

**Vacant Land
Located at
Midland Avenue and Bronx River Road
Yonkers, New York**

NEIGHBORHOOD ANALYSIS

Location

The subject property is located in the city of Yonkers, in Westchester County, in the state of New York. The city is bordered by Riverdale and the Bronx to the south, Mount Vernon to the east, Hastings-on-Hudson to the north, and Rockland and the Hudson River to the west.

Area Characteristics

Yonkers is one of the most populous cities in New York State. The city is home to major attractions such as Yonkers Raceway, a racing track and attached casino, as well as shopping areas in Getty Square, Cross County, Ridge Hill Village Malls, and along Central Park Avenue. Cross County, located within walking distance of the subject property, is home to Macys, Forever 21, Chipotle, Shack Shake and a movie theater, thus attracting residents from all over lower Westchester. It is also home to the new Hyatt Place Hotel. Ridge Hill Village Mall is a short drive from the subject property and features stores such as Whole Foods, Lord and Taylor, Apple, LL Bean, TJ Maxx and a movie theater.

Being within such close proximity to New York City, Yonkers has been setting of many major films and other pop culture references.

The education system in Yonkers includes many public schools, operated by the Yonkers Public School system, as well as the prestigious Sarah Lawrence College and Westchester Community College.