



1,500 SF to 4,000 SF
Call for Rental Details



GROUND LEVEL RETAIL, OFFICE, BANK & MEDICAL SPACE AVAILABLE

* NEW CONSTRUCTION *

Building Highlights

- 200 Luxury Residential Units Above
- Adjacent To and Steps from MTA Mount Vernon West Train Stop, which will Undergo a Multi-Billion Dollar Renovation
- Very Rare Dedicated Parking for Commercial Tenants
- Join New Tenant 7-Eleven and MTA District 6 Police Department
- Exceptionally Close to Bronx River Parkway

Contact Owner's Exclusive Agent: Haryn Intner [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com



(Rendering of MTA Mount Vernon West Stop)

By Drive Time	1-Min	3-Min	5-Min
Average HH Income	\$72,241	\$75,058	\$84,221
Median HH Income	\$55,421	\$57,317	\$60,119
Population	1,392	12,005	44,012
Total Households	556	4,821	17,938
Retail Potential	\$17.9M	\$159.8M	\$652.5M

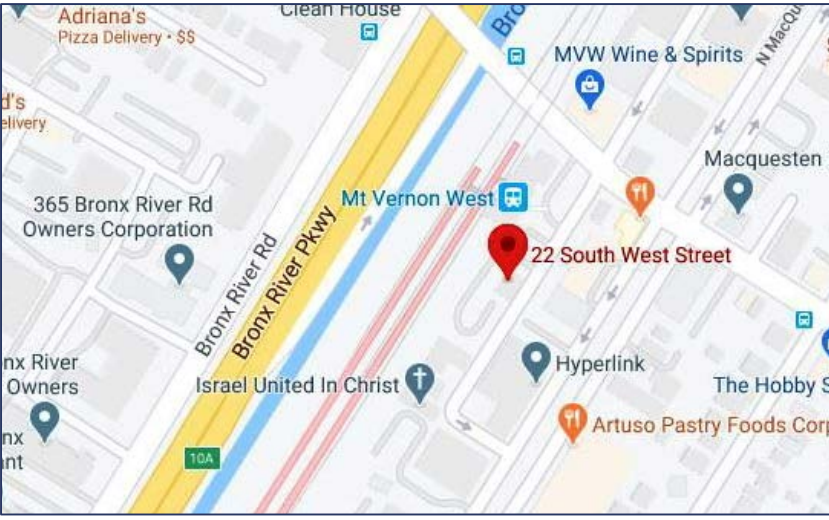
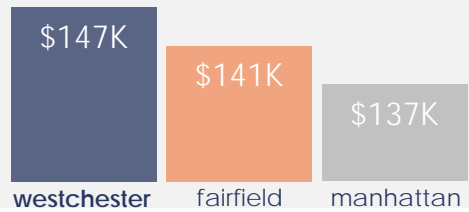
NEW YORK'S WESTCHESTER COUNTY
STRONG SPENDING POWER

\$22 billion in Westchester
RETAIL DEMAND

**LIVE
WORK
PLAY**

- public transport
- walkable
- restaurants
- shopping
- residential density

**HIGH AVERAGE
HOUSEHOLD INCOME**



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