

# 22 W Lincoln Ave Mt. Vernon, NY

## 4,260 RSF RETAIL SPACE FOR LEASE



APPROX  
**45'**  
FRONTAGE ON  
W LINCOLN AVE

APPROX  
**12**  
ON-SITE PRIVATE  
PARKING SPACES

**ROLL-UP  
DRIVE-IN  
DOOR**

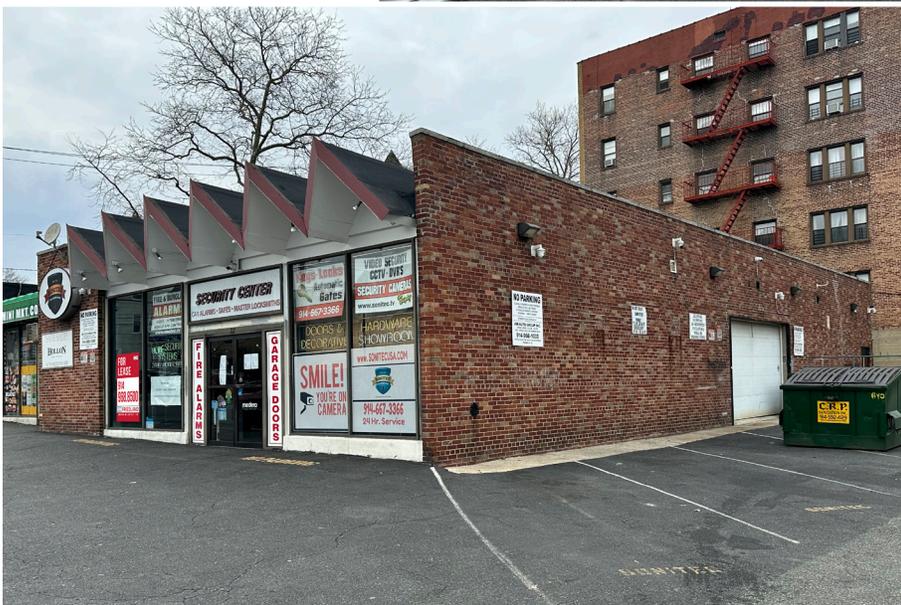
ASKING RENT  
**UPON  
REQUEST**

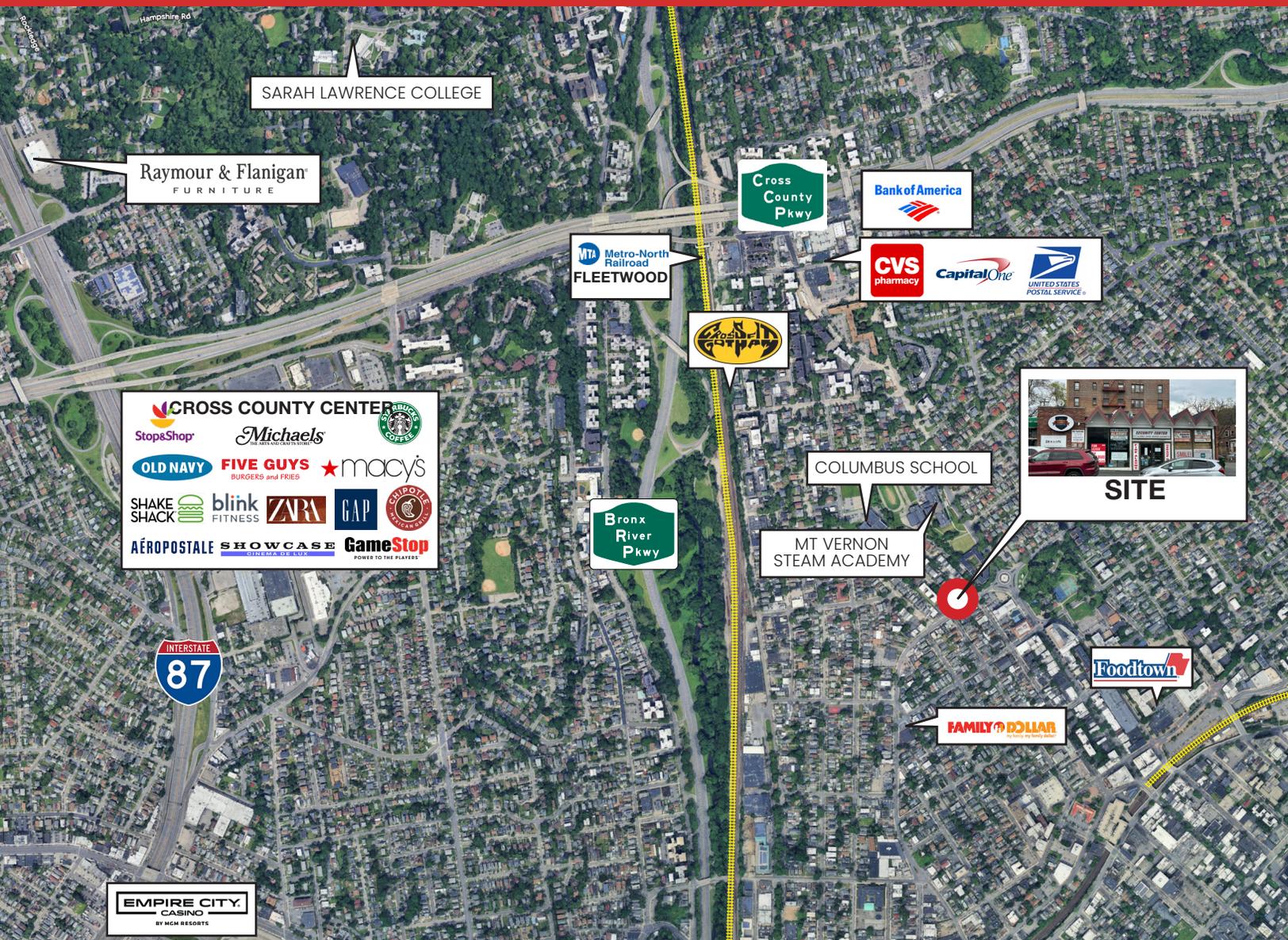
WALK TO  
**7, 40, 41,  
43, 52**  
BUSES

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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Contact Exclusive Agent:  
**STEPHEN KAUFMAN**  
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## DEMOGRAPHICS

	0.5 MILES	0.75 MILES	MT VERNON
POPULATION	19,153	40,568	73,003
NUMBER OF HOUSEHOLDS	8,189	17,145	28,762
AVERAGE HH INCOME	\$108,326	\$111,052	\$115,993
TOTAL HH EXPENDITURE	\$879.93 M	\$1.84 B	\$3.19 B
ANNUAL RETAIL EXPENDITURE	\$402.2 M	\$851.79 M	\$1.47 M

## TRANSPORTATION



WALK TO 0007, 0040, 0041, 0043, 0052 BUSES



METRO NORTH FLEETWOOD (0.8 MILES)



CROSS COUNTY PKWY 4 MIN DRIVE (0.8 M)



BRONX RIVER PKWY 5 MIN DRIVE (1 M)