

FREESTANDING BUILDING

WITH ON-SITE PARKING FOR LEASE

403 E SANDFORD BLVD, MOUNT VERNON, NY



CONTACT EXCLUSIVE LISTING 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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1,737 SF FREESTANDING BUILDING

- Rental Rate: Upon Request
- At the corner of E Sanford Blvd & S Columbus Ave
- Former Bank with double drive thru
- On-site parking for 18 cars
- CB Zone (Commercial Business)
- Traffic count of 11,800 cars per day
- Direct access to Bx42 bus stop
- Easy access to the Hutchinson River Pwky
- Close proximity to I-95 & Cross County Pkwy

NEIGHBORING RETAILERS:

Best Buy, Target,
TJ Maxx, T-Mobile,
Dunkin, Burger King,
McDonald's, CVS,
and many more

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STRONG MIX
OF
NEIGHBORING
RETAILERS



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| DEMOGRAPHICS | 1 MILE | Population | 39,291 | 3 MILES | 389,402 | 5 MILES | 1.02 M |
|--------------|--------|------------------------------|------------|---------|-----------|---------|-----------|
| | | Number of Households | 14,310 | | 150,372 | | 388,816 |
| | | Average HouseHold Income | \$148,268 | | \$128,716 | | \$119,516 |
| | | Annual HouseHold Expenditure | \$1.66 B | | \$15.61 B | | \$38.03 B |
| | | Annual Retail Expenditure | \$766.31 M | | \$7.38 B | | \$17.97 B |



At Hutchinson River Parkway



3 miles to Metro North Woodlawn & Wakefield Stations



Easy access to #42 Beeline Bus

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