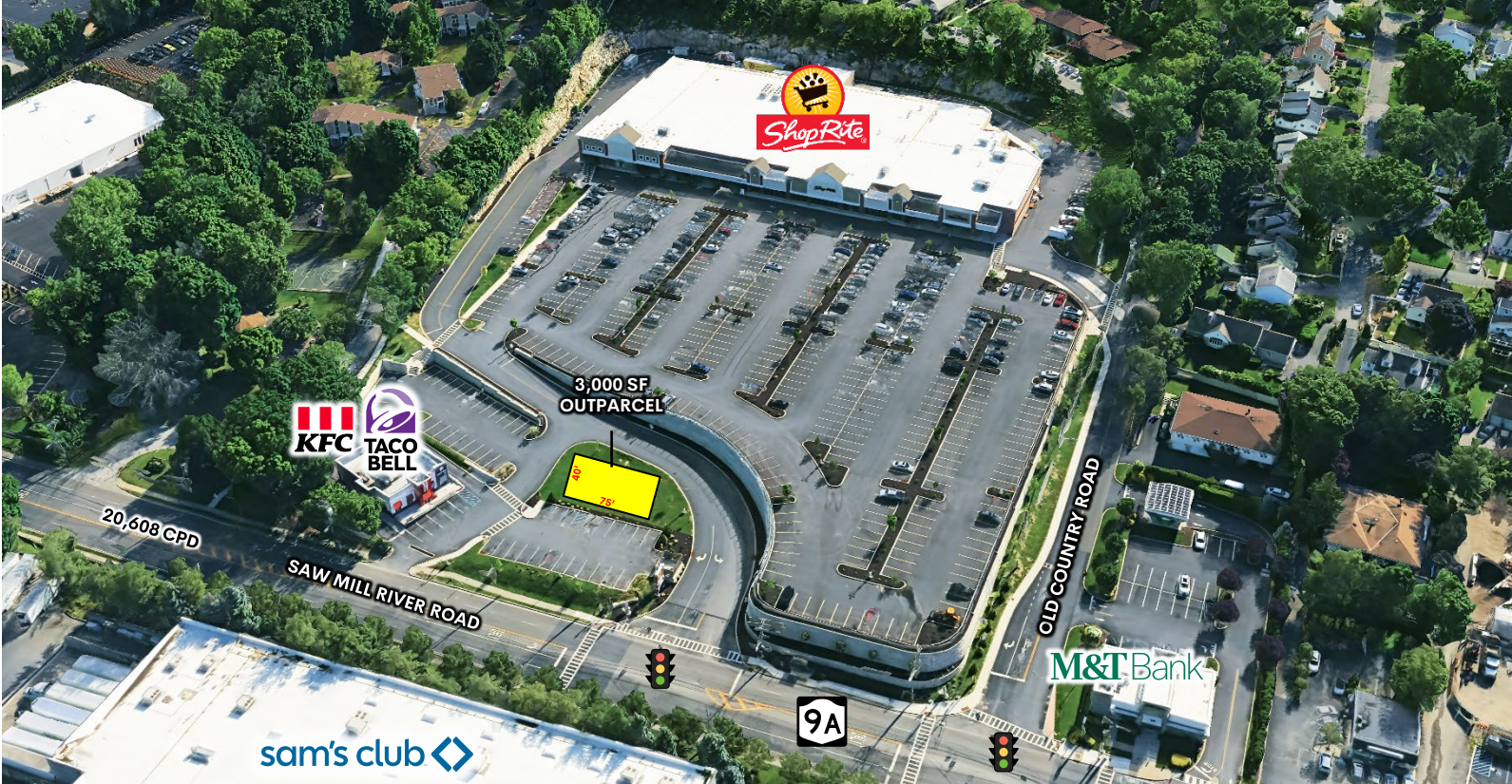


Elmsford/Greenburgh, NY

320 Saw Mill River Road (Route 9A)

OUTPARCEL FOR LEASE



AVAILABLE:
3,000 SF Outparcel (75' x 40')

CO-TENANTS:
ShopRite & Taco Bell/KFC

NEIGHBORING RETAILERS:
Sam's Club, Home Depot, M&T Bank, Dunkin', Stop & Shop, CVS, GoHealth Urgent Care, Chipotle, Starbucks, Orangetheory Fitness, Northwell Health, Anytime Fitness, Chase, Best Plumbing, Trustco Bank, Wendy's, Montefiore Einstein Advance Care, Westchester Medical Center, Citibank, Captain Lawrence Brewing Company, FedEx Ship Center, Amazon Fulfillment, Marriott, Sheraton and more

ADDITIONAL INFORMATION:

- Prime Outparcel Opportunity Located in a ShopRite Anchored Shopping Center Across from Sam's Club
- 207' of Prominent Frontage Directly Along Saw Mill River Road (Rte. 9A)
- Close Proximity to I-287, Sprain Brook Parkway and Bronx River Parkway
- 21 Parking Spaces

TRAFFIC COUNTS:
20,608 Cars Per Day Along Saw Mill River Road (Route 9A)

ASKING RENT:
Call For Details

CAM/TAXES:
Call For Details

	AREA DEMOGRAPHICS		
	3 Miles	5 Miles	10 Miles
Population	76,088	186,418	709,244
Avg. HH Income	\$146,660	\$156,293	\$157,963

**For More Information,
Please Contact:**

914-237-3400

**Zach Landes – Ext. 123
Zach@RoyalPropertiesInc.com**

**Karnit Mosberg – Ext. 110
Karnit@RoyalPropertiesInc.com**



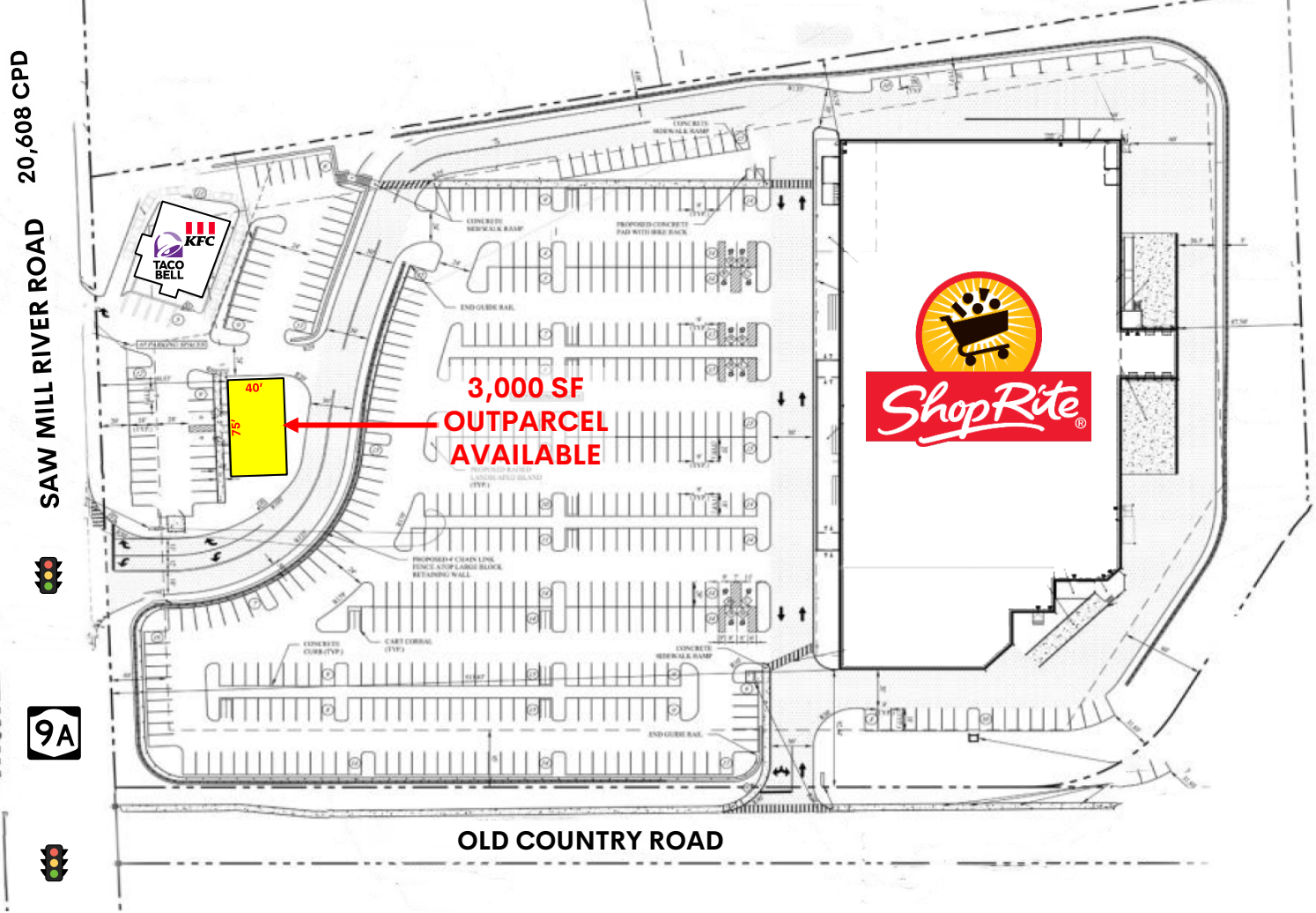
www.RoyalPropertiesInc.com

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Elmsford/Greenburgh, NY

OUTPARCEL FOR LEASE

320 Saw Mill River Road (Route 9A)

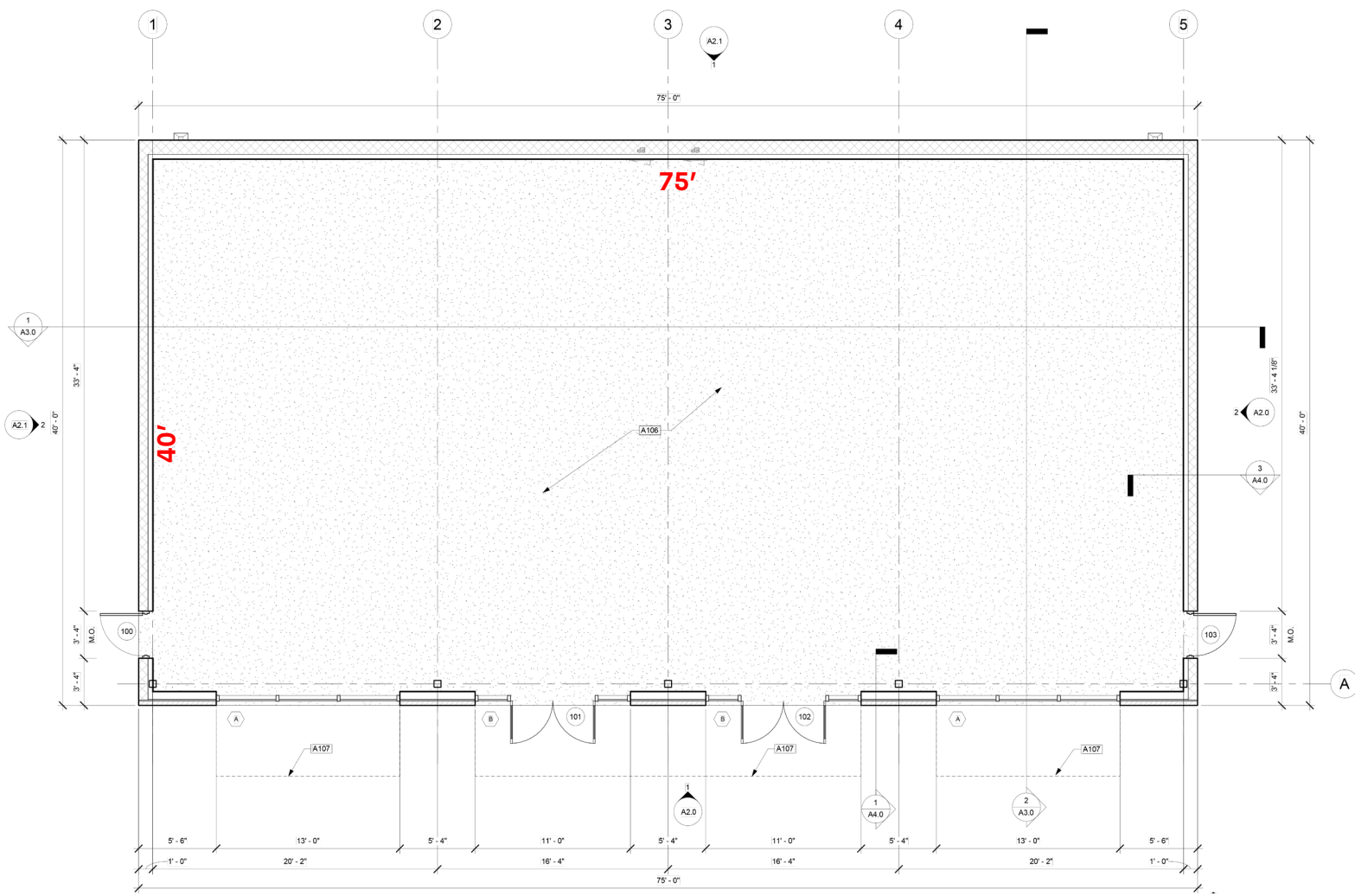


Elmsford/Greenburgh, NY

320 Saw Mill River Road (Route 9A)

OUTPARCEL FOR LEASE

FLOOR PLAN



Elmsford/Greenburgh, NY

320 Saw Mill River Road (Route 9A)

OUTPARCEL FOR LEASE



Elmsford/Greenburgh, NY

320 Saw Mill River Road (Route 9A)

OUTPARCEL FOR LEASE



Elmsford/Greenburgh, NY

**OUTPARCEL
FOR LEASE**

320 Saw Mill River Road (Route 9A)

