

# RIVERHILL PROFESSIONAL PAVILION

Highly Visible Building with Ample On-Site Parking  
970 N. Broadway, Yonkers, NY 10701

ADMIRAL  
REAL ESTATE SERVICES



**FOR LEASE:**

## 1,509 RSF OFFICE/MEDICAL SPACE ACROSS FROM HOSPITAL

- Exceptional Location Across from St. John's Hospital on North Broadway
- High Ceilings and Natural Light
- (2) Private Restrooms
- (3) Plumbed Exam Rooms, Reception/Waiting Areas, and Private Office

CONTACT  
BROKER FOR  
RENTAL RATE



CONTACT OWNER'S  
EXCLUSIVE AGENT:

ALEC FREDERICO: [914-779-8200](tel:914-779-8200) x118 [alec@admiralrealestate.com](mailto:alec@admiralrealestate.com)

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## PROPERTY INFORMATION

Building:	70,000 SF Class B Professional Office
Location:	North Broadway Near Odell Avenue
Parking:	Ample Free Covered and Surface Spaces
Bus:	Multiple Bus Lines Directly in Front of Building
Utilities:	Direct Meter Electric
Use:	General Office, Medical, Dental

## SPACE HIGHLIGHTS

- 1,509 RSF Fully Built-Out Office/Medical Space
- (3) Plumbed Exam Rooms & (2) Private Restrooms
- Reception/Waiting Areas and Office
- Fantastic Natural Light and High Ceilings
- Incredible Public Transportation Options
- On-Site Building Management
- 24/7 Building Access

## LOCATION

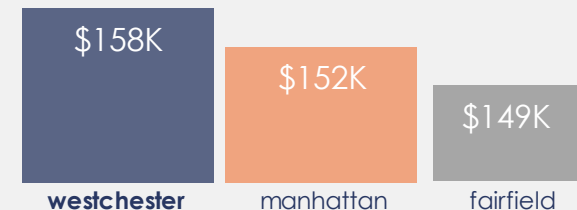
- Situated Directly Across from St. John's Riverside Hospital
- Great Highway Access Near Saw Mill River Parkway, NY Thruway (I-87), and Cross County Parkway
- Near Numerous Other Professional Offices, Retailers, and Restaurants Including Starbucks, Applebee's, Fortina, Dunkin' Donuts, The Taco Project, and Gianna's Italian

## NEW YORK'S WESTCHESTER COUNTY

STRONG SPENDING POWER

\$22.1 billion in Westchester  
RETAIL DEMAND

## HIGH AVERAGE HOUSEHOLD INCOME



## KEY FACTS (5-Min Drive of Site)

POPULATION	MEDIAN AGE
22,523	45
AVG INCOME	AVG MEDICAL EXPENSE
\$140,042	35.7



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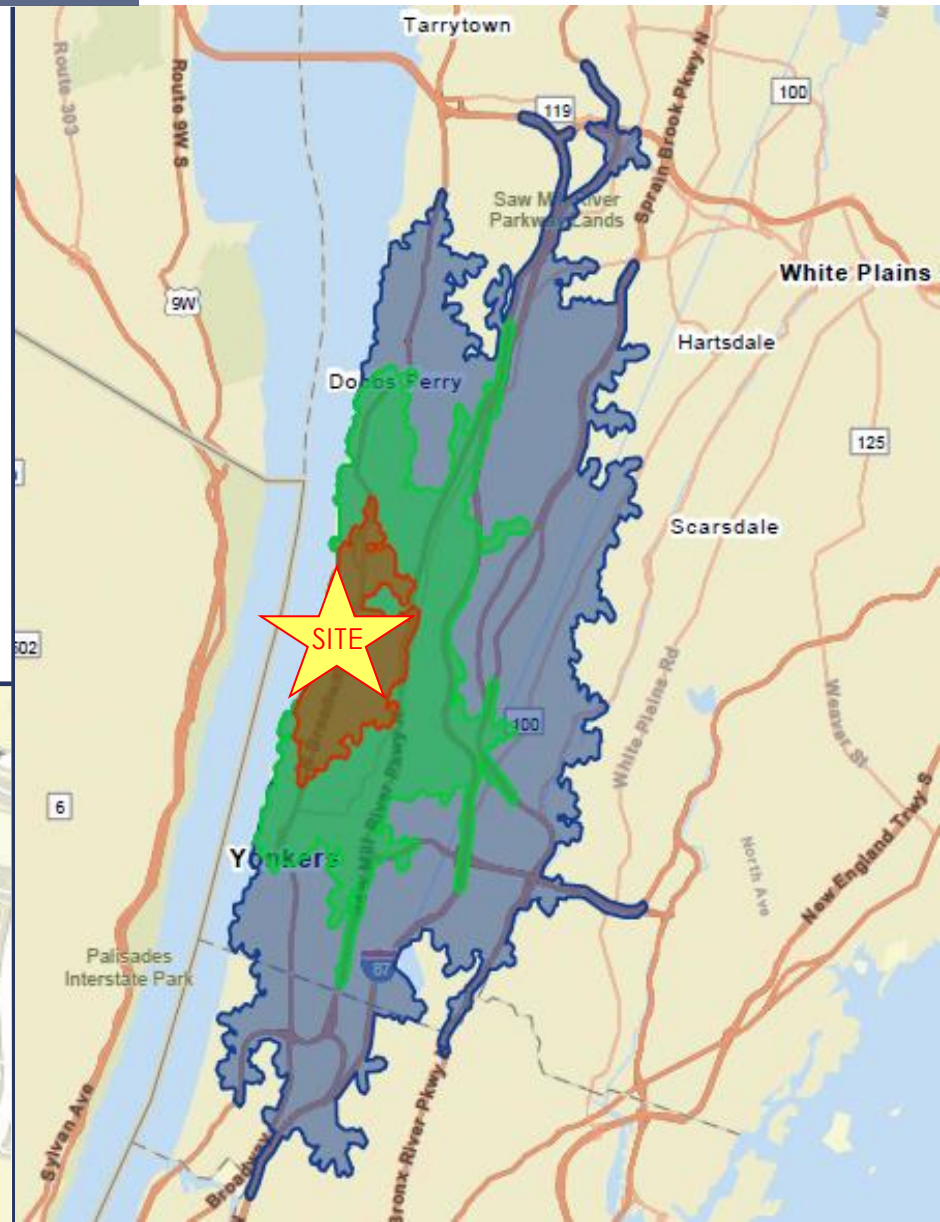
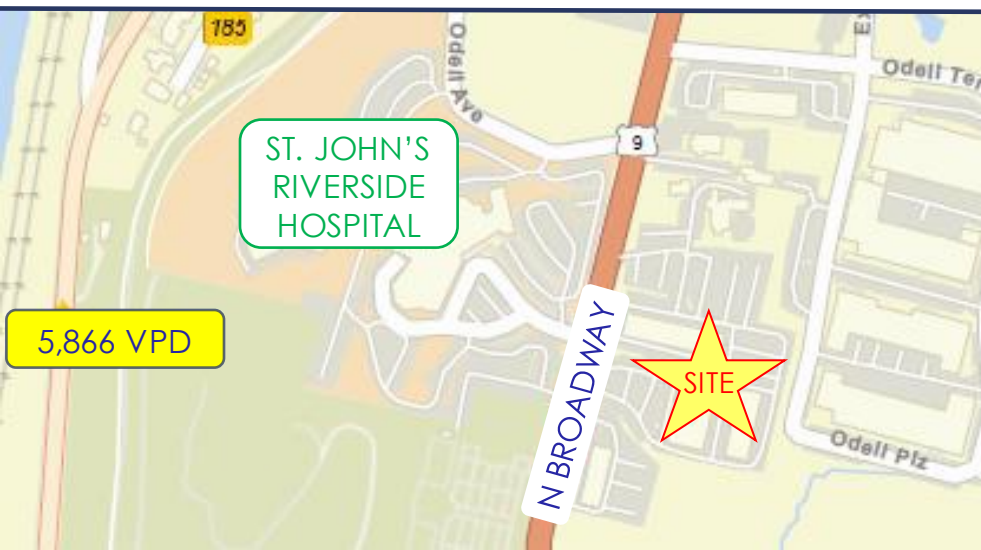
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## DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$140,042	\$122,914	\$127,523
Median HH Income	\$105,405	\$78,010	\$81,233
Population	22,523	93,544	273,408
Total Households	9,049	35,815	105,455
Median Age	45	40	40
Avg Medical Expense	\$8,625	\$7,512	\$7,757
Disposable Income	\$99,019	\$85,443	\$88,378
Avg Net Worth	\$1.4M	\$1.1M	\$1.2M



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## EXTERIOR PHOTOS | 1



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## EXTERIOR PHOTOS | 2



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## EXTERIOR PHOTOS | 3



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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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## INTERIOR PHOTOS | 5



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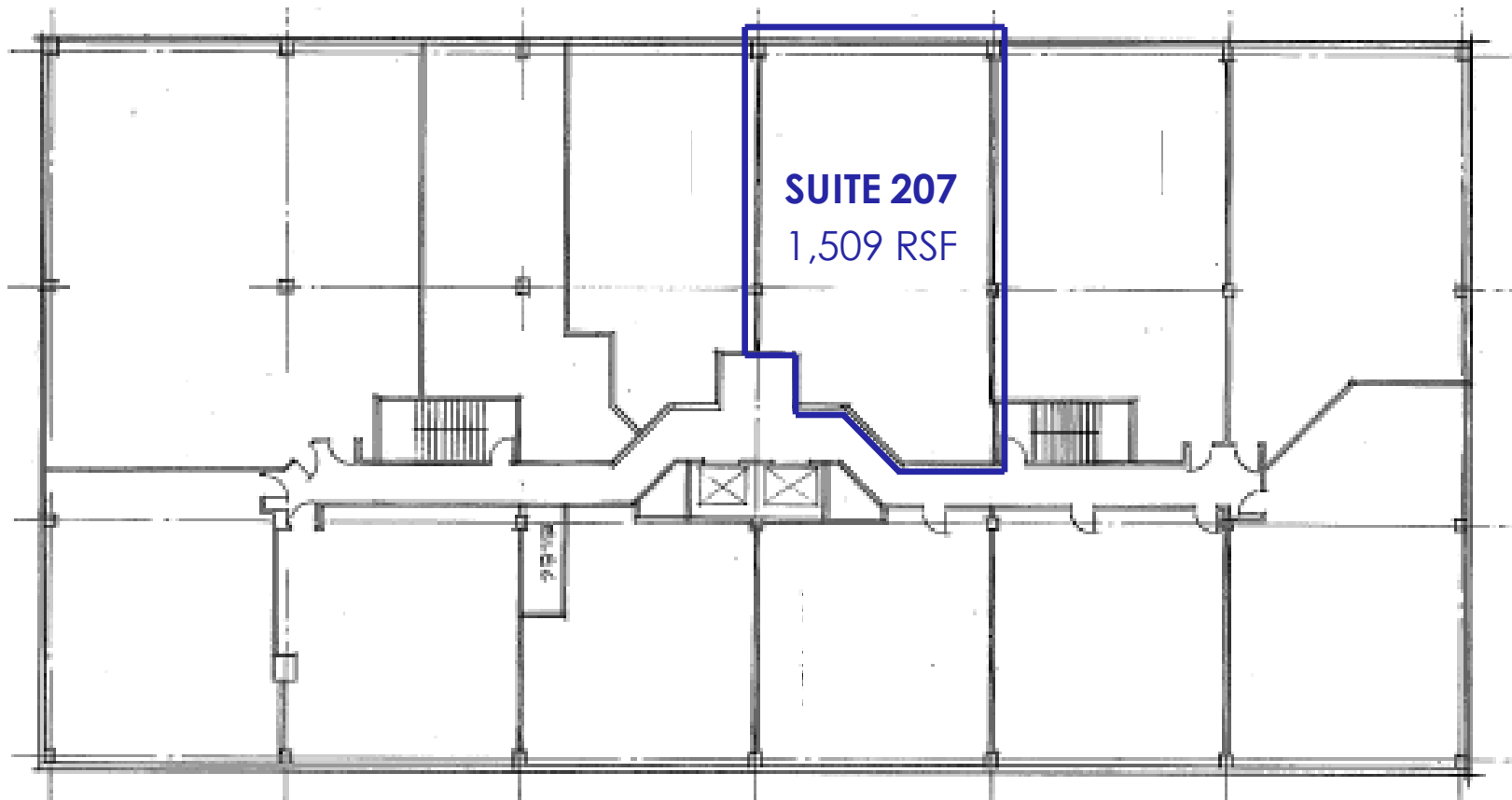
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## FLOOR PLAN | Second Floor



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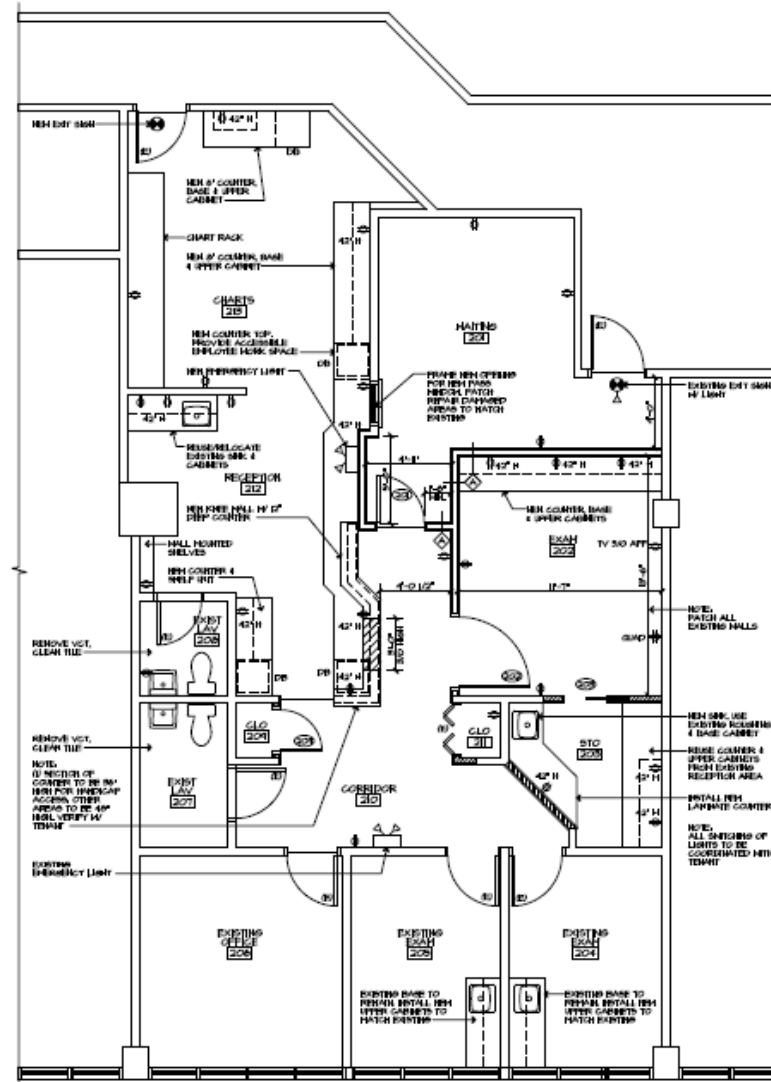
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## FLOOR PLAN | Suite 207



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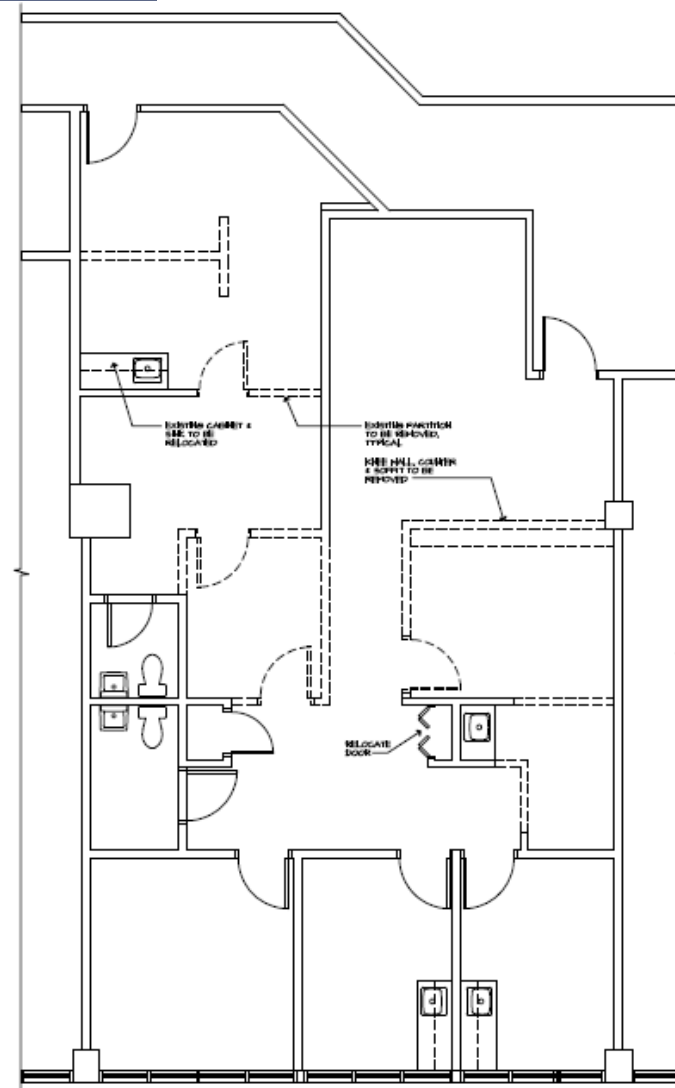
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## REMOVALS PLAN | Suite 207



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## PARKING MAP



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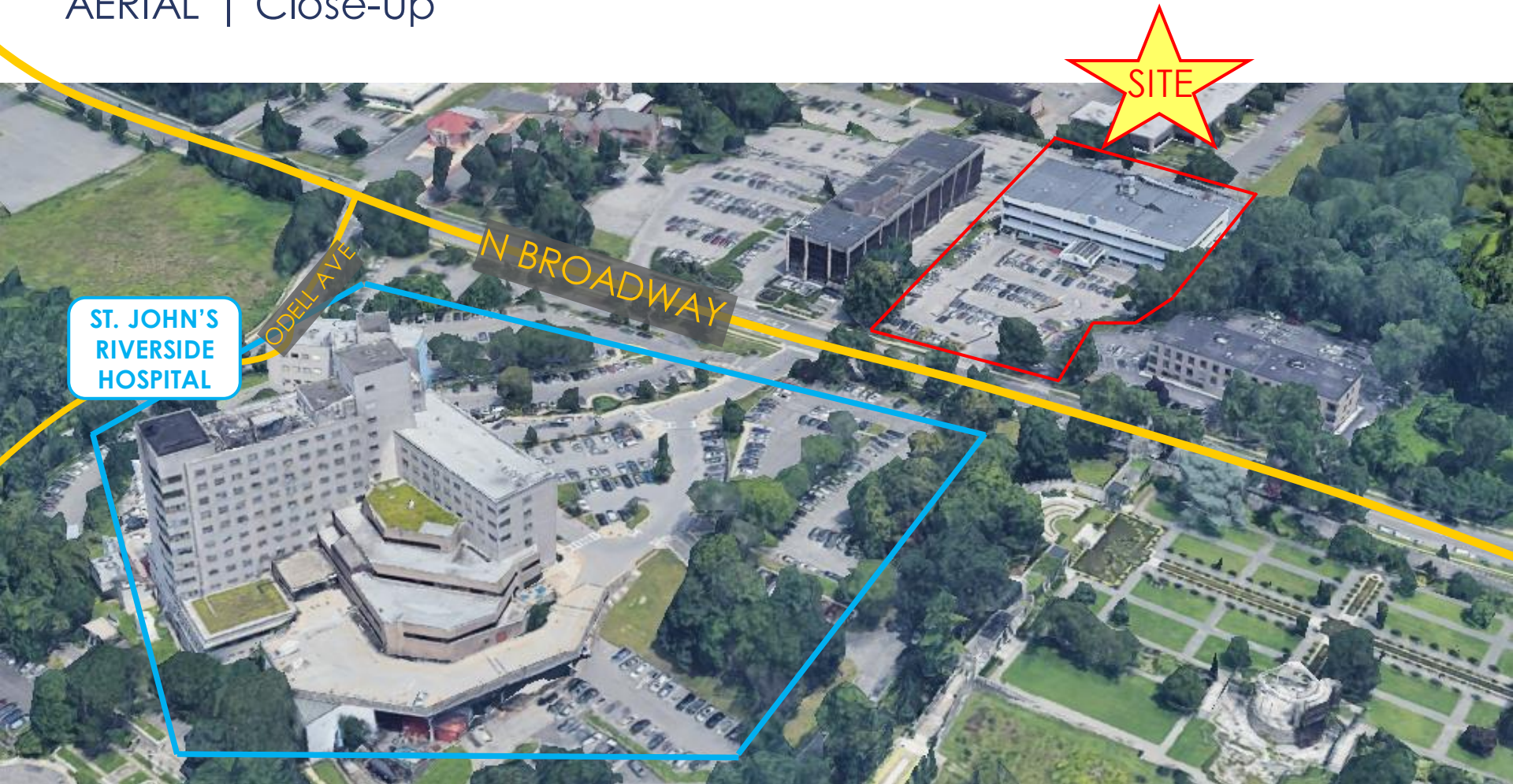
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AERIAL | Close-Up



ST. JOHN'S  
RIVERSIDE  
HOSPITAL

ODELL AVE

N BROADWAY

SITE



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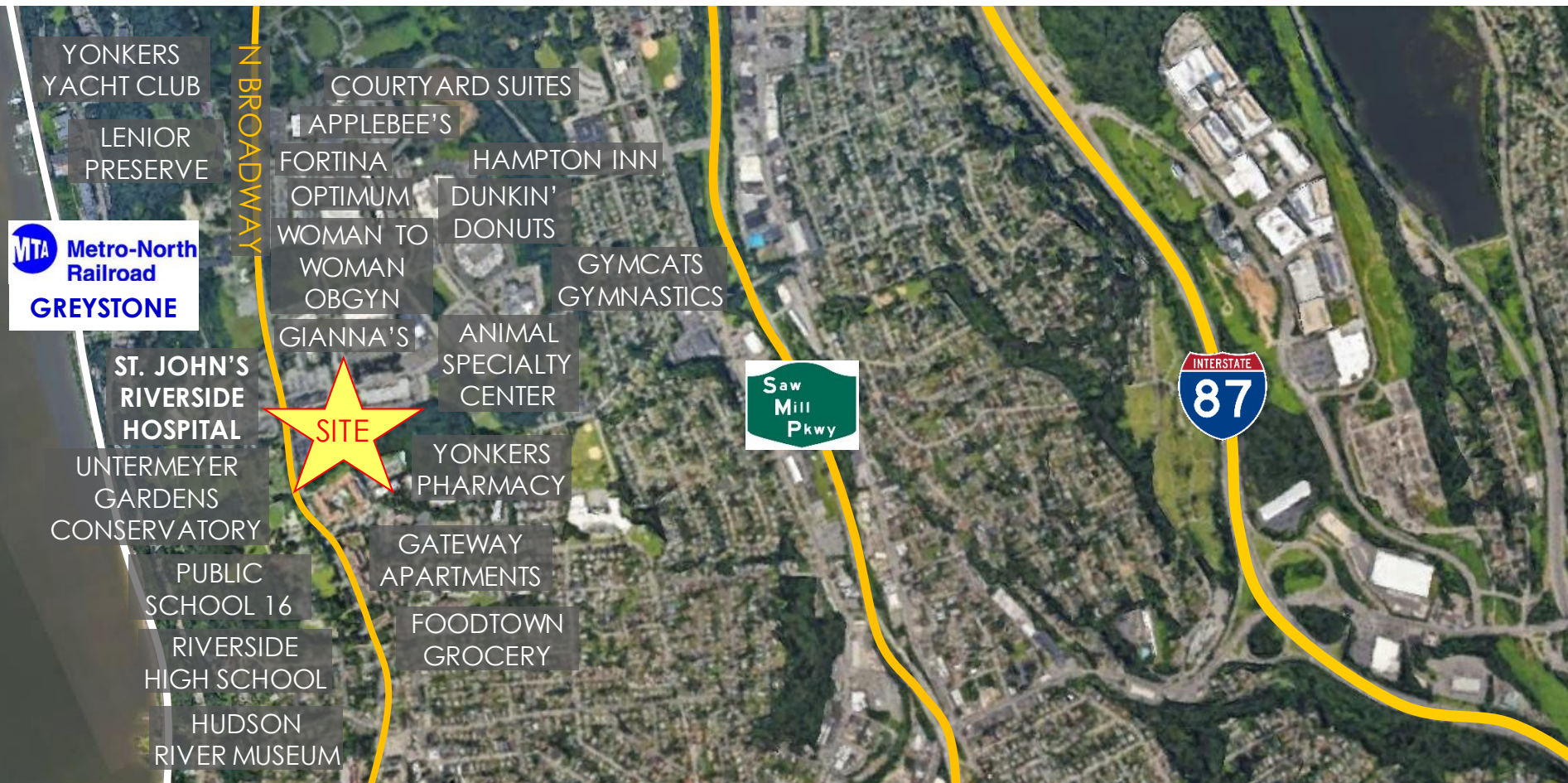


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## REGIONAL AERIAL



YONKERS YACHT CLUB  
LENIOR PRESERVE  
Metro-North Railroad  
GREYSTONE

N BROADWAY

COURTYARD SUITES  
APPLEBEE'S  
FORTINA  
OPTIMUM  
WOMAN TO WOMAN  
OBGYN  
GIANNA'S  
HAMPTON INN  
DUNKIN' DONUTS  
GYMCATS GYMNASTICS

**SITE**

ANIMAL SPECIALTY CENTER  
YONKERS PHARMACY  
GATEWAY APARTMENTS  
FOODTOWN GROCERY

Saw Mill Pkwy

INTERSTATE 87

ST. JOHN'S RIVERSIDE HOSPITAL  
UNTERMAYER GARDENS CONSERVATORY  
PUBLIC SCHOOL 16  
RIVERSIDE HIGH SCHOOL  
HUDSON RIVER MUSEUM



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