



RETAIL SPACE

YONKERS, NY

2475 CENTRAL AVENUE

SIZE AVAILABLE

3,000 SF

ASKING RENT

\$35 PSF + \$12 PSF NNN

NEIGHBORS

Buy Buy Baby, Kohl's, Petco, CVS Pharmacy, Pet Valu, GameStop, PM Pediatrics, CityMD, The Vitamin Shoppe, P.C. Richard & Son, Ashley HomeStore

Midway Shopping Center: Smashburger, ShopRite, Starbucks, Red Lobster, Planet Fitness, Panera Bread, CVS Pharmacy, Joann, Denny's

Central Plaza Shopping Center: Barnes & Noble, David's Bridal, Party City, Five Below, Visionworks, Carter's, GNC

Gateway Center: Bob's Discount Furniture, DSW, Petsmart, Alamo Drafthouse Cinemas, Best Buy, Burlington, Five Guys, Starbucks

COMMENTS

Existing Delicatessen

On-site parking spaces available

Drive-thru capability

Excellent visibility from Central Avenue with over 24,800 vehicles passing this site daily

CONTACT EXCLUSIVE AGENTS

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REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



AERIAL



CENTRAL PLAZA SHOPPING CENTER

- BARNES & NOBLE
- IRVING BRIDAL
- Party City
- five BELOW
- Visionworks
- MODELL'S
- Foot Locker
- carter's
- GNC

GATEWAY CENTER

- ALAMO
- Durlington
- BEST BUY
- DSW
- PET SMART
- Pier 1
- FIVE GUYS
- NEW YORK & COMPANY
- Starbucks

2475 CENTRAL PARK AVENUE

24,800 VPD

fortunoff backyard store

CHASE

- KOHL'S
- Ashley HOMESTORE
- petco
- FAMOUS footwear
- MATTRESS FIRM
- Sprint

- CVS pharmacy
- WELL'S FARGO
- Pediatrics

- AutoZone
- WING STOP
- T-Mobile
- baskin BRobbins

CITYMD

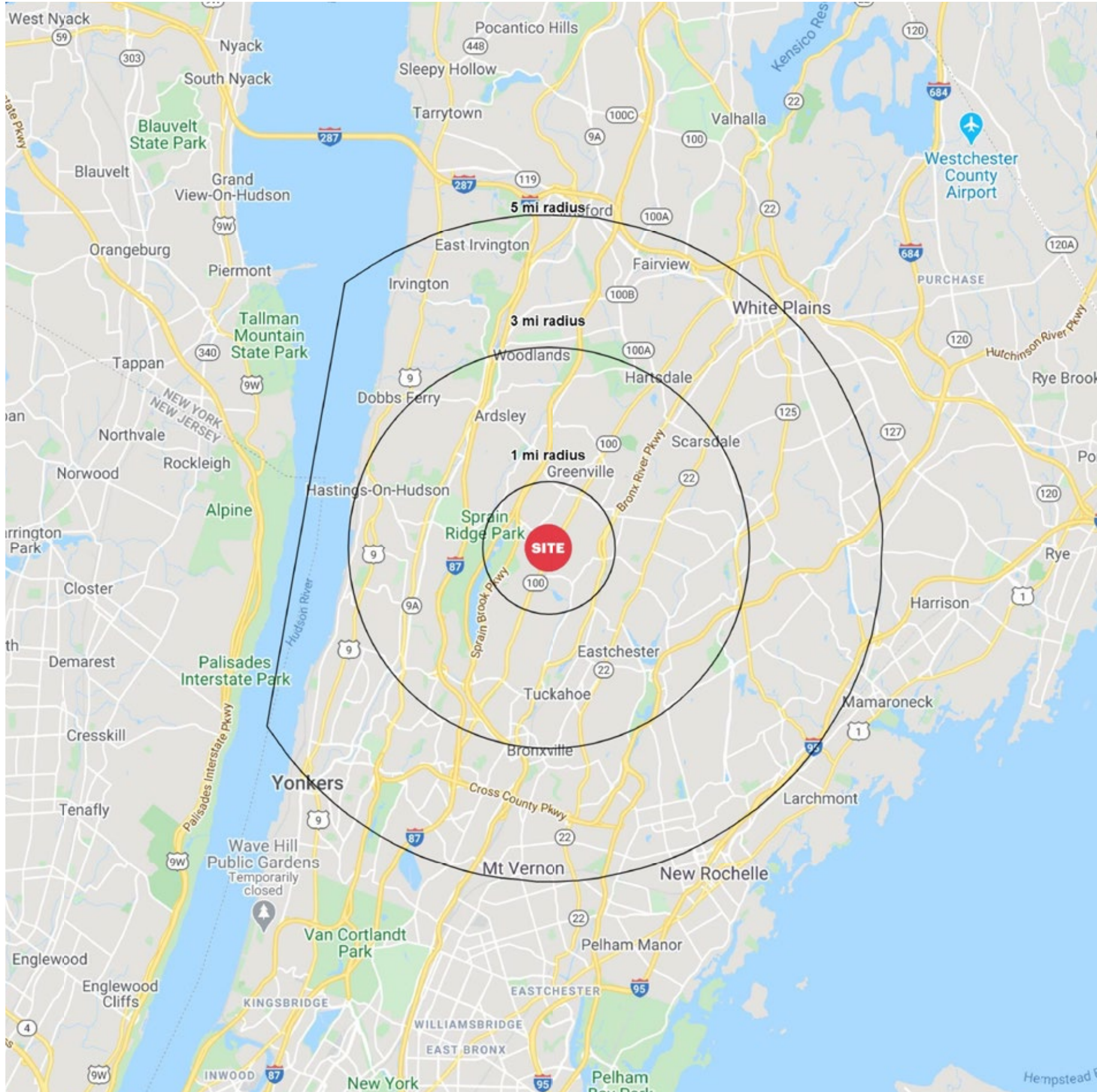
- theVitamin Shoppe
- Citizens Bank
- EUROPEAN WAX CENTER
- DUNKIN' GameStop

PC RICHARD & SON
104 Years of Honesty • Integrity • Reliability

AERIAL



AREA DEMOGRAPHICS



2475 CENTRAL PARK AVENUE YONKERS, NEW YORK

1 MILE RADIUS

POPULATION
16,402
HOUSEHOLDS
6,765
AVERAGE HOUSEHOLD INCOME
\$156,357
MEDIAN HOUSEHOLD INCOME
\$117,140

COLLEGE GRADUATES (BACHELOR'S +)
6,797 - 55.8%
TOTAL BUSINESSES
494
TOTAL EMPLOYEES
4,117
DAYTIME POPULATION (W/ 16 YR +)
9,403

3 MILE RADIUS

POPULATION
123,693
HOUSEHOLDS
48,476
AVERAGE HOUSEHOLD INCOME
\$192,662
MEDIAN HOUSEHOLD INCOME
\$135,326

COLLEGE GRADUATES (BACHELOR'S +)
54,691 - 61.9%
TOTAL BUSINESSES
5,854
TOTAL EMPLOYEES
49,036
DAYTIME POPULATION (W/ 16 YR +)
86,371

5 MILE RADIUS

POPULATION
385,929
HOUSEHOLDS
150,248
AVERAGE HOUSEHOLD INCOME
\$153,816
MEDIAN HOUSEHOLD INCOME
\$108,626

COLLEGE GRADUATES (BACHELOR'S +)
138,708 - 51.0%
TOTAL BUSINESSES
18,095
TOTAL EMPLOYEES
165,219
DAYTIME POPULATION (W/ 16 YR +)
283,537

AREA DEMOGRAPHICS

