

YONKERS, NY - 417 Riverdale Avenue



GROUND LEVEL STOREFRONT FOR LEASE

750 Sq. Ft. Call for Rental Details

- Located on Riverdale/ Yonkers Border
- **On-Site Parking**
- Retail, Office, and Medical Uses Allowed
- Food Use Accepted
- Fantastic Signage Visibility
- Traffic Count: Over 5,000 Vehicles Per Day
- Neighboring Tenants Include: Dunkin' Donuts, Little Bella Pizza, Yonkers Police Dept-3rd Precinct, College of Mt St Vincent & SAR High School



By Drive Time	1-Min	5-Min	10-Min
Average HH Income	\$58,801	\$70,811	\$89,446
Median HH Income	\$45,258	\$49,147	\$57,506
Population	4,397	24,446	138,373
Total Households	1,598	8,467	52,567
Retail Potential	\$38.5M	\$267M	\$1.9B

Call Owner's Exclusive Agent: Haryn Intner 914-779-8200 x123 haryn@admiralrealestate.com

Brokers Protected

62 Pondfield Rd Bronxville, NY 10708 Jonathan H. Gordon, Corporate Broker ADMIRAL REAL ESTATE SERVICES CORP. admiralrealestate.com All information furnished regarding property for sale or rental is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.