

**Site Plan on  
Reverse Side**

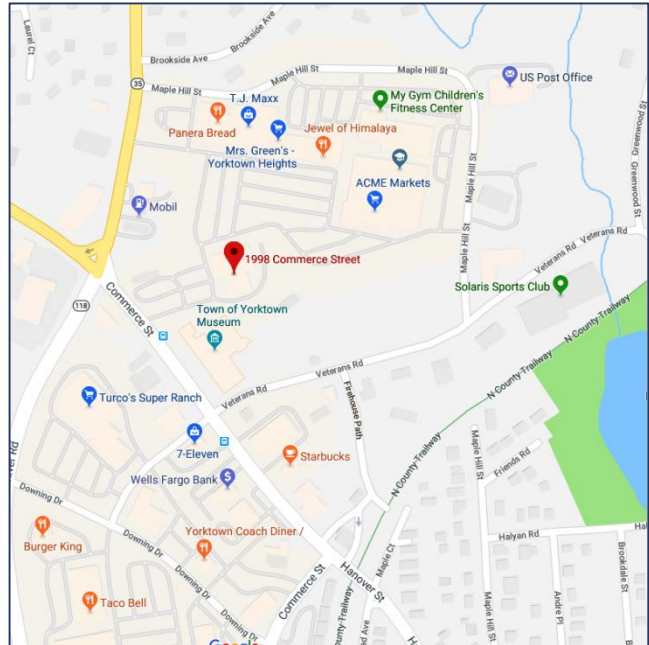


**JOIN ONE OF THE TOP  
PERFORMING CVS  
CENTERS IN WESTCHESTER**

1,170 SF to 2,430 SF  
~~\$25.00~~ PSF NNN; \$10.90 PSF R/E Tax  
**NOW: \$19.00 PSF NNN!**



- Food & Non-Food Uses Allowed
- Private Parking Lot
- 100+ Parking Spaces
- Busy Downtown Yorktown Heights
- Other Tenancy Includes:  
CVS, Dry Cleaning , Nail Salon,  
and PCSB Bank.



By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$150,298	\$180,965	\$168,058
Median HH Income	\$113,513	\$138,545	\$121,357
Population	4,961	23,611	62,434
Total Households	1,880	7,870	21,353
Retail Potential	\$125M	\$622M	\$1.57B

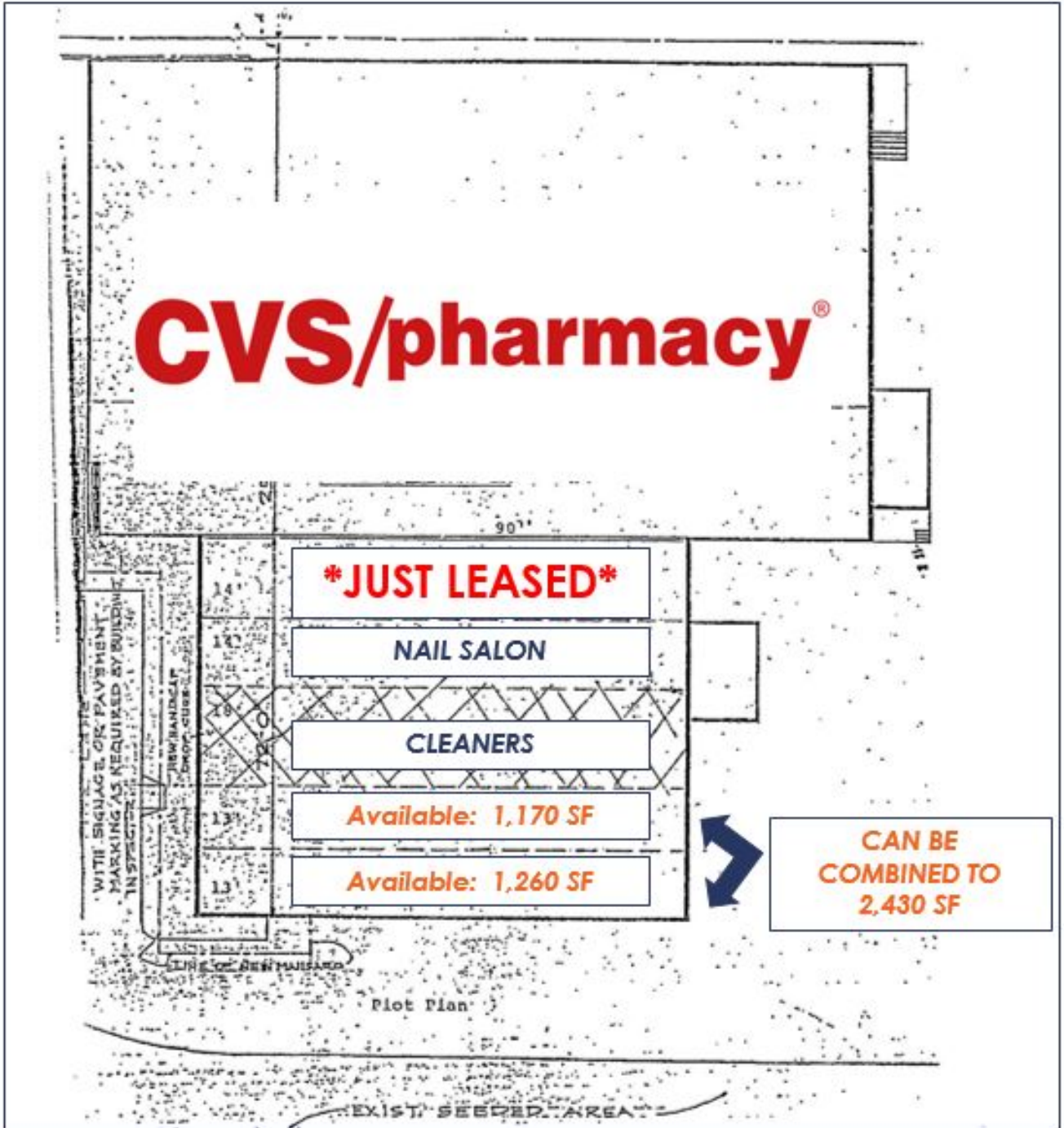
**Call Owner's  
Exclusive Agent:**

Joan Simon [914-779-8200](tel:914-779-8200) x117 [jsimon@admiralrealestate.com](mailto:jsimon@admiralrealestate.com)

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Protected*



## SITE PLAN



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