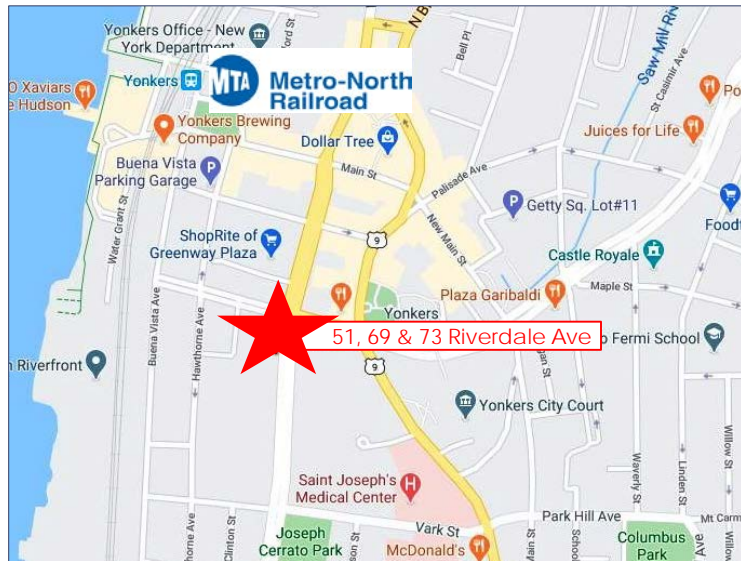




THREE (3) PRIME GROUND LEVEL SPACES FOR LEASE IN MULTI-FAMILY BUILDING

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 |

Call Owner's
Exclusive Agent:

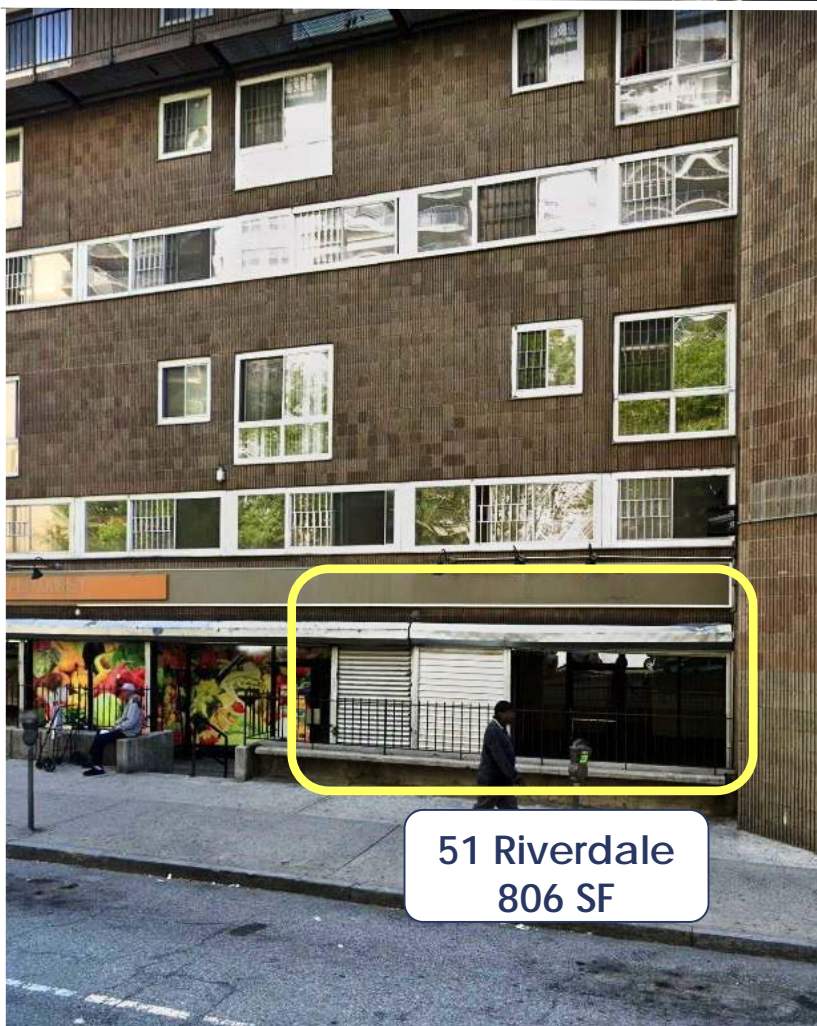
Haryn Intner 914-779-8200 x123 haryn@admiralrealestate.com

Brokers
Protected



73 Riverdale
806 SF

69 Riverdale
806 SF



51 Riverdale
806 SF

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