



RETAIL / OFFICE SPACE

YONKERS, NY

GARSON PLAZA

777 CENTRAL PARK AVENUE

SIZE

1,000 SF End Cap

ASKING RENT

Upon Request

NEIGHBORS

Cross County Shopping Center: Macy's, Sears, aerie, American Eagle, Foot Locker, H&M, Hollister, Michael Kors, Pandora, ULTA Beauty, Van's, Victoria's Secret, Zara, Longhorn Steakhouse, Olive Garden, Panera Bread, Red Lobster, Shake Shack, Starbucks, TGI Friday's, Blink Fitness, Showcase Cinemas

The Mall at Cross County: Century 21, Michaels, HomeGoods, Marshalls, T.J. Maxx, Micro Center

COMMENTS

Located directly off I-87 with great frontage and exposure

18,000 vehicles pass this site daily on Central Park Avenue as well as over 100,000 vehicles on I-87

22 on-site parking spaces

Located near Yonkers Raceway

CONTACT EXCLUSIVE AGENT

LISA DANIEL

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203.302.1701

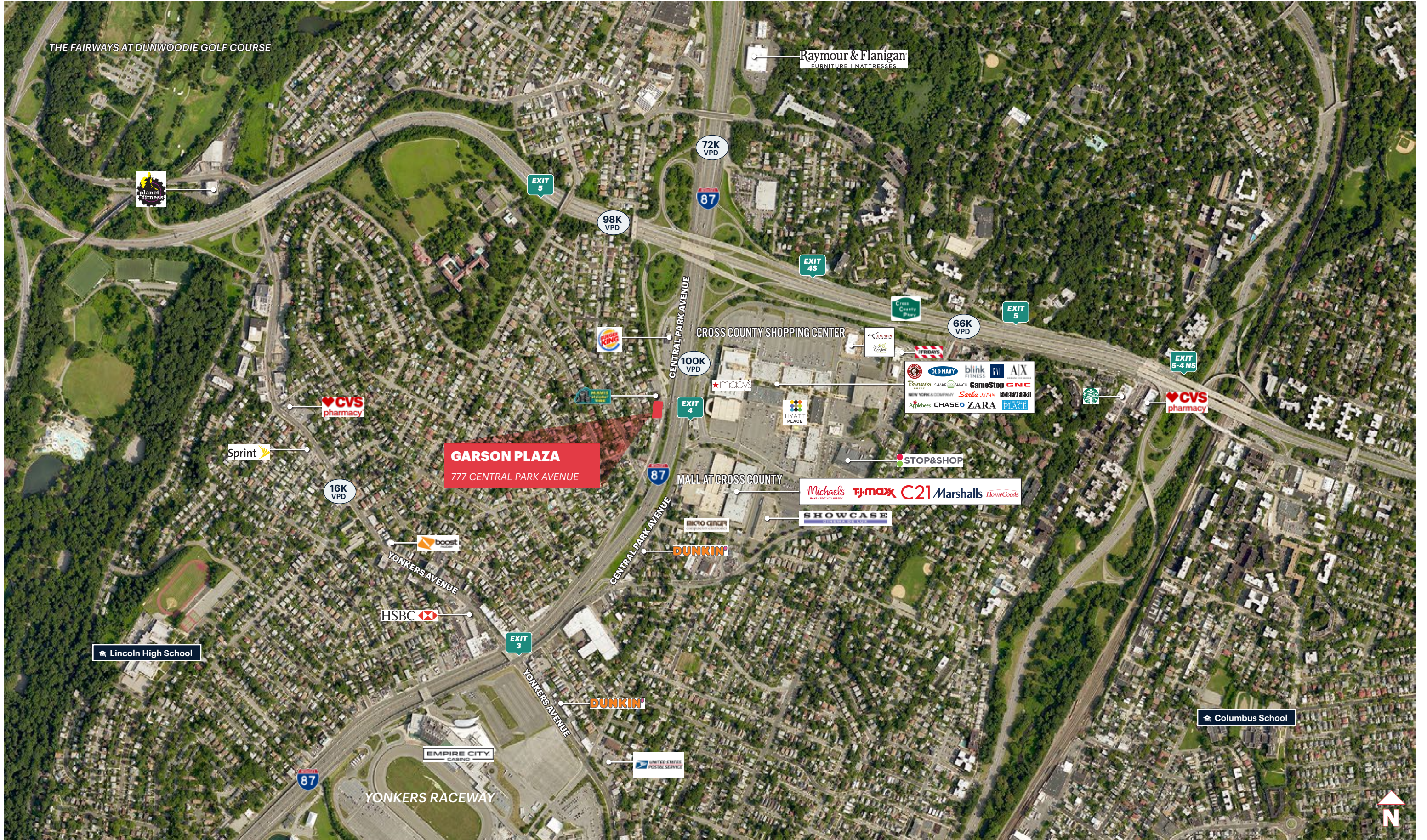
RIPCO
REAL ESTATE

100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
516.933.8880

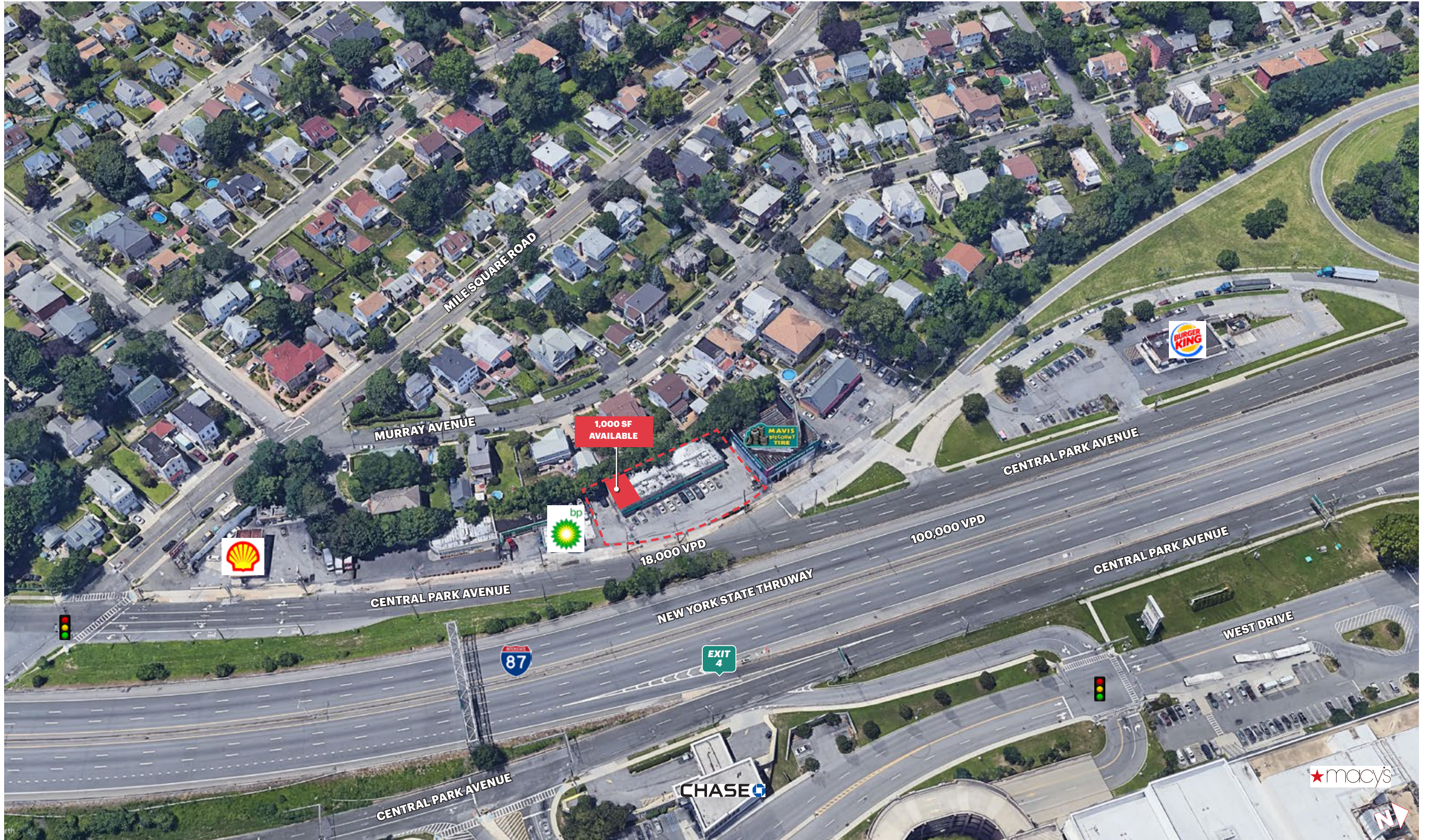
Please visit us at ripcony.com for more information

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



AERIAL



777 CENTRAL PARK AVENUE YONKERS, NEW YORK

AREA DEMOGRAPHICS



777 CENTRAL PARK AVENUE YONKERS, NEW YORK

1 MILE RADIUS

POPULATION

30,317

HOUSEHOLDS

12,650

AVERAGE HOUSEHOLD INCOME

\$103,789

MEDIAN HOUSEHOLD INCOME

\$80,662

COLLEGE GRADUATES (Bachelor's +)

7,638 - 34.7%

TOTAL BUSINESSES

1,048

TOTAL EMPLOYEES

9,948

DAYTIME POPULATION (w/ 16 yr +)

19,047

3 MILE RADIUS

POPULATION

374,758

HOUSEHOLDS

142,946

AVERAGE HOUSEHOLD INCOME

\$91,925

MEDIAN HOUSEHOLD INCOME

\$70,772

COLLEGE GRADUATES (Bachelor's +)

82,048 - 31.9%

TOTAL BUSINESSES

11,140

TOTAL EMPLOYEES

88,908

DAYTIME POPULATION (w/ 16 yr +)

209,874

5 MILE RADIUS

POPULATION

934,019

HOUSEHOLDS

352,636

AVERAGE HOUSEHOLD INCOME

\$90,747

MEDIAN HOUSEHOLD INCOME

\$68,796

COLLEGE GRADUATES (Bachelor's +)

205,350 - 32.1%

TOTAL BUSINESSES

26,187

TOTAL EMPLOYEES

243,733

DAYTIME POPULATION (w/ 16 yr +)

543,248

AREA DEMOGRAPHICS

