



JOIN 7-ELEVEN & DOMINO'S!



- Various uses permitted including general retail, food/restaurant use, supermarket, QSR, traditional office, medical, dental and urgent care, financial services, fitness and theater/entertainment
- Reception, partitioned offices, conference room and print/copy area
- Fantastic parking options; (40) spaces
- Near the Saw Mill River Parkway and I-87 (Major Deegan)
- Private bathroom (ADA compliant)
- Great signage opportunities
- Electric: Submeter; After Hours HVAC
- Emergency lighting
- Natural light

CONTACT FOR  
RENTAL DETAILS



## BUILDING/SPACE DETAILS

Uses Allowed: Retail, Food, Medical/Office, Fitness, etc.  
Near: North Riverdale and Mount Vernon  
Highway Access: Saw Mill River Parkway and I-87  
Layout: Reception, partitioned offices, conference room, and print/copy area

JULY 2024 MEDIAN HOME SALES PRICE

\$726K

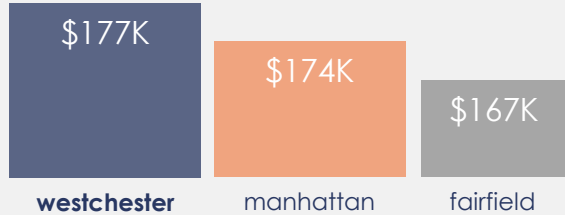
## KEY FACTS (10-Miles of Site)

POPULATION	RETAIL POT.
3,386,413	\$49B
AVG INCOME	MED INCOME
\$100,829	\$61,073

## WESTCHESTER COUNTY STRONG SPENDING POWER

\$22.1 billion in Westchester RETAIL DEMAND

## HIGH AVERAGE HOUSEHOLD INCOME



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

CONTACT OWNER'S EXCLUSIVE AGENTS: JON GORDON: 914-779-8200 x115 | jgordon@admiralrealestate.com  
 ALEC FREDERICO: 914-779-8200 x118 | alec@admiralrealestate.com

BROKERS PROTECTED



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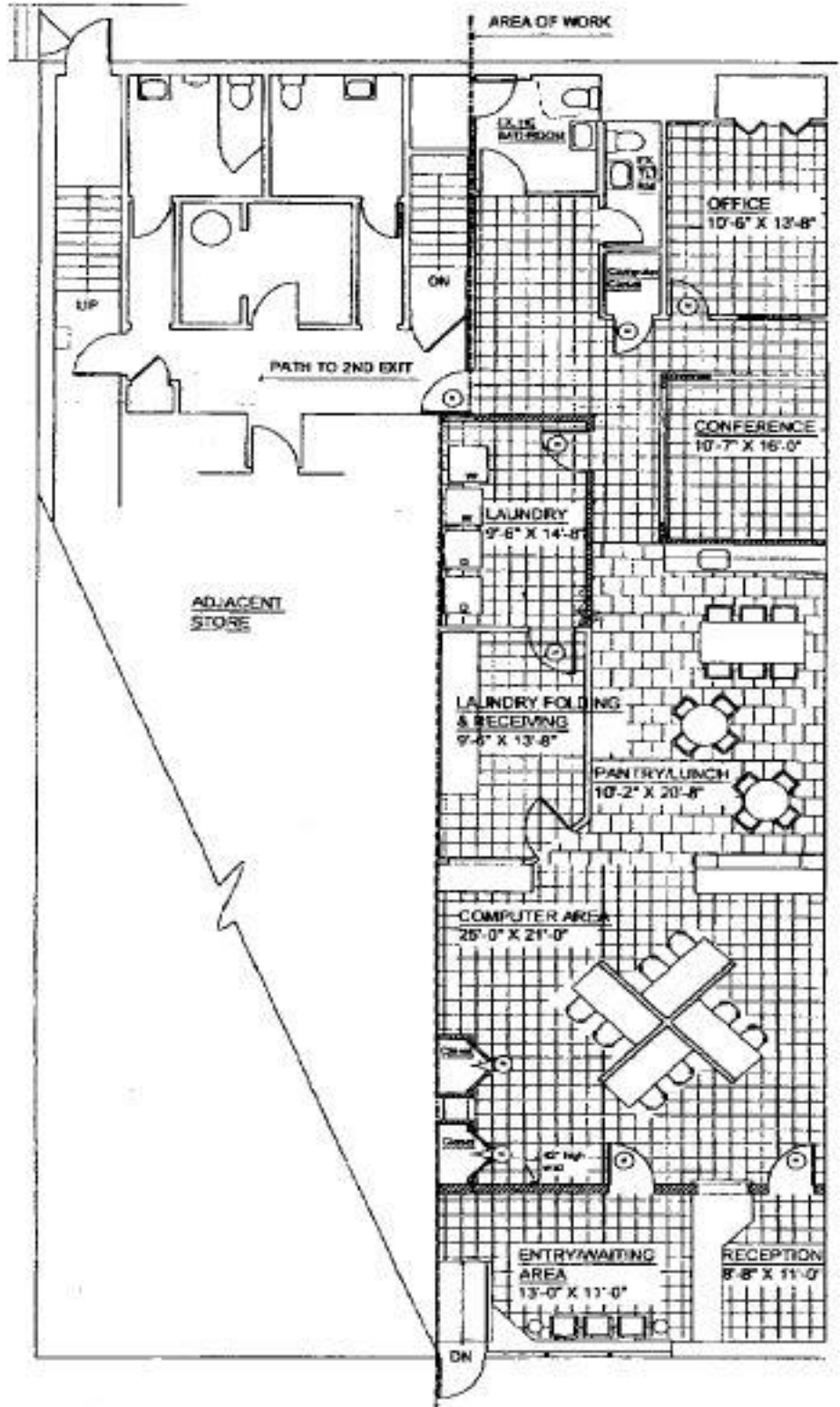
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FLOOR  
PLAN



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ADDITIONAL  
PHOTOS &  
MAP



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