

petco
THE HEALTH + WELLNESS CO.



500 E SANDFORD BLVD
MT VERNON, NY

STRONG CO-TENANTS:
TJ MAXX, PETCO,
& TARGET with
2.2 M VISITORS
ANNUALLY

FAMOUS
footwear

CONTACT EXCLUSIVE LISTING AGENT:
DAVID SCOTTO 914.968.8500 x306
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RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 MAMARONECK AVE • HARRISON, NY 10528 • RMFRIEDLAND.COM

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500 E SANDFORD BLVD
MT VERNON, NY

8,825 SF FORMER 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 Sandford Blvd
- Close Proximity to I-95 & Cross County Pkwy
- Bx42 Stops Directly in Front of Shopping Center

VISIBILITY

Prominent Signage along E. Sandford 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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MT VERNON, NY**

STRONG CO-TENANTS:

**TJ MAXX, PETCO,
& TARGET with**

2.2 M VISITORS ANNUALLY

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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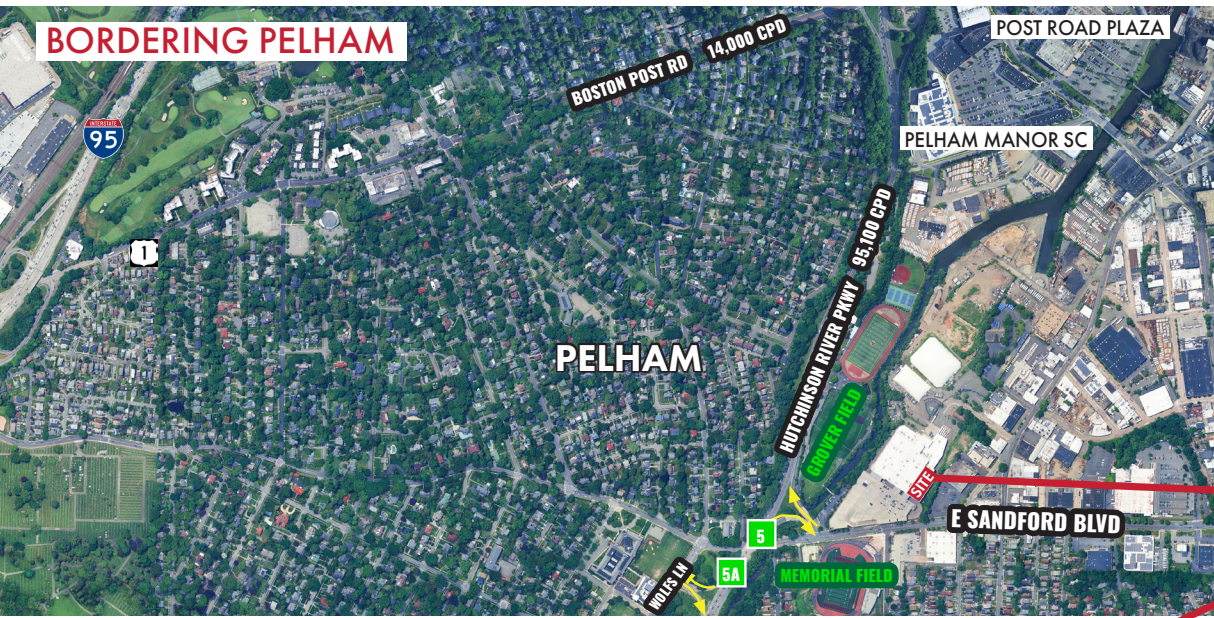
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BORDERING PELHAM

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STRONG MIX OF NEIGHBORING RETAILERS



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AERIAL

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	32,782	382,118	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

At Hutchinson River Parkway

2.4 miles to Metro North Woodlawn & Wakefield Stations

Easy access to #42 Beeline Bus

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