

**500** E SANDFORD BLVD  
MT VERNON, NY

**STRONG CO-TENANTS:**

TJ MAXX, PETCO,  
& TARGET with  
**2.2 M** VISITORS  
ANNUALLY



CONTACT EXCLUSIVE LISTING AGENT:

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**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

440 MAMARONECK AVE • HARRISON, NY 10528 • RMFRIEDLAND.COM

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## 9,000 SF FAMOUS FOOTWEAR

- Rental Rate: Upon Request
- Freight Elevator to Loading Dock
- GLA: 246,888
- 1,098 Parking Spaces

## ACCESSIBILITY

- Direct access off the Hutchinson River Pkwy with 95,100 CPD
- 11,800 CPD on E Sanford Blvd
- Close Proximity to I-95 & Cross County Pkwy
- Bx42 Stops Directly in Front of Shopping Center

## VISIBILITY

Prominent Signage along E. Sanford Blvd with Visibility from the Hutchinson River Pkwy

## NEIGHBORING TENANTS:

Best Buy, TD Bank, Burger King, McDonald's, CVS, and more



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## PROMINENT SIGNAGE

VISIBLE FROM  
HUTCHINSON  
RIVER PKWY



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## COMING SOON:

**FUN CITY ADVENTURE PARK**

ON E SANDFORD BLVD



MONUMENT SIGNAGE



DIRECT ACCESS OFF THE  
HUTCHINSON RIVER PKWY



ACROSS FROM MEMORIAL FIELD



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**BORDERING PELHAM**

# 500 E SANDFORD BLVD MT VERNON, NY



**STRONG MIX OF NEIGHBORING RETAILERS**



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Population	1 MILE	32,782	3 MILES	382,118	5 MILES	995,503
Number of Households		11,667		147,338		379,653
Average HouseHold Income		\$174,119		\$127,236		\$119,828
Annual HouseHold Expenditure		\$1.44 B		\$15.22 B		\$37.12 B
Annual Retail Expenditure		\$662.36 M		\$7.2 B		\$17.56 B



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