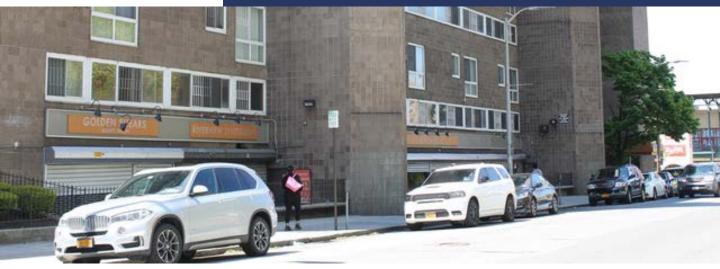


YONKERS, NY 51, 69 & 73 Riverdale Avenue



THREE (3) PRIME GROUND LEVEL SPACES FOR LEASE IN MULTI-FAMILY BUILDING

Each 806 Sq. Ft. | \$2,200/Month Modified Gross

- Building Features 343
 Apartments with More than
 1,000 Residents
- Across from CVS & ShopRite
- Close Proximity to St. Joseph's Medical Center
- Retail, Office, Bank, Medical & Urgent Care Uses Allowed
- Close to Getty Square and Hudson River Waterfront
- On Busy Riverdale Avenue Connecting Yonkers to Riverdale
- Fantastic Signage Visibility



By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$61,511	\$79,774	\$95,023
Median HH Income	\$38,518	\$53,788	\$64,546
Population	52,363	131,791	297,757
Total Households	17,723	47,854	117,389
Retail Potential (000's)	\$452,467	\$1,612,648	\$4,765,215

haryn@admiralrealestate.com

Call Owner's Exclusive Agent:

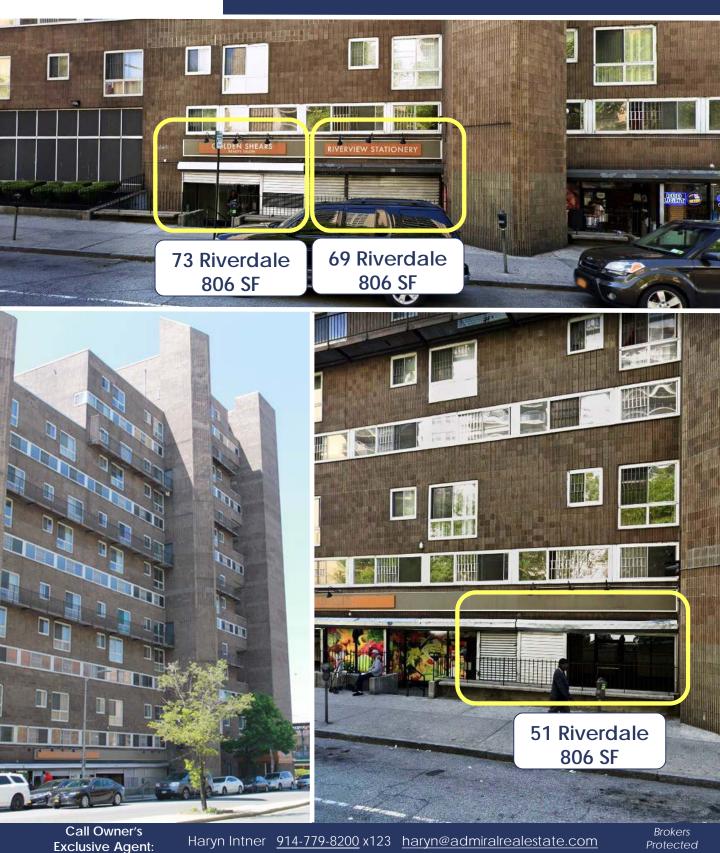
Haryn Intner <u>914-779-8200</u> x123

Brokers Protected

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