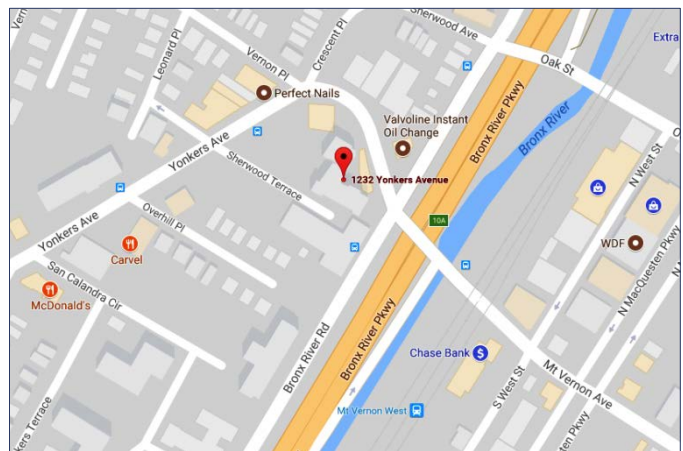
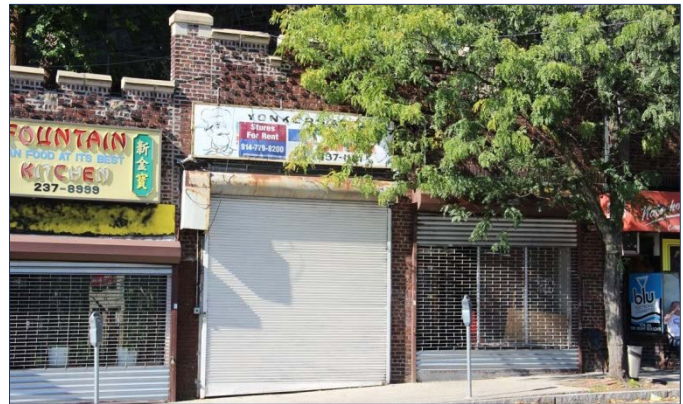


PRIME INLINE SPACE FOR LEASE

700 Sq. Ft. | \$1,700 Per Month Modified Gross

- Food Use Allowed
- Former Pizza Shop: Existing Venting Ansul System in Place
- Corner Location Yonkers Ave at Bronx River Parkway Road
- High Traffic Count: 15,600 Vehicles/Day
- Good Local Community
- Dense Apartment Population
- En-Route To/From Yonkers Raceway



By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$75,164	\$79,108	\$77,519
Median HH Income	\$55,448	\$53,761	\$50,964
Population	58,237	463,746	1,089,453
Total Households	23,639	171,942	400,225
Retail Potential	\$790M	\$6.04B	\$13.78B

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

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