

# 1034 NORTH BROADWAY

## Medical/Office Space For Lease In Yonkers, NY

SUITE 203



# 1,013 RSF MEDICAL OFFICE

RENOVATION IN PROGRESS

Contact Exclusive Agent:

**Jillian Reiner**

[jreiner@rmfriedland.com](mailto:jreiner@rmfriedland.com) | 914.968.8500 ext.343

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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## BUILDING INFORMATION

### BUILDING DETAILS

- Two stories totaling approx. 25,000 RSF
- 1,013 RSF Last available vacancy
- Ample Parking
- Pylon Signage & Building Directories
- Handicap Accessible
- Exterior renovations in progress

### CURRENT CO-TENANTS

- Eden Dental Practice
- Dunkin' Donuts-Baskin Robbins
- Executive Park Physical Therapy
- Upright Imaging
- Trust Specialty Pharmacy
- Gianna's Restaurant
- O'Dell Stationary
- Northwell Health

### DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Population	14,246	412,580	2.41M
Average HH Income	\$158,420	\$170,112	\$132,445
Annual Retail Expenditure	\$273.38M	\$7.67B	\$35.45B

### ACCESSIBILITY

Extremely convenient to major highways and transportation



0.5 miles away



1 mile away



1.3 miles to Greystone  
Metro-North Station



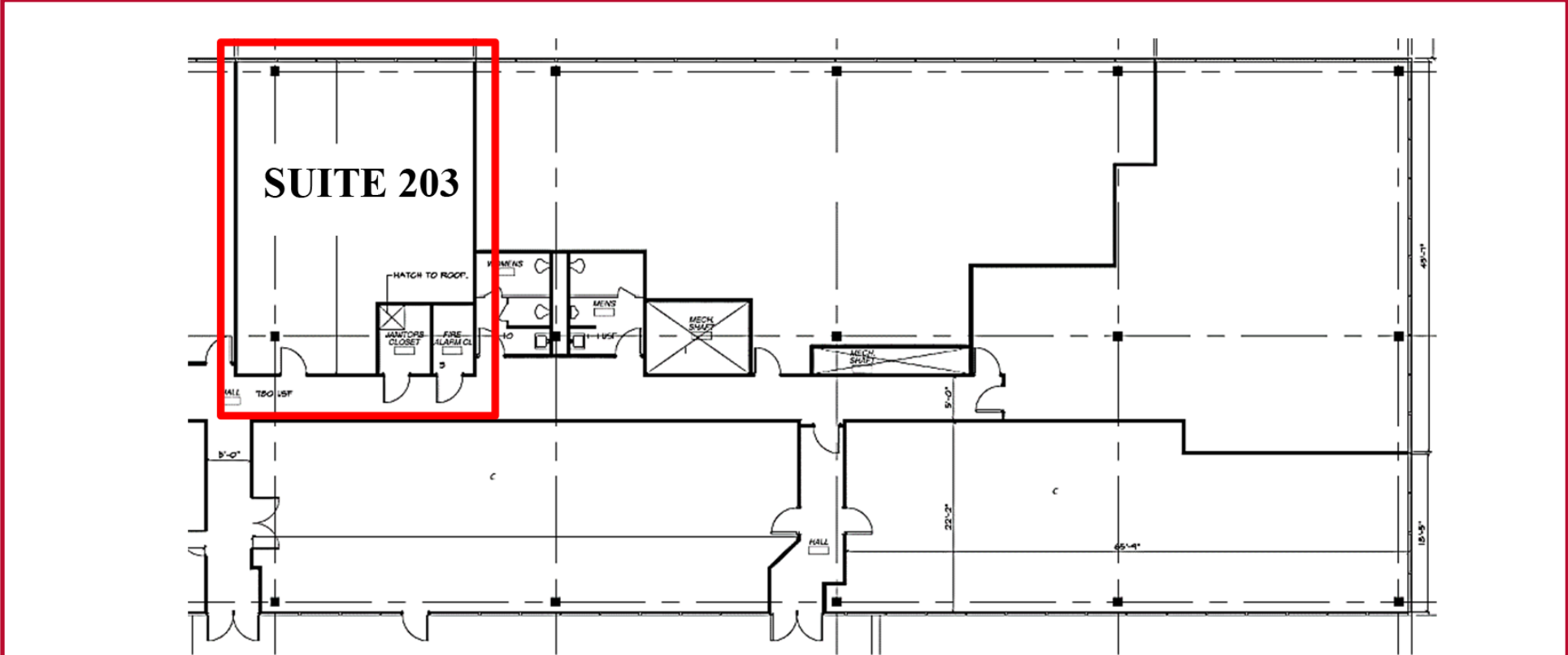
6 min walk to  
002/006/009 Buses

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## FLOOR PLAN



AVAILABLE SPACE  
**1,013 RSF**

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## AREA MAP



- 1** 1086 North Broadway  
Boyce Thompson Center - Westmed
- 2** 300 Corporate Blvd South  
Elizabeth Seton Children's Center
- 3** 970 South Broadway  
Riverhill Professional Pavilion
- 4** 984 North Broadway  
Medical Office Building
- 5** 944 South Broadway  
Northwest Medical Center
- 6** 1088 North Broadway  
St. John's Riverside Hospital

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