

NEWLY RENOVATED FULL-SERVICE
SALON ON VIBRANT CENTRAL PARK AVE
2060-2062 Central Park Avenue, Yonkers, NY 10710



SPACE DETAILS

- Highly Visible; Over 29,000 Vehicles Pass Per Day
- Fantastic Signage Opportunity on Front of Building
- 1,710 SF Total (1,000 SF Ground; 710 SF Upstairs)
- Basement Included
- Multiple Sinks and Fridge
- (3) Hair Wash Stations
- Excellent Counter Space
- Pedicure Chair
- Large Picture Windows
- Fantastic Storage
- Hardwood Floors
- Reception Area
- ADA Bathroom
- ½ Block from Bus Stop

VIRTUAL TOUR

Click [HERE](#)

1,710 SF

**CONTACT FOR
RENTAL RATE**



CONTACT OWNER'S
EXCLUSIVE AGENT:

HARYN INTNER: [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

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PROTECTED

YONKERS, NY | 2060-2062 Central Park Ave
1,710 SF Total (1,000 SF Ground; 710 SF Upper)
Highly Visible Location | Dedicated Parking



PROPERTY INFORMATION

Current Use: Full-Service Hair Salon

Zoning: BR-Restricted Business

Public Transportation: Less than 1-Block from Westchester Bee Line Bus #0020

Nearby Retailers: Kohl's, Barnes & Noble, Burlington, Bob's Discount Furniture, Best Buy, PetSmart, Alamo Draft House & Five Guys Burgers

Highway Access/Proximity: Located Between Sprain Brook Parkway and Bronx River Parkway

DEMOGRAPHICS

By Drive-Time	5-Min	10-Min	15-Min
Average HH Income	\$159,372	\$174,995	\$163,492
Median HH Income	\$109,390	\$114,088	\$107,310
Population	13,078	68,942	274,348
Total Households	4,561	28,116	104,256
Disposable Income	\$88,310	\$92,213	\$85,599
Median Age	44	47	43



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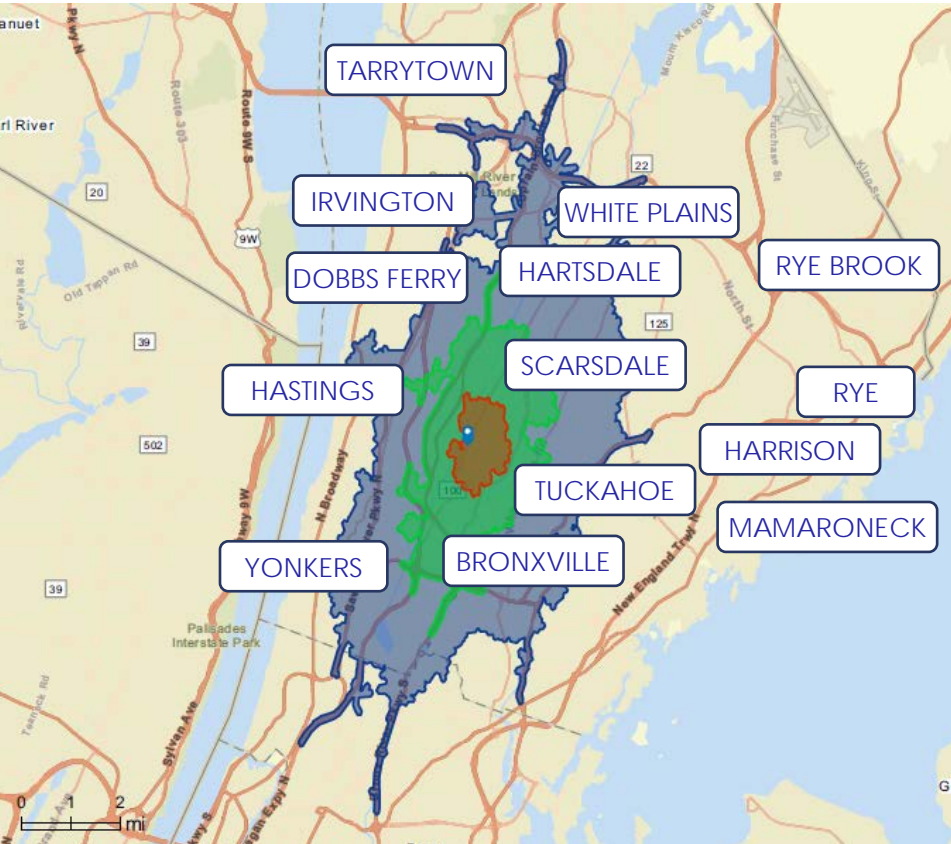
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SITE MAP

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



TRAFFIC COUNT

29,000+ Vehicles Per Day on Central Park Avenue



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INTERIOR
PHOTOS



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ADMIRAL
REAL ESTATE SERVICES

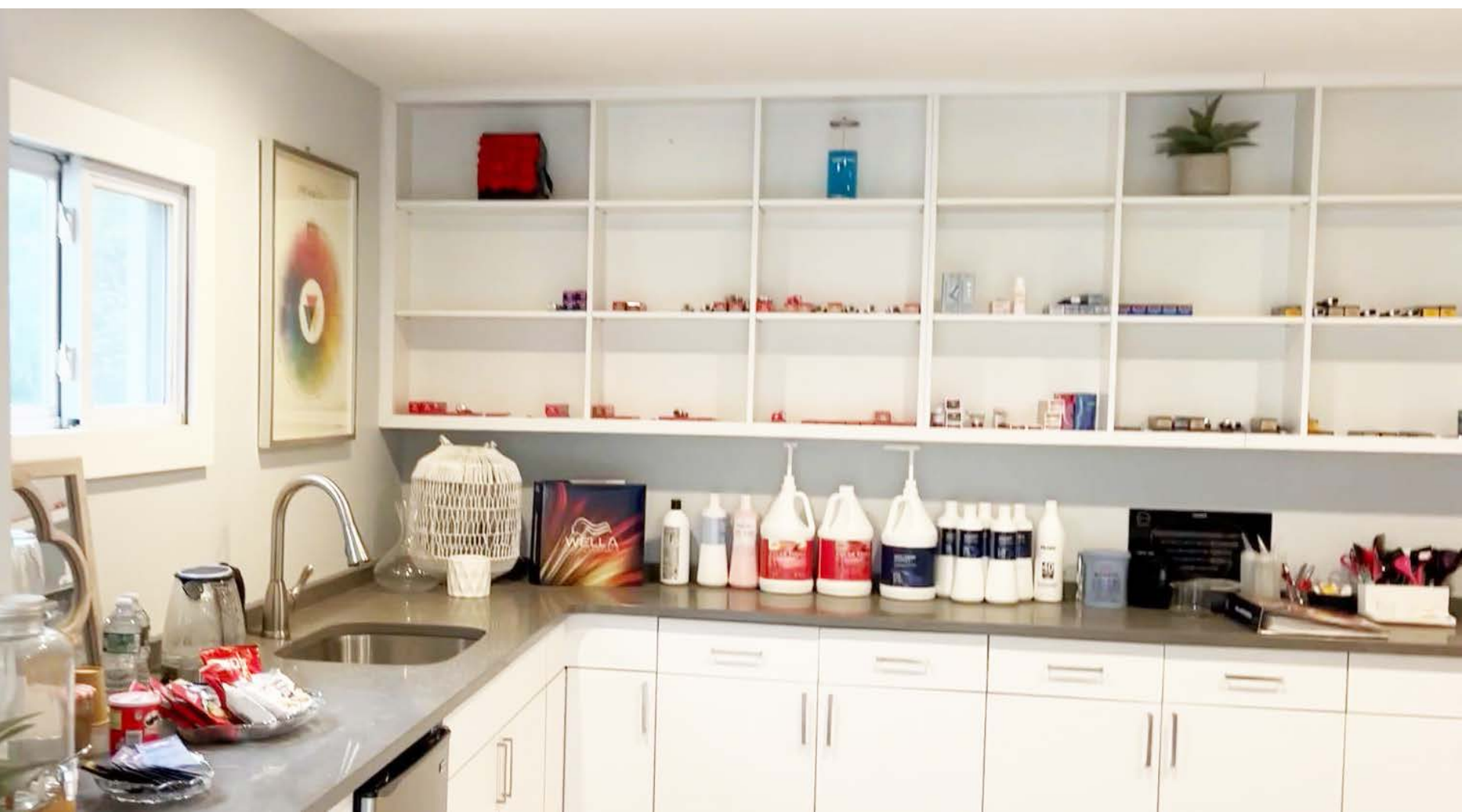


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ADDITIONAL PHOTOS



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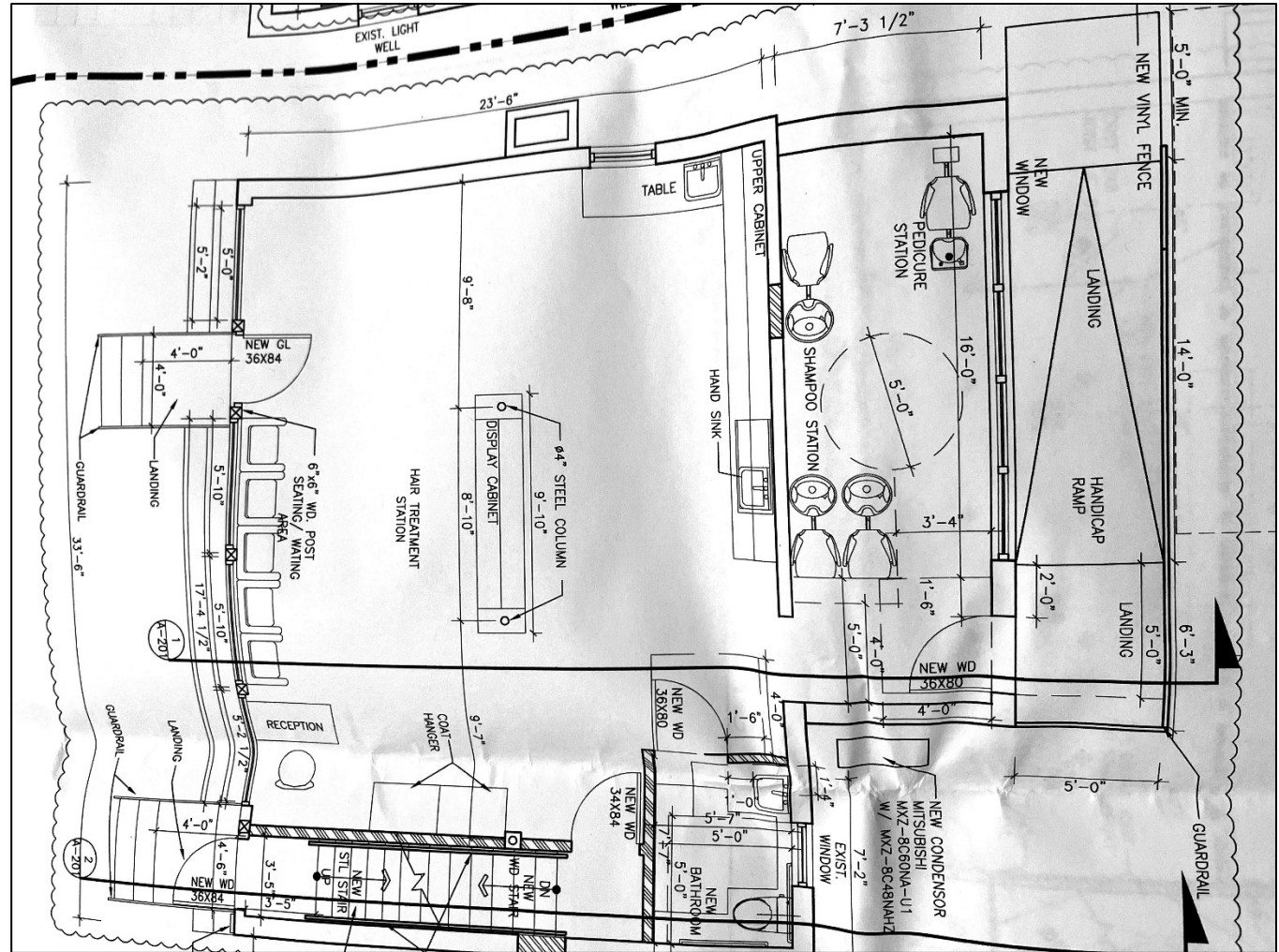
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FLOOR PLAN

CENTRAL PARK AVENUE



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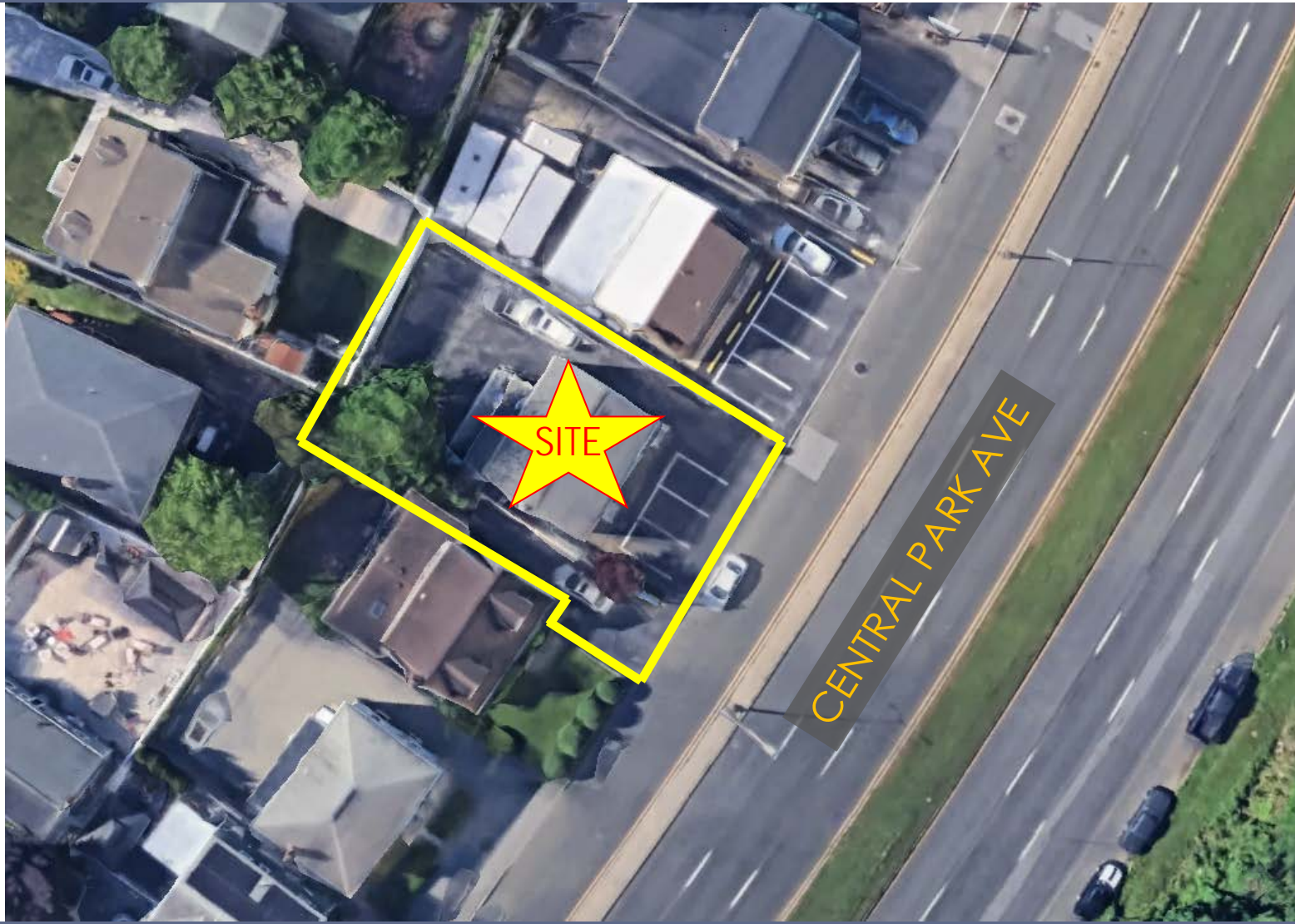
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SITE MAP
Close-Up



**TRAFFIC
COUNT:**
29,000+
Vehicles/Day



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LOCAL
 RETAIL
 MAP



HSBC Starbucks planet fitness
 Red Lobster Panera
 CHIPOTLE
 Pizza Hut CVS ShopRite

MAVIS DISCOUNT TIRE HomeGoods
 Ford FRIDAYS

T-Mobile buy buy
 PET GOODS BABY
 Orange theory FITNESS

BARNES & NOBLE GNC
 five BELOW Party City
 carter's Foot Locker
 DAVID'S BRIDAL McDonald's IHOP

P.C. RICHARD & SON
 Ralphi's CITYMD NEW YORK'S URGENT CARE
 FAMOUS ITALIAN ICES SUPERCUTS
 THE VITAMIN SHOPPE

DSW BEST BUY ALAMO DRAFTHOUSE CINEMA
 Burlington PETSMART
 Marshalls FIVE GUYS
 HOME SENSE

petco MATTRESS FIRM
 Ashley HOMESTORE KOHL'S
 CVS FAMOUS footwear
 WELLS FARGO



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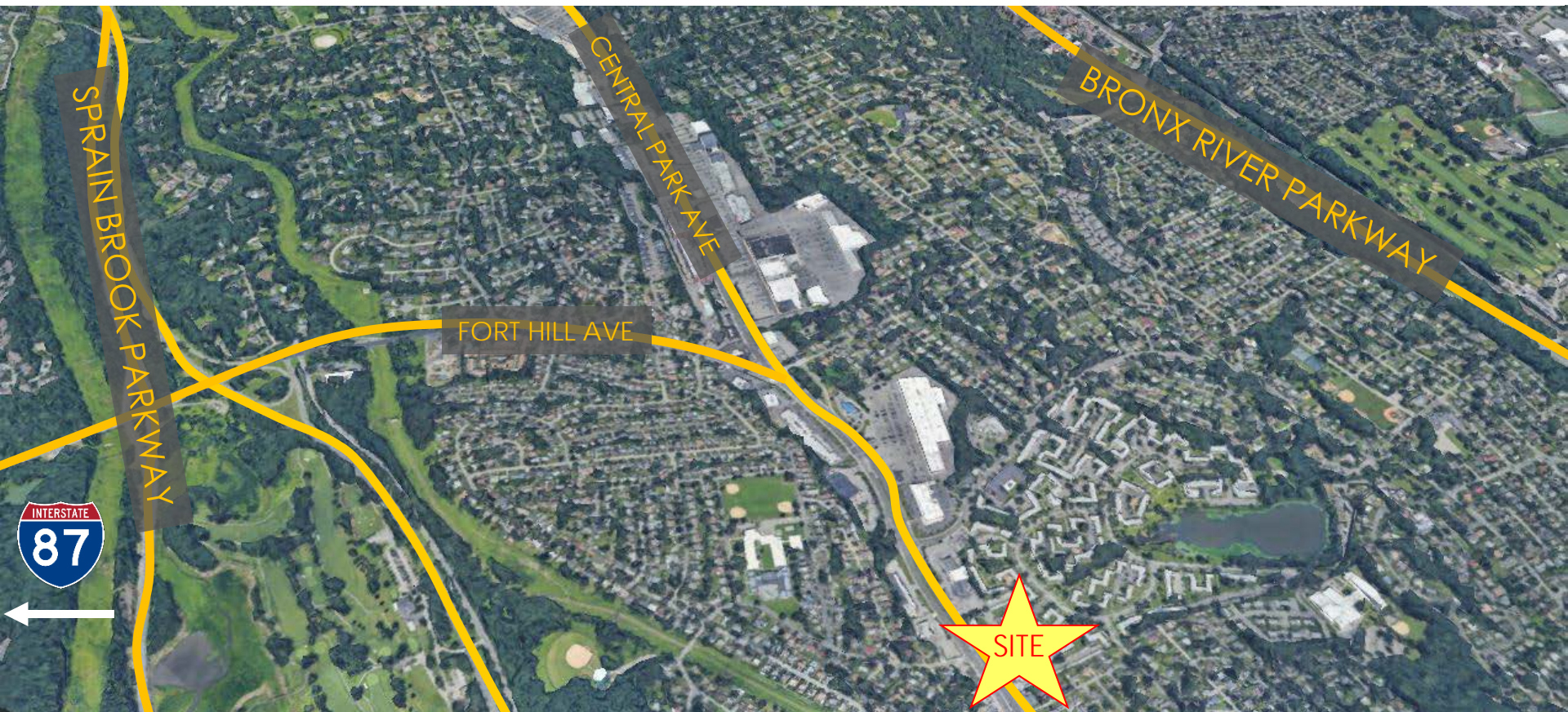
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SITE MAP

Regional Aerial



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