

500 E SANDFORD BLVD
MT VERNON, NY

STRONG CO-TENANTS:
TJ MAXX, PETCO, FUN CITY ADVENTURE PARK
& TARGET with **2.4 M** VISITORS ANNUALLY



JOIN NEWLY OPENED



CONTACT EXCLUSIVE LISTING AGENT:
DAVID SCOTTO 914.968.8500 x306
dscotto@rmfriedland.com



RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 MAMARONECK AVE • HARRISON, NY 10528 • RMFRIEDLAND.COM

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

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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 96,700 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

YOUR SIGN HERE

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PROMINENT SIGNAGE



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INTERIOR PHOTOS



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BORDERING PELHAM

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STRONG MIX OF NEIGHBORING RETAILERS



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AERIAL

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DEMOGRAPHICS

		Population	32,749	390,622	1,200,000
		Number of Households	11,693	151,117	387,580
		Average HouseHold Income	\$168,078	\$131,806	\$122,940
		Annual HouseHold Expenditure	\$1.32 B	\$14.77 B	\$35.71 B
		Annual Retail Expenditure	\$615.16 M	\$7.06 B	\$17.16 B

1 MILE

3 MILES

5 MILES

At Hutchinson
River Parkway2.4 miles to
Metro North Woodlawn
& Wakefield StationsEasy access to
#42 Beeline Bus

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