

# FOR LEASE-VAN CORTLANDT PARK RETAIL 6469 Broadway-North Riverdale, NY

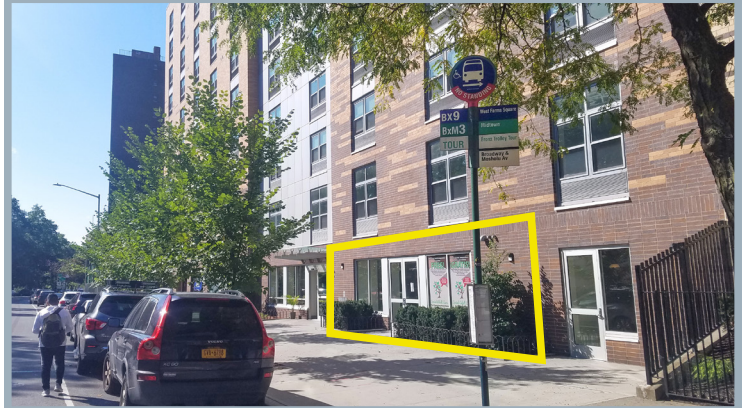


**Available Space:** 1,120 RSF

**Rental Rate:** Upon Request

**Additional Information:**

- Located directly at Bx9 and BxM3 bus stop
- 22' glass storefront
- 11,000 cars per day on Broadway
- 75 walkability score
- Base of Van Cortlandt Green, an 86-unit Senior Housing Development
- Across from Van Cortlandt Park
- Pricing and further details available upon request



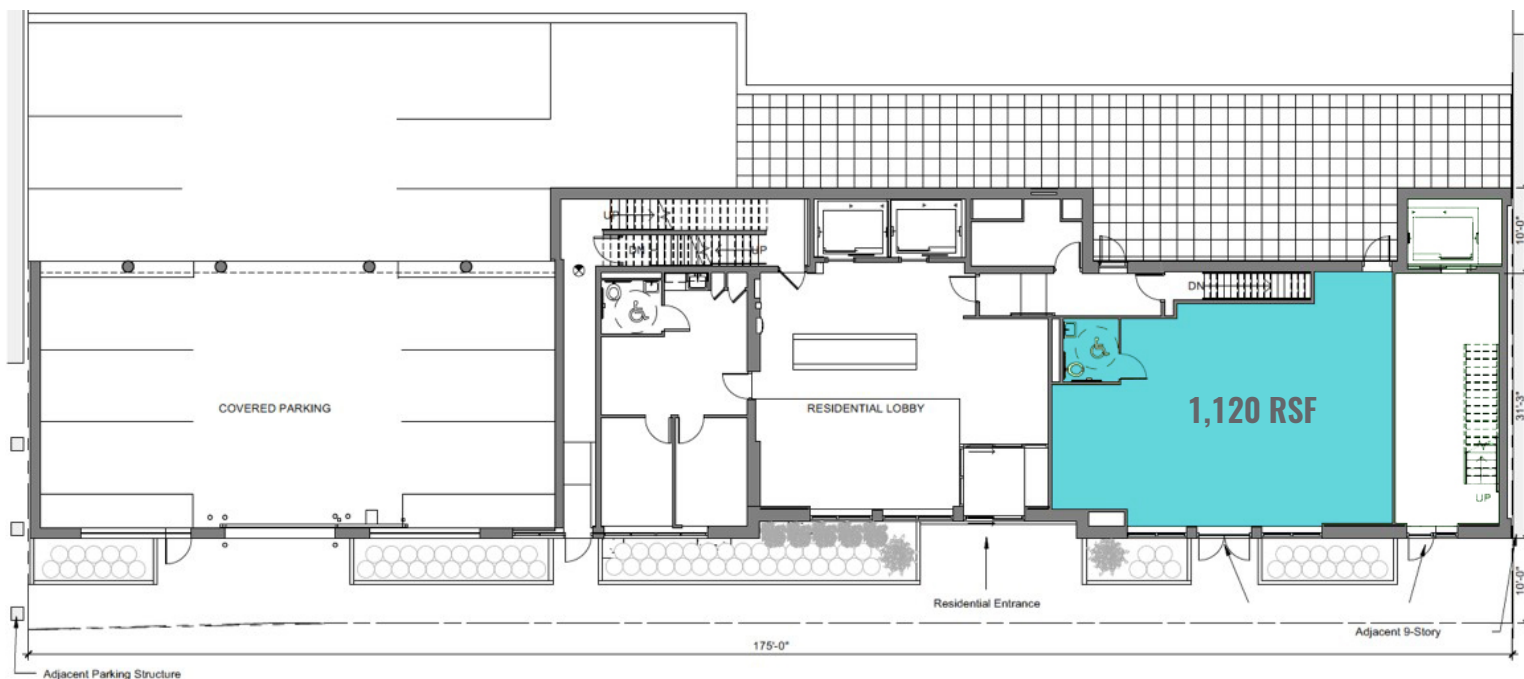
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Demographics	Trade Area	.25 Mile	.5 Mile	1 Mile
Population	5,013	3,629	8,964	40,716
Average HH Income	\$81,461	\$75,782	\$95,859	\$94,049
Annual Retail Expenditure	\$67.3 M	\$46 M	\$127 M	\$494 M

Local Transportation	Annual Ridership
Bx9	8,062,821
BxM3	4,593,248

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