

FOR LEASE-MEDICAL/OFFICE SUITES WITH PARKING

955 Yonkers Ave-Yonkers, NY



- 48,360 SF Medical/Office Building
- Various sized suites available
- Marquee lobby & common areas with recent capital improvements
- Conveniently located off I-87 with easy access to Bronx River, Sprain Brook, & Cross County Parkways
- Bee-Line Bus stops directly in front of building
- On-Site parking and On-Site building management
- Pricing and further details available upon request

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	42,970	457,184	1.1 M
Number of HouseHolds	16,776	171,347	409,577
Average HH Income	\$90,930	\$92,019	\$91,371
Daytime Population	30,373	287,220	686,202
Annual HH Expenditure	\$1.1 B	\$11.29 B	\$26.8 B
Annual Health Care Expenditure	\$91.97 M	\$934.48 M	\$2.2 B

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ENTRANCE FROM PARKING LOT



LOBBY



LOBBY



1ST FLOOR



YONKERS AVE

CONTACT EXCLUSIVE AGENT:
David Scotto
914.968.8500 x306
dscotto@rmfriedland.com

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COMMERCIAL REAL ESTATE SERVICES

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EMPIRE CITY
CASINO

YONKERS AVE

SITE

YONKERS AVE

SITE

PARKING



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