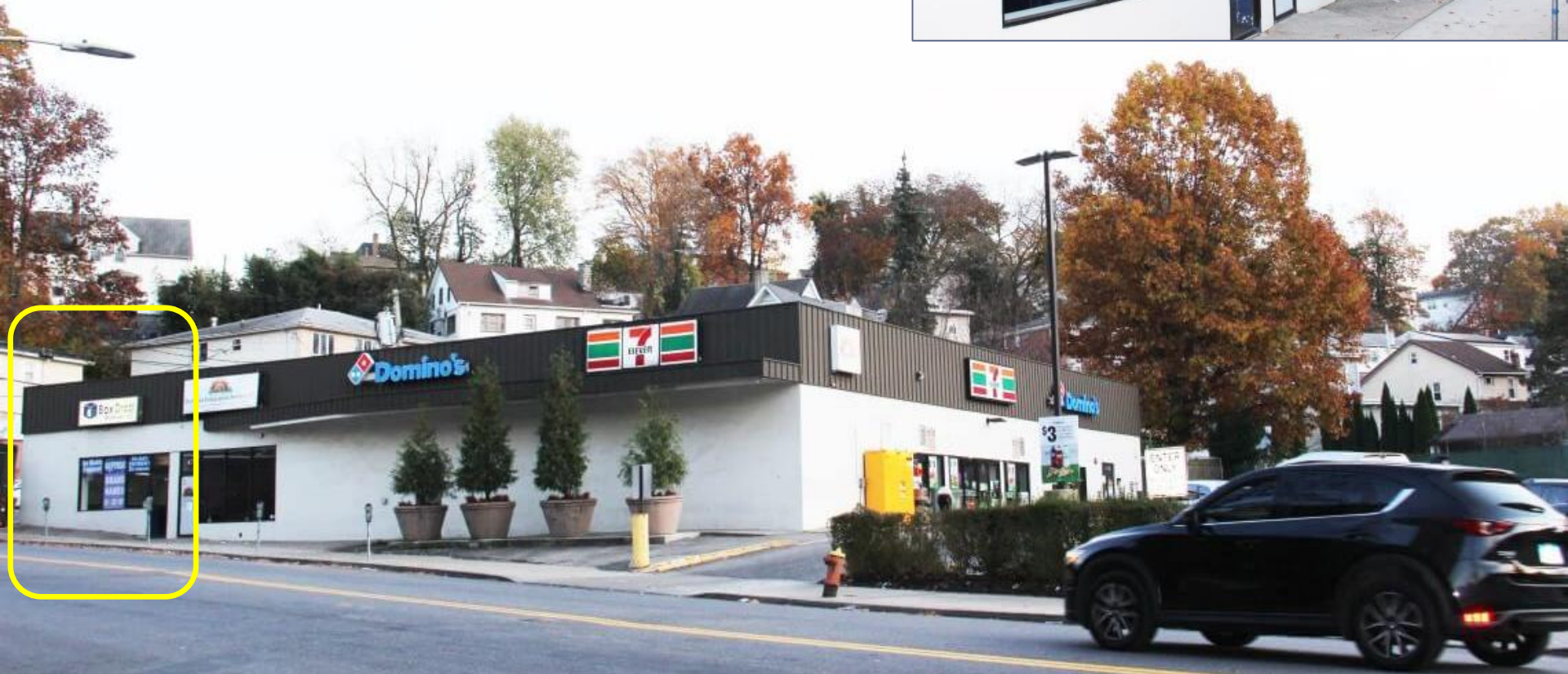
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## ADDITIONAL EXTERIOR PHOTOGRAPHS | 2



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## INTERIOR PHOTOS | 1



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## INTERIOR PHOTOS | 2



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## INTERIOR PHOTOS | 3



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## INTERIOR PHOTOS | 4



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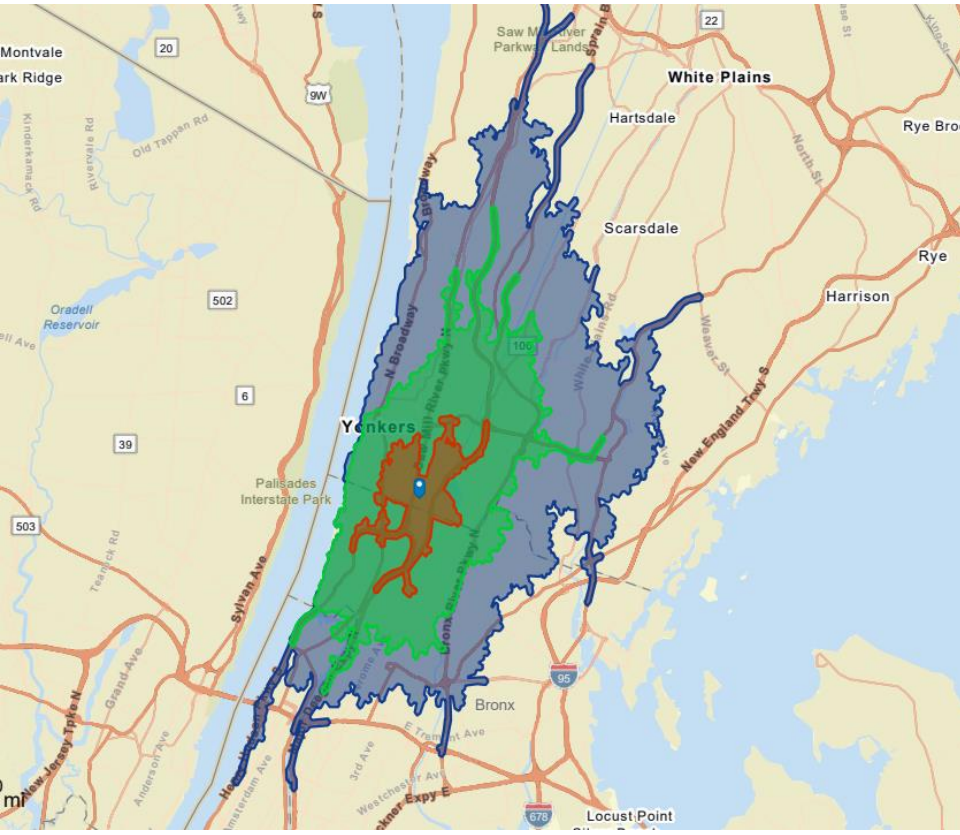
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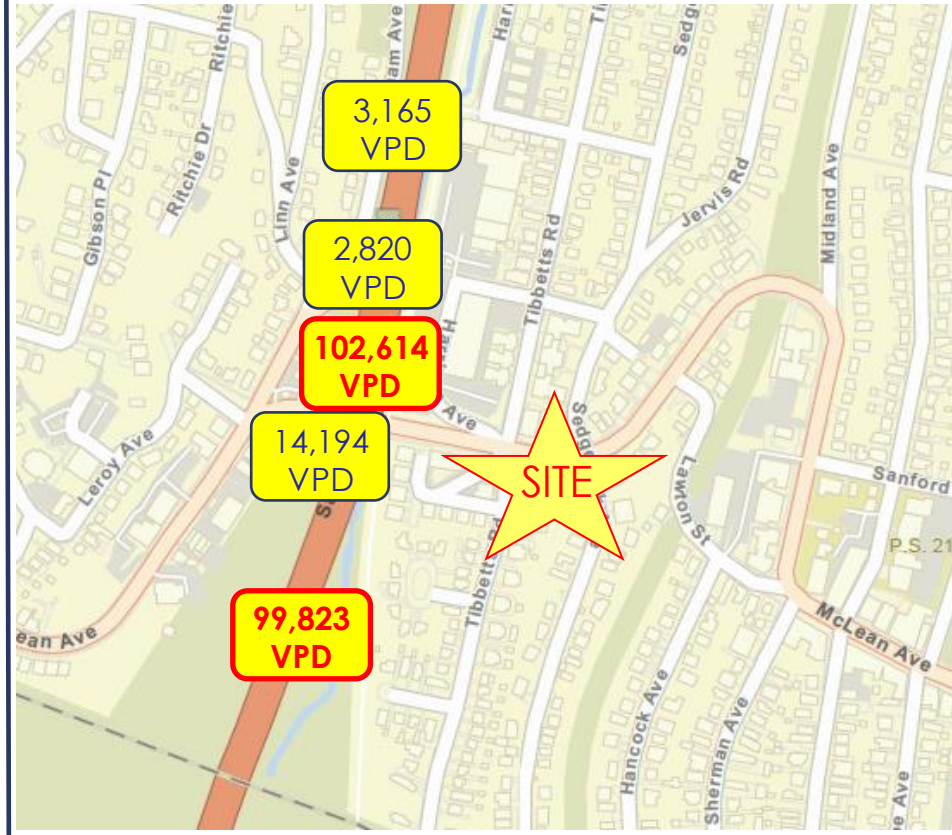


## SITE MAP

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



## TRAFFIC COUNT



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## PARKING AERIALS



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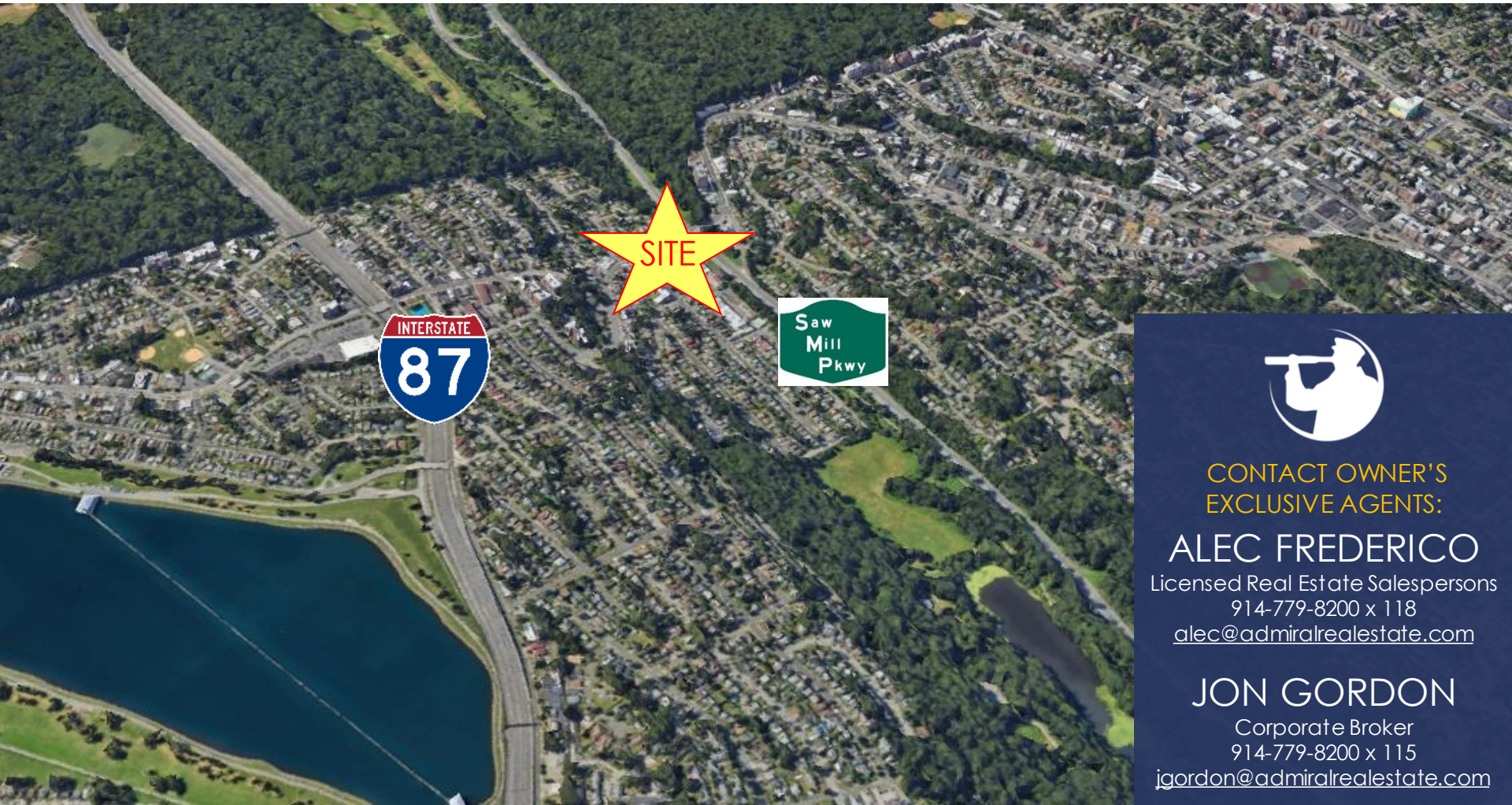
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## REGIONAL AERIAL



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