

FLEETWOOD PROFESSIONAL OFFICE SPACE FOR LEASE

559 Gramatan Ave-Fleetwood, NY



13,000 cars per day on Gramatan Ave

Available Space:

835-3,167 RSF

*5,000 SF can be made available

Ideal for Medical

Located within a 2-mile radius of these major hospitals and satellite clinics:

Montefiore

AppleMed
urgent care

NewYork-Presbyterian
Lawrence Hospital



Property Highlights:

- Dedicated lobby with ADA elevator
- Located in the densely-populated, affluent Fleetwood neighborhood of Mount Vernon
- Facade and tenant signage upgrade completed
- Street parking & steps away from Municipal Parking Garage (hourly & monthly parking available)
- Close proximity to Cross County Parkway, Fleetwood Metro North Station & buses
- Pricing and additional information available upon request

Demographics	.5 Mile	1 Mile	3 Miles	5 Miles
Population	14,188	45,371	332,776	1,024,591
Number of Households	6,767	19,548	125,039	386,647
Average HH Income	\$91,605	\$94,146	\$93,160	\$76,702
Annual HH Expenditure	\$450M	\$1.31B	\$8.31B	\$22.8B
Annual Retail Expenditure	\$205M	\$598M	\$3.78B	\$22.8B
Annual Health Care Expenditure	\$34.6M	\$195M	\$641M	\$1.62B

CONTACT EXCLUSIVE AGENTS:

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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

559 Gramatan Ave- Fleetwood, NY



***42 Broad Street West** will be a 16-story luxury transit oriented development featuring 249 apartments & 20,000 SF of retail

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Major Hospitals & Satellite Clinics within 2 miles



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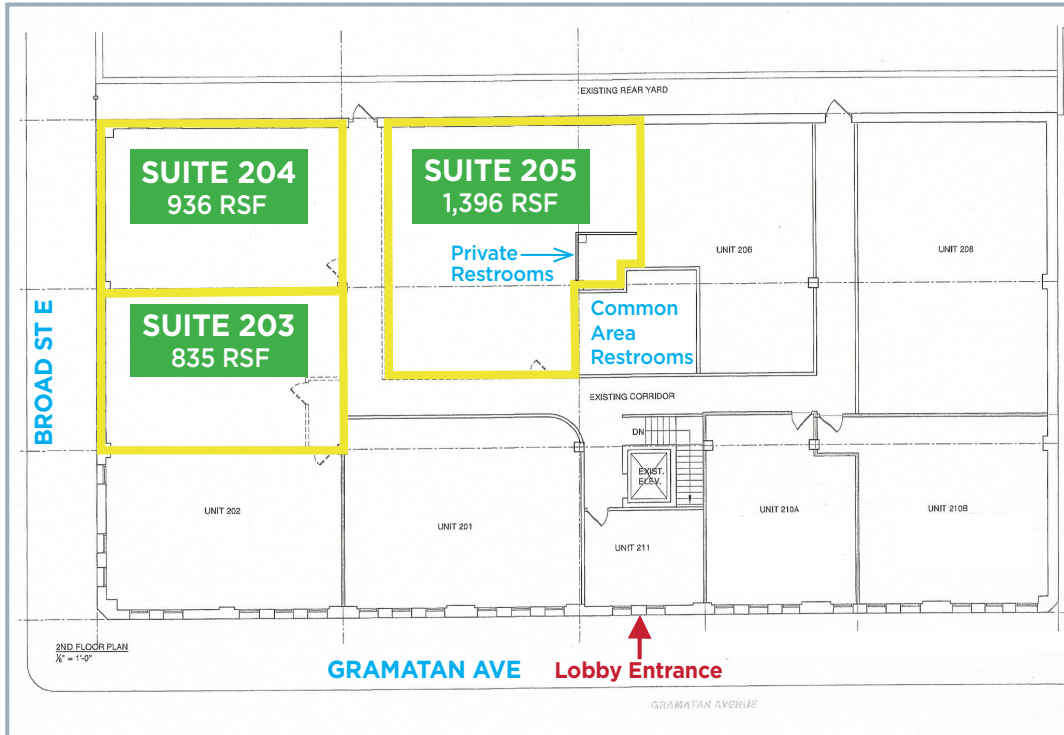
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Second Floor Office Space

Can combine available suites for 3,167 RSF



Lobby Entrance



Brand New Facade Upgrades

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