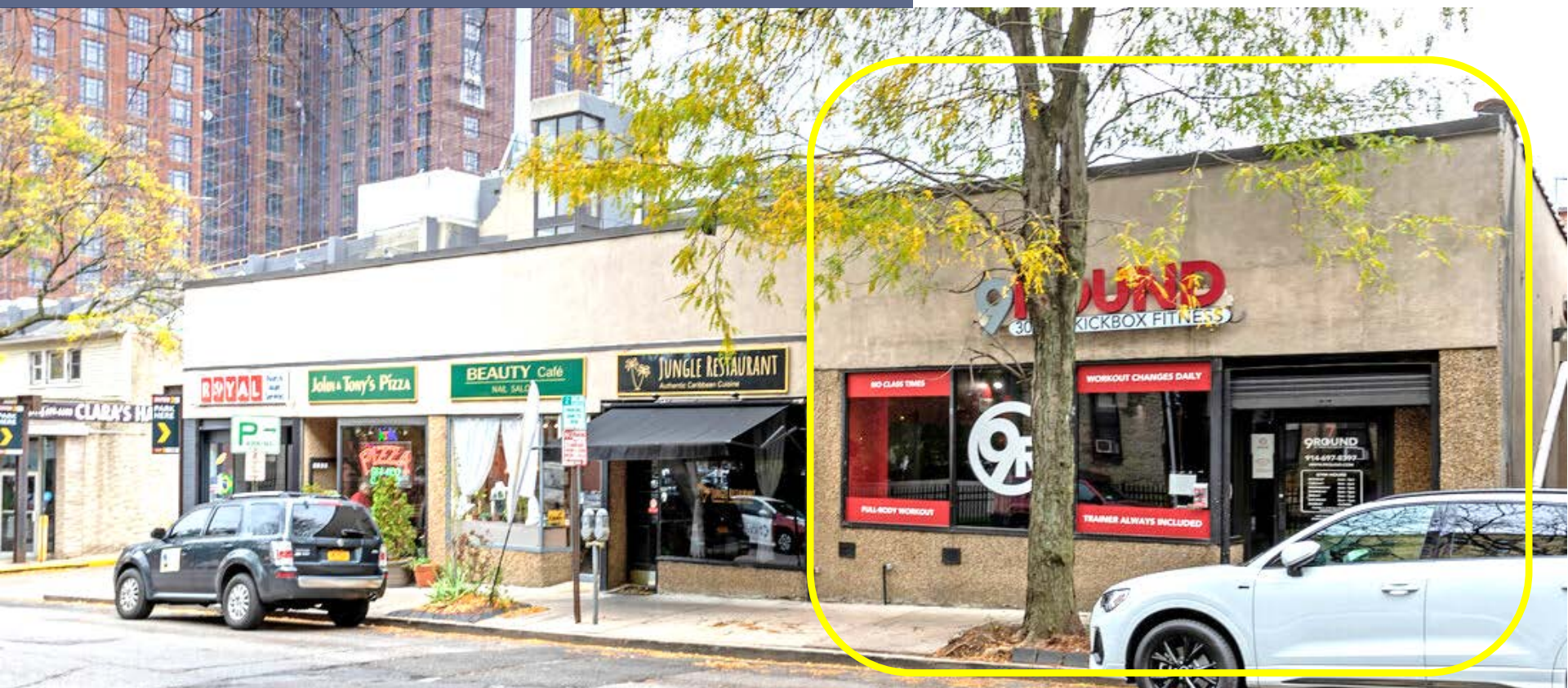


CORNER MULTIPLE-USE SITE FOR LEASE

Densely Populated Area Near Vibrant Gramatan Ave
7 W. Grand Street, Mt. Vernon, NY 10552 (Fleetwood)



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

2,015 SF

CONTACT
BROKER FOR
RENTAL RATE

 CONTACT OWNER'S
EXCLUSIVE AGENT:

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

jgordon@admiralrealestate.com

BROKERS
PROTECTED

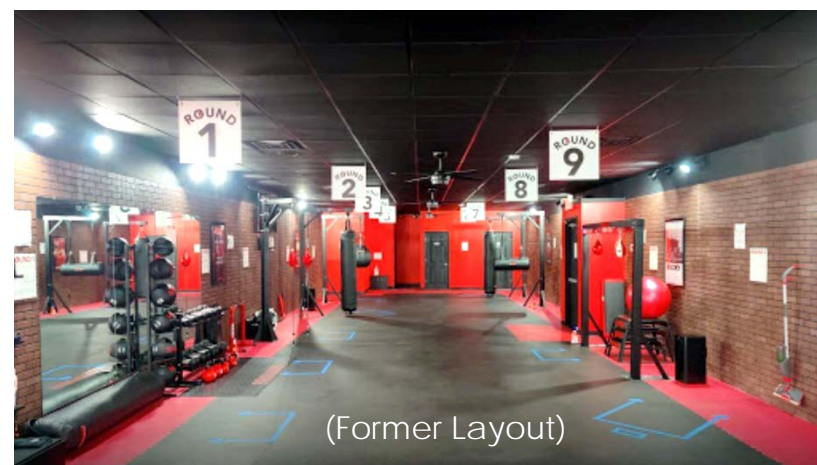
2,015 SF MULTIPLE-USE SITE FOR LEASE

Densely Populated Area Near Vibrant Gramatan Ave
7 W. Grand Street, Mt. Vernon, NY 10552 (Fleetwood)



SITE HIGHLIGHTS

- 2,015 SF Former Fitness Studio
- Located on West Grand Street Near Bustling Gramatan Avenue
- Multiple Use Site; Various Uses Permitted
- Exceptionally Close to 18-Story, \$85M, 249-Unit Residential Complex
- Across from 23,000 SF CVS and Supermarket
- W/D to Fleetwood Metro-North; Only 30-Mins to Midtown Manhattan
- Great Street and Municipal Parking
- Steps from Parking Garage
- Excellent Successful Surrounding Businesses, Service Providers and Restaurants



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PROPERTY INFORMATION

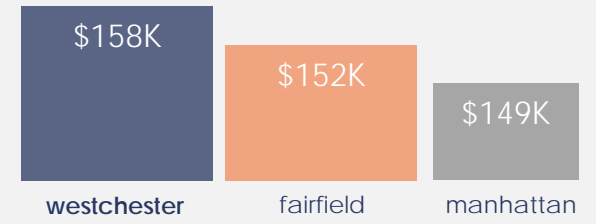
- Intersection..... West Grand Street between Gramatan Avenue & Fleetwood Ave
- Parking..... Street & municipal options
- Accessibility..... 1+ block from Cross County Parkway
- Near..... 1 mile from downtown Bronxville
- Location..... Just South of Cross County Parkway and East of Bronx River Parkway
- 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

2,015 SF MULTIPLE-USE SITE FOR LEASE
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ADDITIONAL BUILDING PHOTOGRAPH



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Densely Populated Area Near Vibrant Gramatan Ave
7 W. Grand Street, Mt. Vernon, NY 10552 (Fleetwood)



NEARBY
PARKING
GARAGE

PARKING GARAGE
ENTRANCE

SUBJECT
SITE



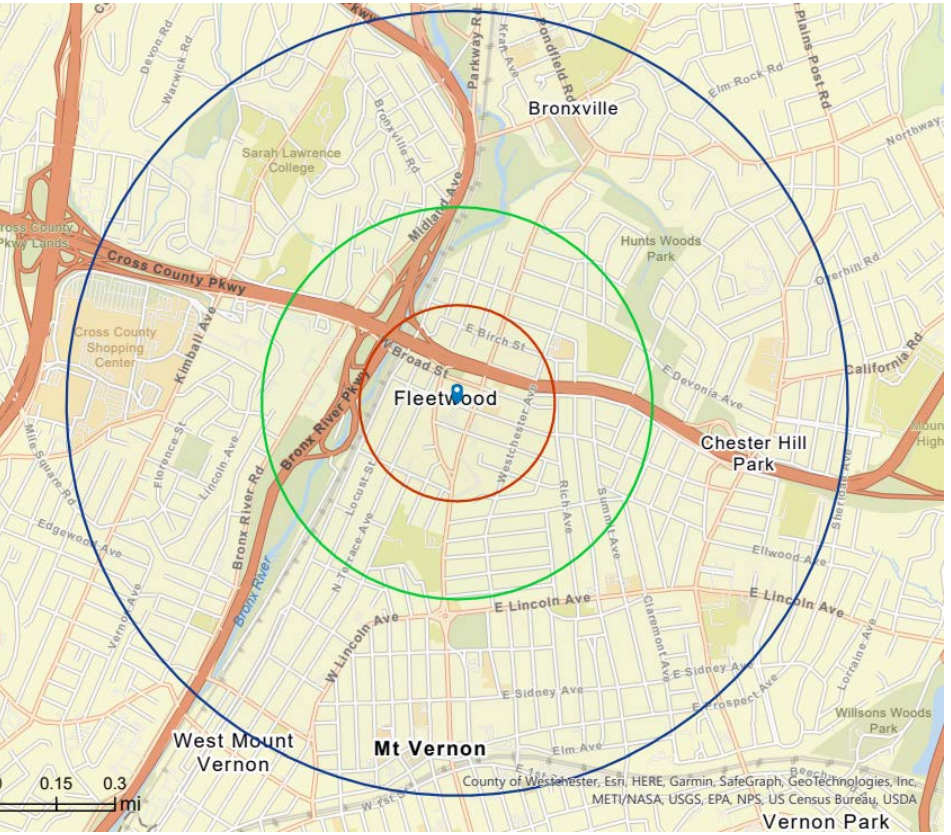
2,015 SF MULTIPLE-USE SITE FOR LEASE

Densely Populated Area Near Vibrant Gramatan Ave
7 W. Grand Street, Mt. Vernon, NY 10552 (Fleetwood)



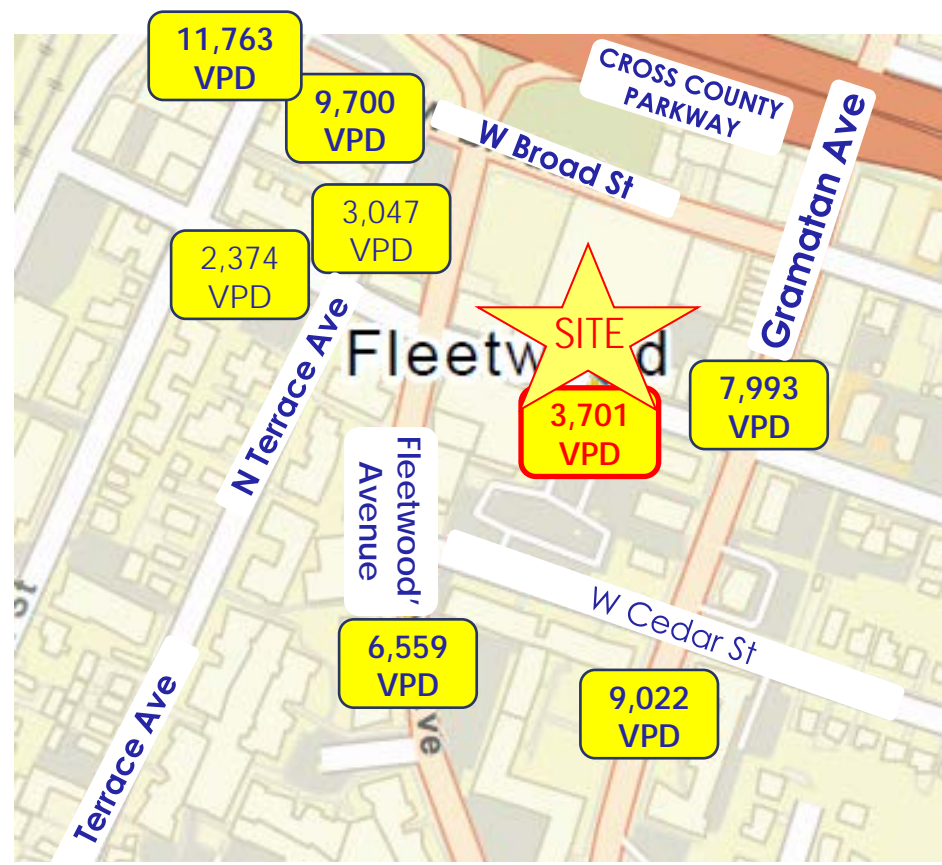
SITE MAP

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



TRAFFIC COUNT

3,701 Vehicles Per Day on West Grand Street



2,015 SF MULTIPLE-USE SITE FOR LEASE

Densely Populated Area Near Vibrant Gramatan Ave
7 W. Grand Street, Mt. Vernon, NY 10552 (Fleetwood)



RETAIL AERIAL

NEARBY
NATIONAL
BUSINESSES



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2,015 SF MULTIPLE-USE SITE FOR LEASE

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DOWNTOWN AERIAL

Mount Vernon, NY
(Fleetwood)



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2,015 SF MULTIPLE-USE SITE FOR LEASE

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REGIONAL AERIAL



CONTACT OWNER'S EXCLUSIVE AGENT
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ADMIRAL
REAL ESTATE SERVICES