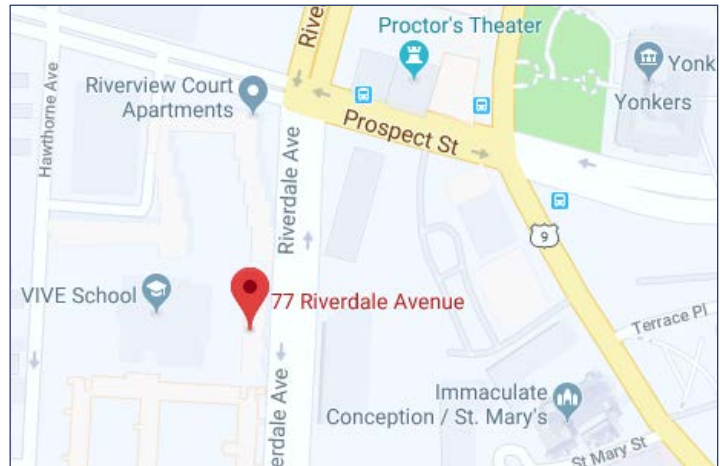




PRIME GROUND LEVEL SPACES AVAILABLE FOR LEASE IN MULTI-FAMILY BUILDING

814 to 4,759 Sq. Ft. | \$28.00 PSF Modified Gross

- Building Features 454 Apartments with More than 1,000 Residents
- Across the Street from St John's Riverside Medical Center
- Retail, Office, Bank, Medical, and Urgent Care Uses Allowed
- Close to the Hudson River Waterfront
- On Busy Riverdale Avenue Connecting Yonkers to Riverdale
- Fantastic Signage Visibility



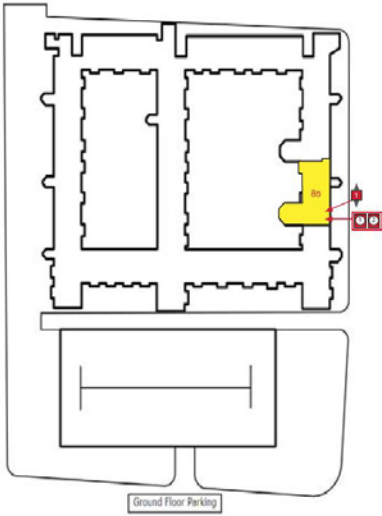
By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$61,511	\$79,774	\$95,023
Median HH Income	\$38,518	\$53,788	\$64,546
Population	52,363	131,791	297,757
Total Households	17,723	47,854	117,389
Retail Potential (000's)	\$452,467	\$1,612,648	\$4,765,215

Call Owner's Exclusive Agent: Haryn Inther [914-779-8200](tel:914-779-8200) x123 haryn@admiralrealestate.com

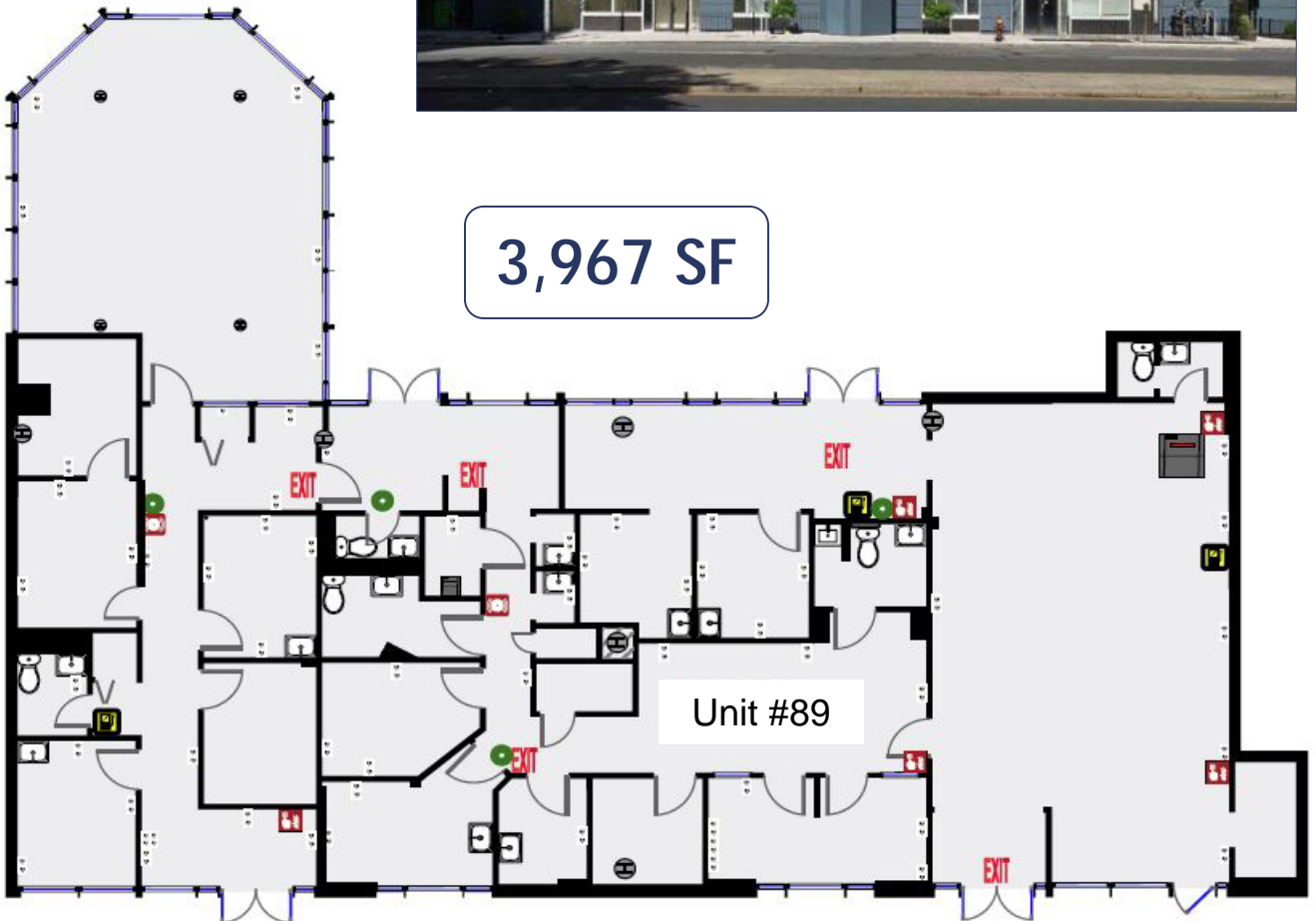
Brokers
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UNIT #89

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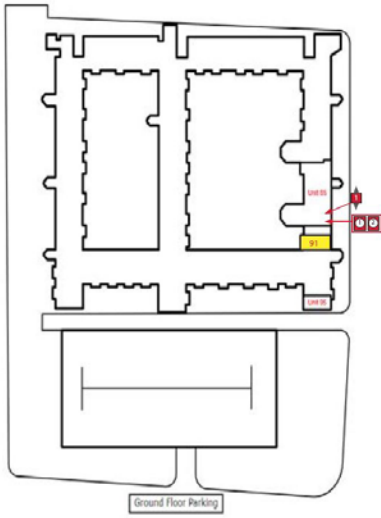


3,967 SF



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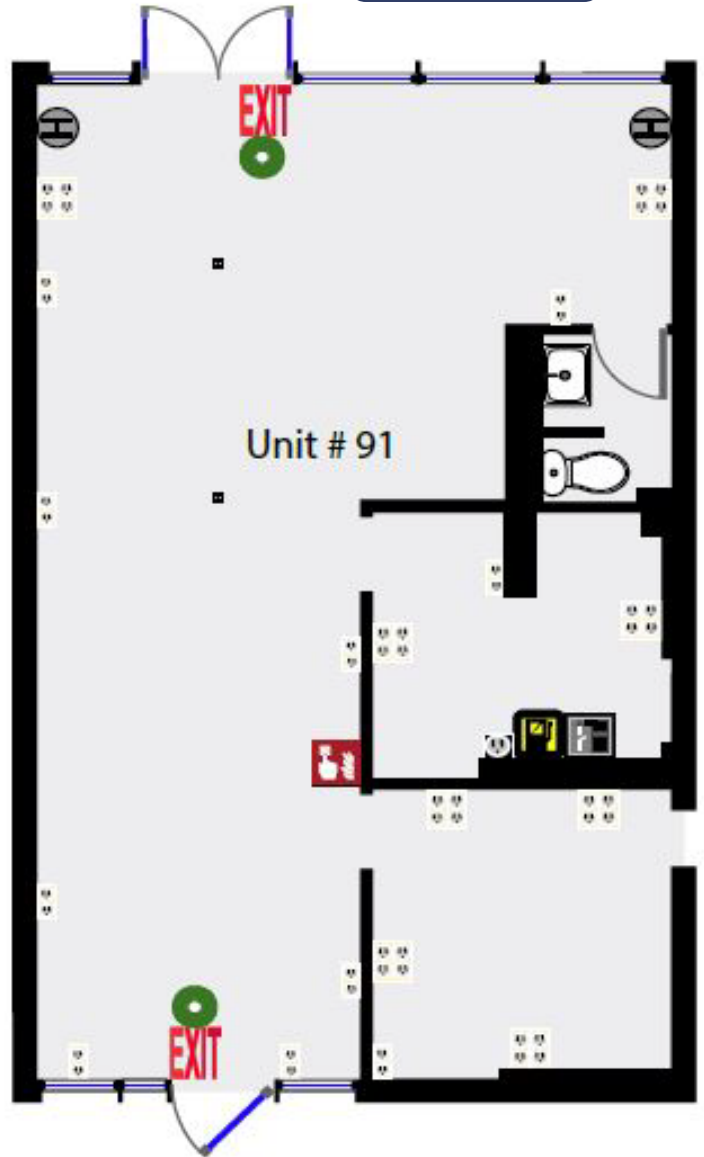
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UNIT #91

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792 SF

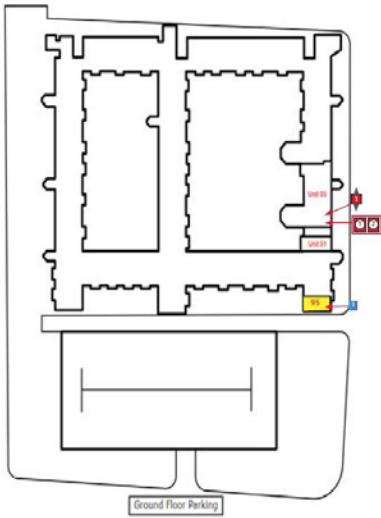


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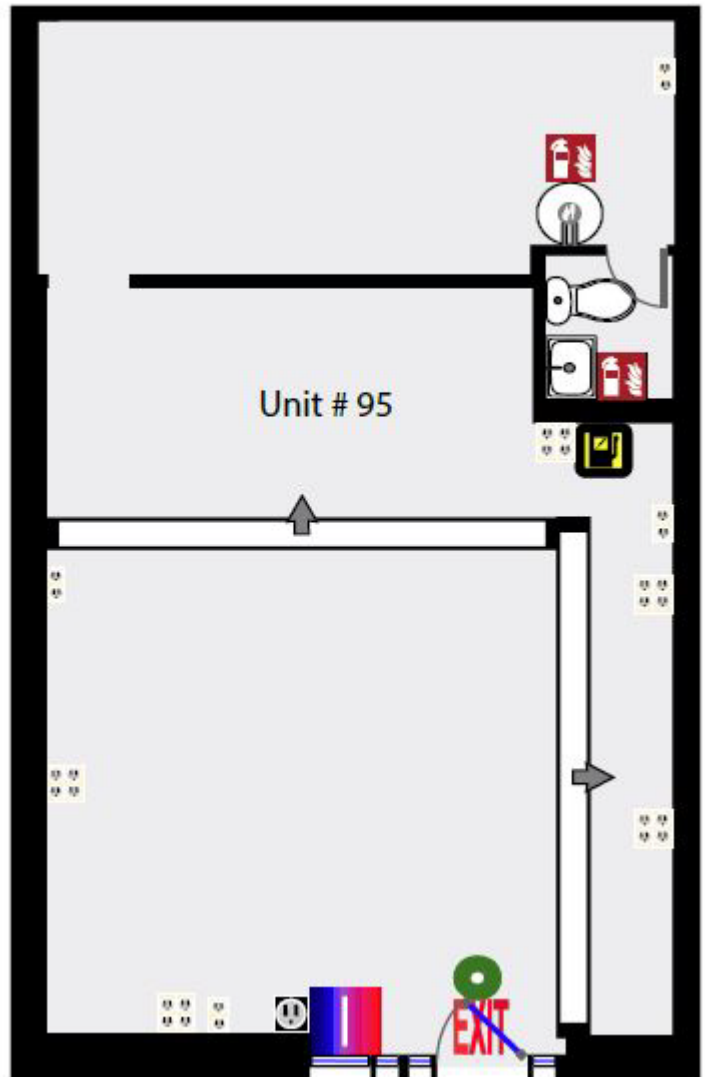
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UNIT #95

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814 SF



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