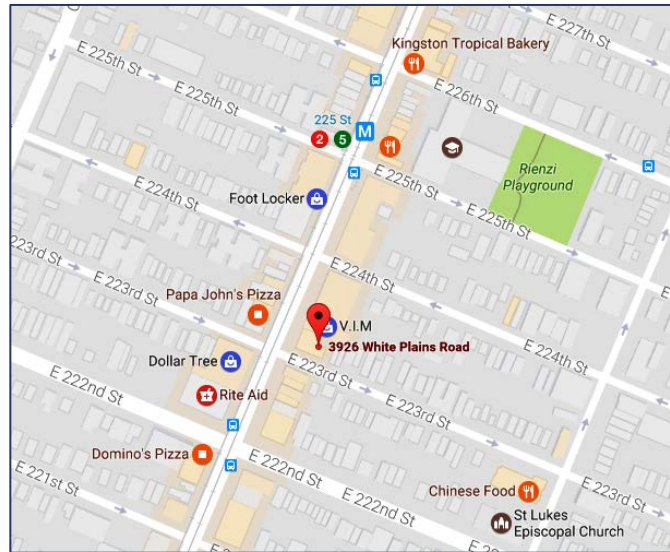


PRIME CORNER RETAIL WITH EXCELLENT VISIBILITY

2,986 Sq. Ft.

\$22.00 PSF NET +\$7.25 PSF R/E Tax

- Fantastic Purchase Power within Community
- High Traffic Corner on White Plains Rd
- Food, General Retail, or Office/Medical Uses Allowed
- Divisible to 1,086 SF & 1,900 SF
- Just 2 Blocks from #2 & #5 Trains
- 1 Block from Brightside Academy
- Adjacent to Bus Stop
- Strong Neighborhood



By Radius	.25-Mile	.5-Mile	1-Mile
Average HH Income	\$54,369	\$53,447	\$54,453
Median HH Income	\$39,857	\$39,574	\$40,153
Population	11,652	32,942	112,186
Total Households	4,072	11,214	39,756
Retail Potential	\$111M	\$302M	\$1.09B

Call Owner's Exclusive Agent: Jon Gordon 914-779-8200 x115 jgordon@admiralrealestate.com

Brokers
Protected