



## 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](tel:914-779-8200) x123 [haryn@admiralrealestate.com](mailto:haryn@admiralrealestate.com)

Brokers  
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