

# UNDER CONSTRUCTION

STREET-FRONT RETAIL/OFFICE SPACE

ST. CLAIR RESIDENCES | 32-38 Main Street, Yonkers, NY

ADMIRAL  
REAL ESTATE SERVICES



**NEW 76-UNIT  
MULTI-FAMILY  
BUILDING**



*Located in the  
Heart of Dynamic  
Revitalization of  
Historic Downtown  
Yonkers Waterfront*

- 989 SF to 2,039 SF
- 10-Story Building with 76-Luxury Units
- Corner of Main St and Riverdale Ave
- Great Frontage on Busy Riverdale Ave
- Gas Available for Food Use
- Near Great Restaurants and Yonkers Waterfront Amenities

*Contact for Rental Rate*



CONTACT OWNER'S  
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123

[haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

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PROTECTED

# PRIME SITE FOR LEASE IN NEW 76-UNIT MULTI-FAMILY BUILDING

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## PROPERTY INFORMATION

<u>Building:</u>	ST. CLAIR RESIDENCES
<u>Location:</u>	Situated at highly trafficked Main Street and Riverdale Ave
<u>Public Trans:</u>	Bus Stops Directly in Front of Site; Walking Distance to Metro-North and Amtrak
<u>Neighbors:</u>	Getty Square, Starbucks, Fitness Factory, USPS, 55 Main St Parking Garage, Zuppa, Rivertown Liquors, CitiBank, One Pier Steakhouse, Yonkers Brewing Company, Chase, FoodLab, TaqueRio Taco Bar, Philipse Manor Hall State, Van Der Donck Park, and Yonkers Riverfront Library among many others!

## KEY FACTS

(5-Mins From Site)

POPULATION

MEDIAN AGE

57,186

33

HOUSEHOLDS

DISPOSABLE INCOME

21,197

\$53,030

APRIL 2024 MEDIAN  
HOME SALES  
PRICE

\$685K

## DEMOGRAPHICS

By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$70,995	\$99,448	\$116,270
Median HH Income	\$42,069	\$64,784	\$75,725
Population	57,186	147,947	368,697
Total Households	21,197	55,589	144,813
Median Age	33	37	40
Disposable Income	\$53,030	\$72,117	\$82,051
Medical Expenses	\$4,244	\$5,974	\$7,072

## SITE HIGHLIGHTS

- **989 SF & 1,050 SF; Combine to 2,039 SF**
- Multi-use retail/office space with gas available for food use
- Highly visible building currently under construction
- 10-stories with 76 luxury residential units
- Located at signalized intersection
- Excellent location in downtown area
- Fantastic neighboring retailers



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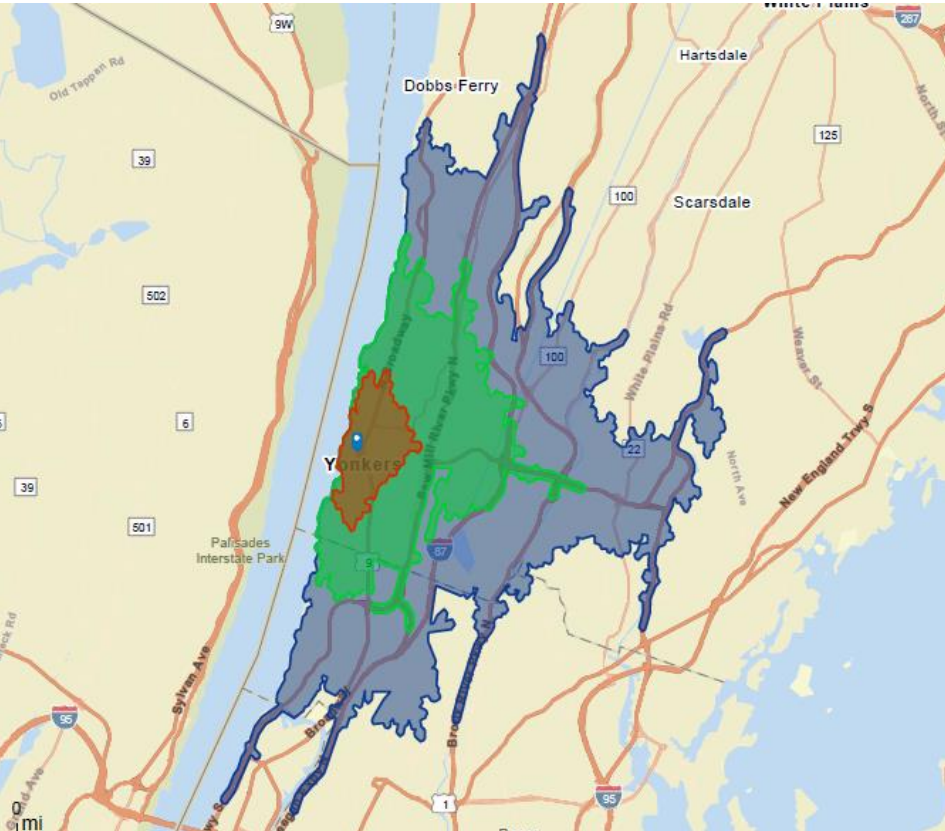
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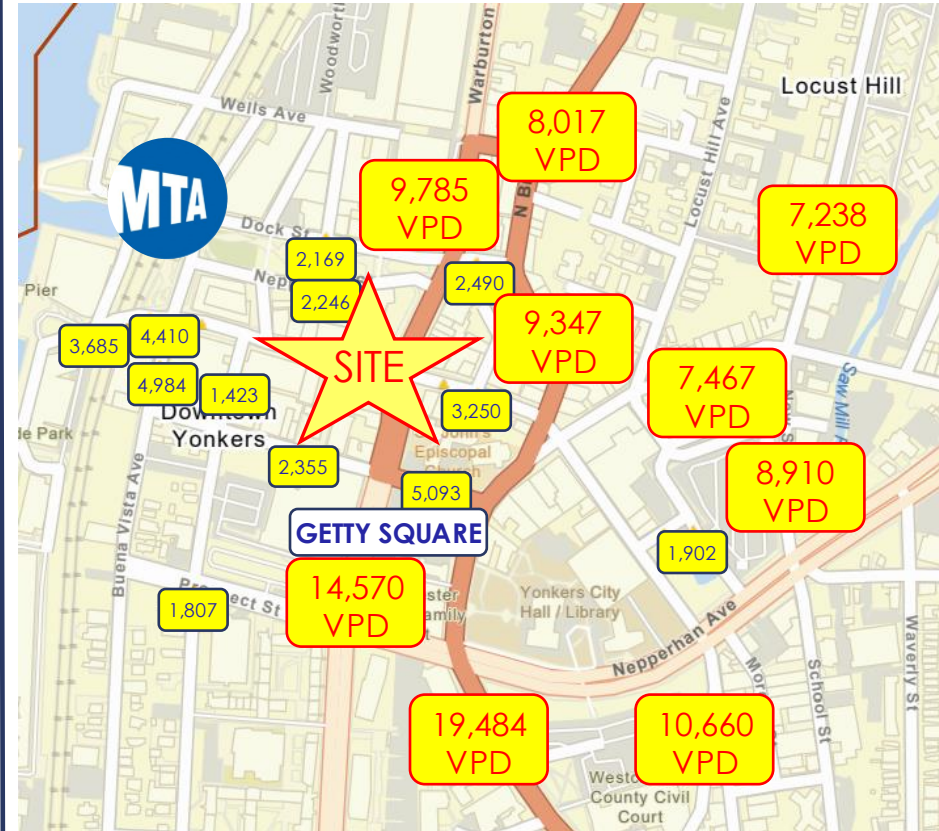
## SITE MAP

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



## TRAFFIC COUNT

Nearly 10,000 Vehicles Per Day



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## RENDERING

Development to include fitness area, community room, and outdoor roof deck.



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## MAP



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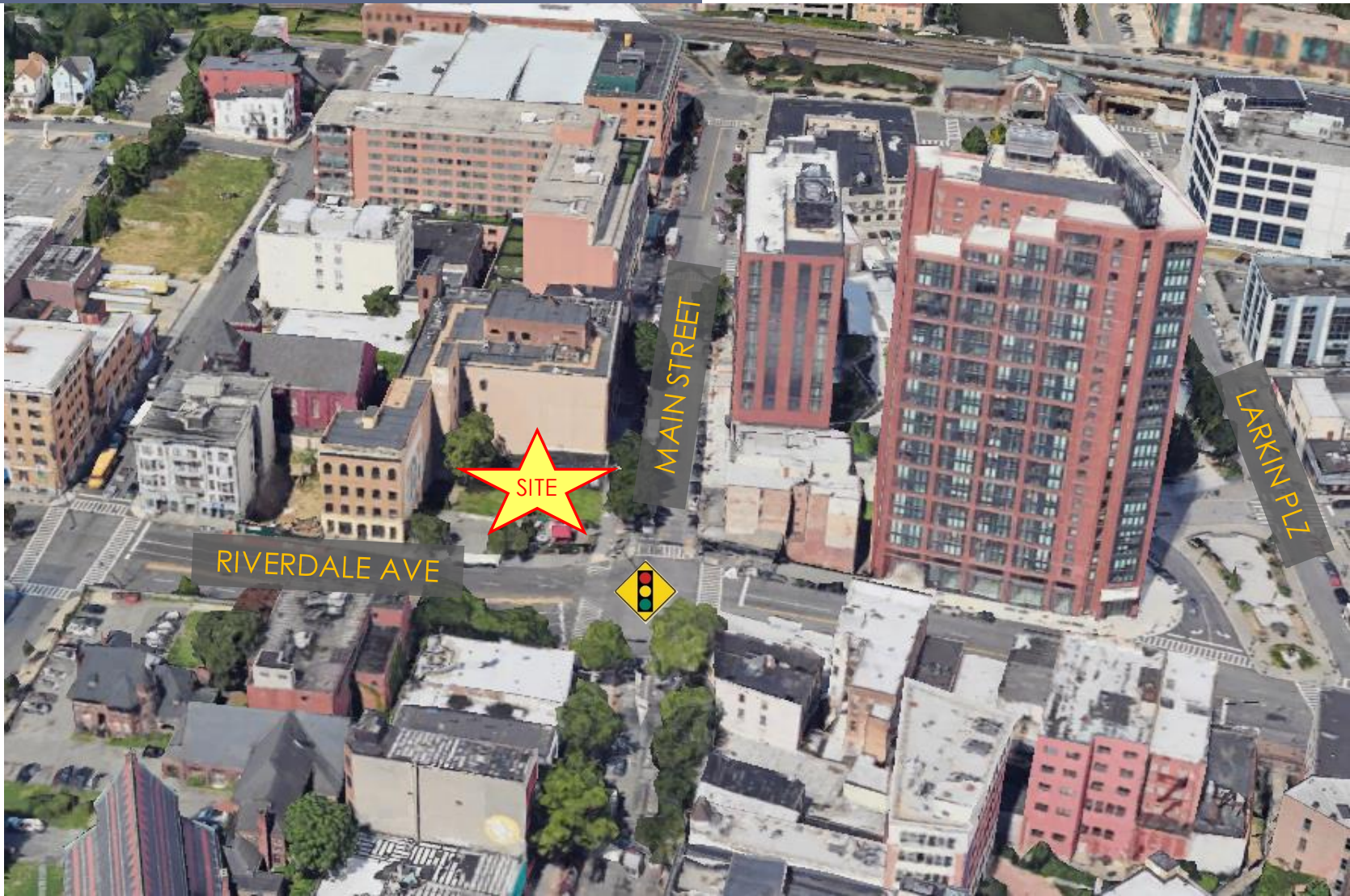
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## LOCAL MAP



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