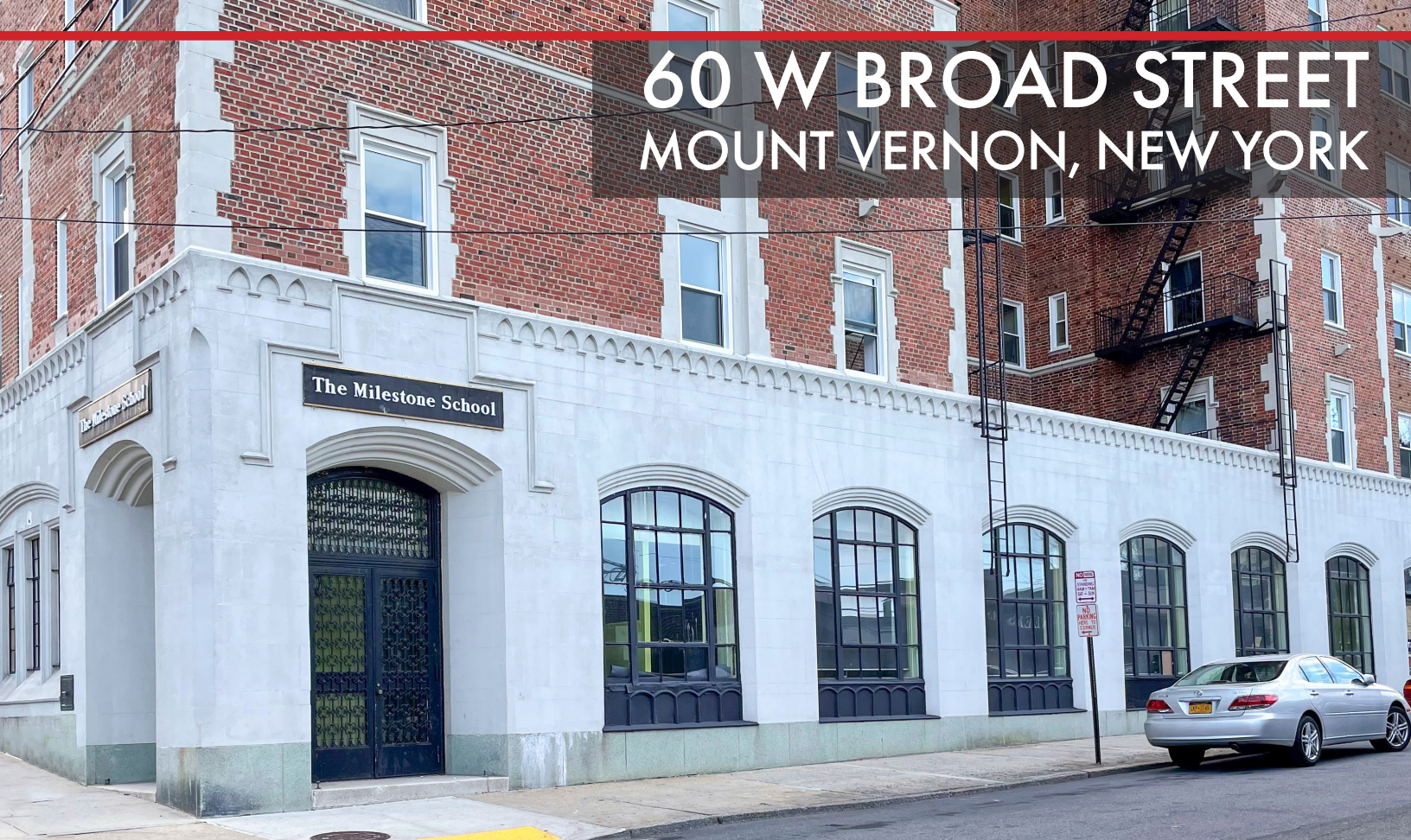


60 W BROAD STREET MOUNT VERNON, NEW YORK



2,752 SF
PLUS
1,488 SF
USABLE LOWER LEVEL

OVER 85'
OF FRONTAGE
ON LOCUST ST

16,300 CPD
ON W BROAD ST

STEPS TO
**FLEETWOOD
METRO NORTH**
TRAIN STATION

- Rental Rate: Upon Request
- Within the densely populated Fleetwood neighborhood
- At the corner of West Broad St and Locust St
- Easy access to Bronx River, Cross County, and Hutchinson River Parkways
- Steps to #55 Beeline Bus



CONTACT EXCLUSIVE AGENT:
DAVID SCOTTO
914.968.8500 x306
dscotto@rmfriedland.com

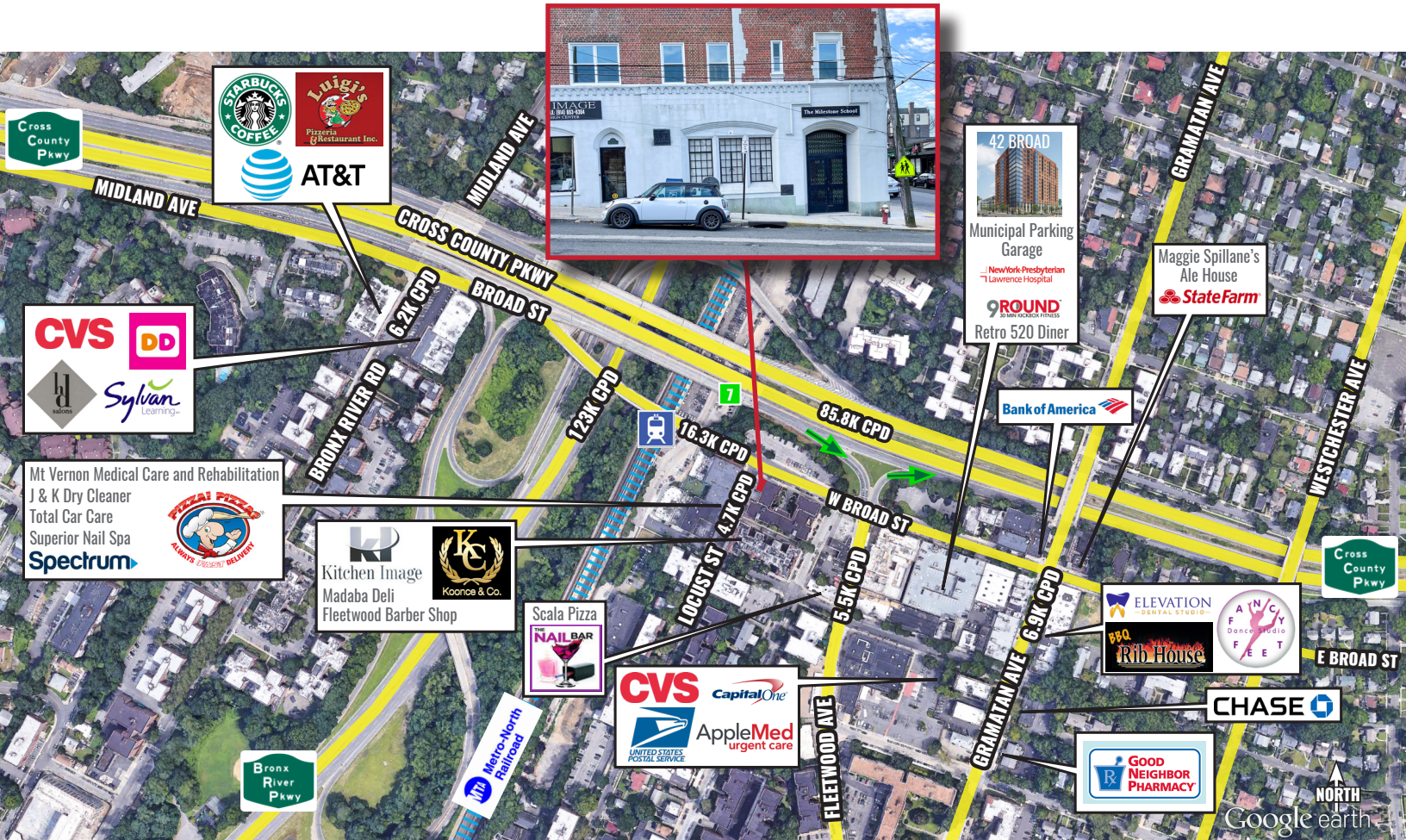
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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60 W BROAD STREET MOUNT VERNON, NEW YORK

2,752 SF + 1,488 SF FOR LEASE



Easy access to
Cross County Pkwy,
Bronx River Pkwy, and
Hutchinson River Pkwy



0.2 mile to
Metro North
Fleetwood Station



Easy access to
#55 and #52 Beeline Bus

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	44,395	344,592	871,168
Number of Households	18,846	126,700	326,652
Average HH Income	\$106,331	\$111,754	\$106,576
Annual HH Expenditure	\$1.39 B	\$9.61 B	\$23.93 B
Annual Retail Expenditure	\$650.7 M	\$4.51 B	\$11.17 B

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