

67 GRAMATAN AVENUE

MOUNT VERNON, NY 10550



Property Description

Introducing an exceptional commercial property opportunity on prime Gramatan Avenue in Mount Vernon! This former jeweler space is now available for lease, offering a wealth of possibilities in a thriving neighborhood undergoing exciting redevelopment. 920 SF for \$3,150 modified gross. Located in the heart of Mount Vernon, this property's position attracts a steady flow of foot traffic and provides excellent visibility for your business. Base year tax.

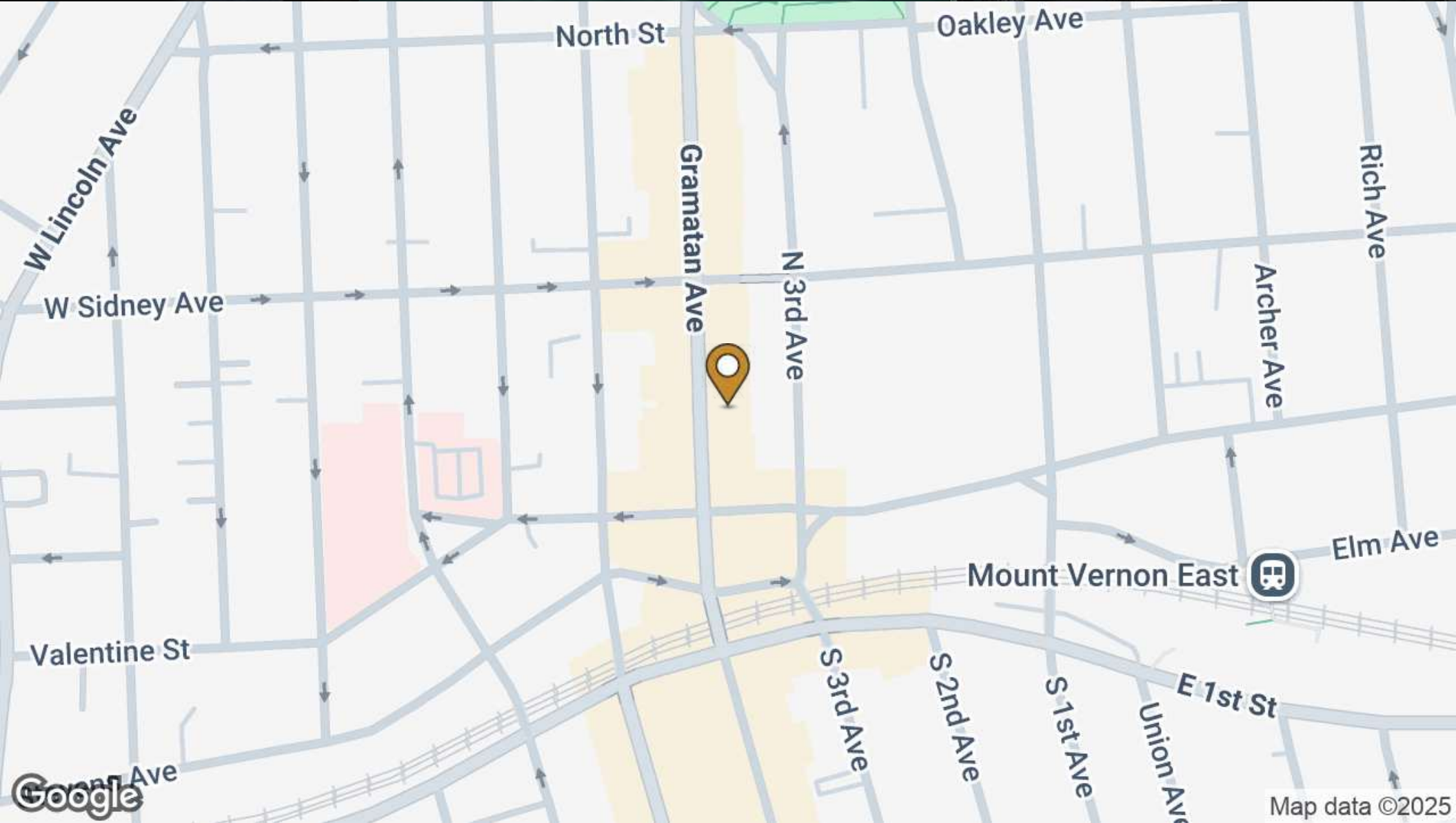
Offering Summary

Lease Rate:	\$3,150.00 per month (MG)
Available SF:	920 SF
Building Size:	5,532 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,311	8,424	27,936
Total Population	5,180	21,704	71,557
Average HH Income	\$77,529	\$75,439	\$97,461

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AMERICA - PORTUGAL
JEWELRY INC.

Savannah Health Source
65 RETAIL PROPERTY FOR LEASE
Tea House
T: 914-801-0710



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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,180	21,704	71,557
Average Age	42	40	41
Average Age (Male)	40	38	39
Average Age (Female)	44	41	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,311	8,424	27,936
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$77,529	\$75,439	\$97,461
Average House Value	\$692,427	\$566,140	\$518,469

Demographics data derived from AlphaMap

