

**petco**  
THE HEALTH + WELLNESS CO.



**500** E SANDFORD BLVD  
MT VERNON, NY

**STRONG CO-TENANTS:**  
TJ MAXX, PETCO,  
& TARGET with  
**2.2 M** VISITORS  
ANNUALLY

**FAMOUS**  
footwear

CONTACT EXCLUSIVE LISTING AGENT:  
**DAVID SCOTTO** 914.968.8500 x306  
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**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES  
440 MAMARONECK AVE • HARRISON, NY 10528 • RMFRIEDLAND.COM

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**500** E SANDFORD BLVD  
MT VERNON, NY

**8,824 SF FORMER FAMOUS FOOTWEAR**

- Rental Rate: Upon Request
- Freight Elevator to Loading Dock
- GLA: 246,888
- 1,098 Parking Spaces

**ACCESSIBILITY**

- Direct access off the Hutchinson River Pkwy with 95,100 CPD
- 11,800 CPD on E Sandford Blvd
- Close Proximity to I-95 & Cross County Pkwy
- Bx42 Stops Directly in Front of Shopping Center

**VISIBILITY**

Prominent Signage along E. Sandford Blvd with Visibility from the Hutchinson River Pkwy

**NEIGHBORING TENANTS:**

Best Buy, TD Bank, Burger King, McDonald's, CVS, and more



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## PROMINENT SIGNAGE

VISIBLE FROM  
HUTCHINSON  
RIVER PKWY



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**COMING SOON:**

**FUN CITY ADVENTURE PARK**

ON E SANDFORD BLVD



MONUMENT SIGNAGE



DIRECT ACCESS OFF THE  
HUTCHINSON RIVER PKWY



ACROSS FROM MEMORIAL FIELD



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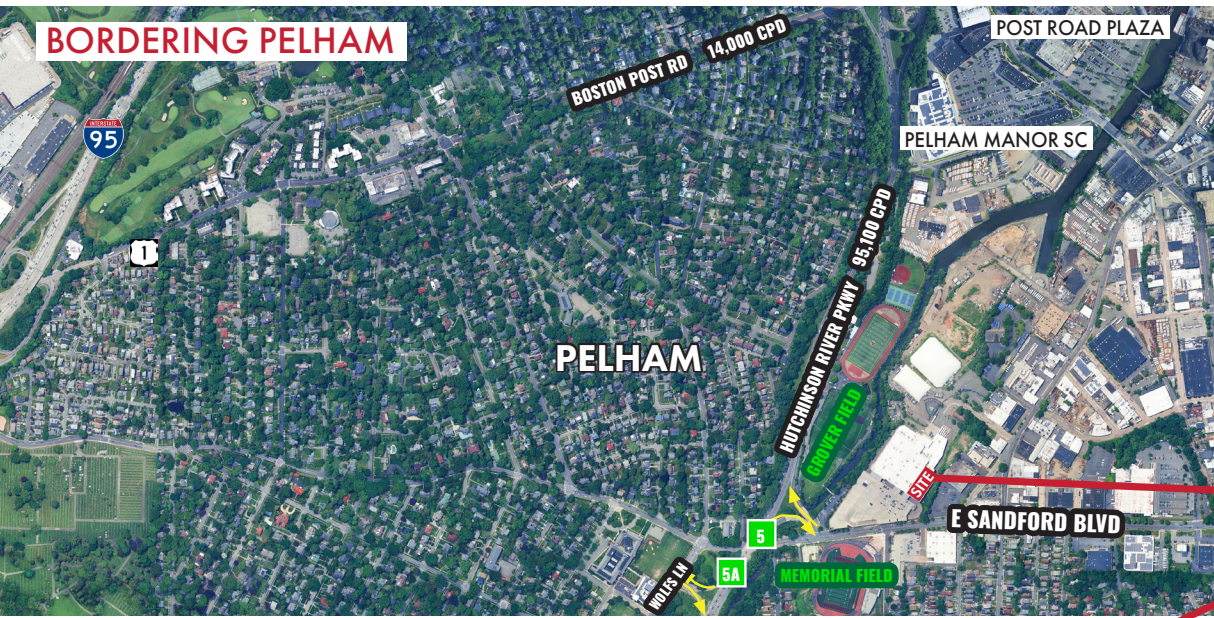
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**BORDERING PELHAM**

# 500 E SANDFORD BLVD MT VERNON, NY



**STRONG MIX OF NEIGHBORING RETAILERS**



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AERIAL


# 500 E SANDFORD BLVD MT VERNON, NY



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	32,893	390,072	1,010,000
Number of Households	11,608	148,742	382,336
Average HouseHold Income	\$168,704	\$129,813	\$120,890
Annual HouseHold Expenditure	\$1.46 B	\$15.85 B	\$38.37 B
Annual Retail Expenditure	\$667.24 M	\$7.45 B	\$18.06 B

 At Hutchinson River Parkway

 2.4 miles to Metro North Woodlawn & Wakefield Stations

 Easy access to #42 Beeline Bus

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