

**Additional Photos  
on Reverse Side**



**PRIME RETAIL SPACE FOR LEASE**  
***\*Food Allowed\****

**2,015 Sq. Ft. | \$26.00 PSF NNN +\$8.47 PSF Tax**

- High Traffic Location
- Across from 23,000 SF CVS and Supermarket
- Food Use Allowed
- Great Parking On Block, CVS and Municipal Parking
- 1-Block from 18-Story, \$85 Million, 249-Unit Residential Complex (*Under Construction*)
- Walking Distance to Metro-North Fleetwood Station
- 30 Minutes to Midtown Manhattan



By Radius	1-Mile	3-Mile	5-Mile
Average HH Income	\$95,705	\$94,090	\$89,855
Median HH Income	\$67,512	\$62,329	\$56,915
Population	45,044	339,948	868,347
Total Households	19,343	126,400	324,039
Retail Potential	\$817M	\$5.3B	\$12.86B



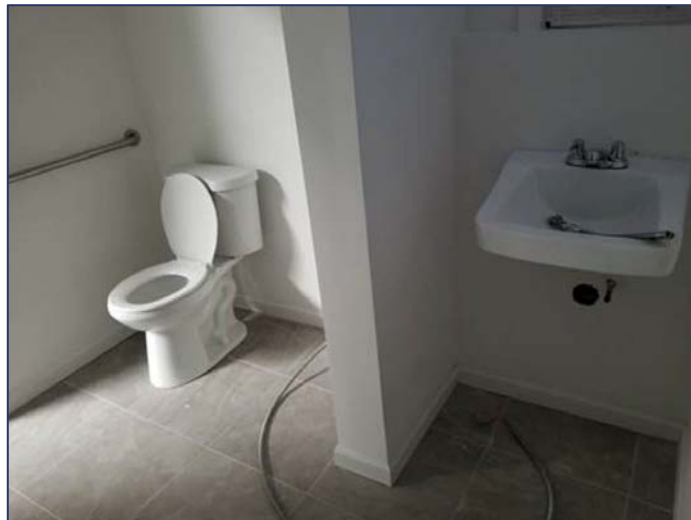
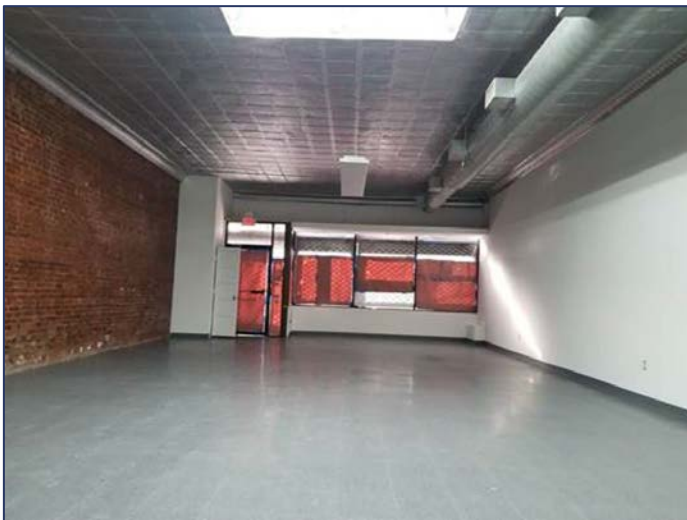
**Call Owner's  
Exclusive Agent:**

Jonathan Gordon | 914-779-8200 x115 | [jgordon@admiralrealestate.com](mailto:jgordon@admiralrealestate.com)

*Brokers  
Protected*



## Interior Photos



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