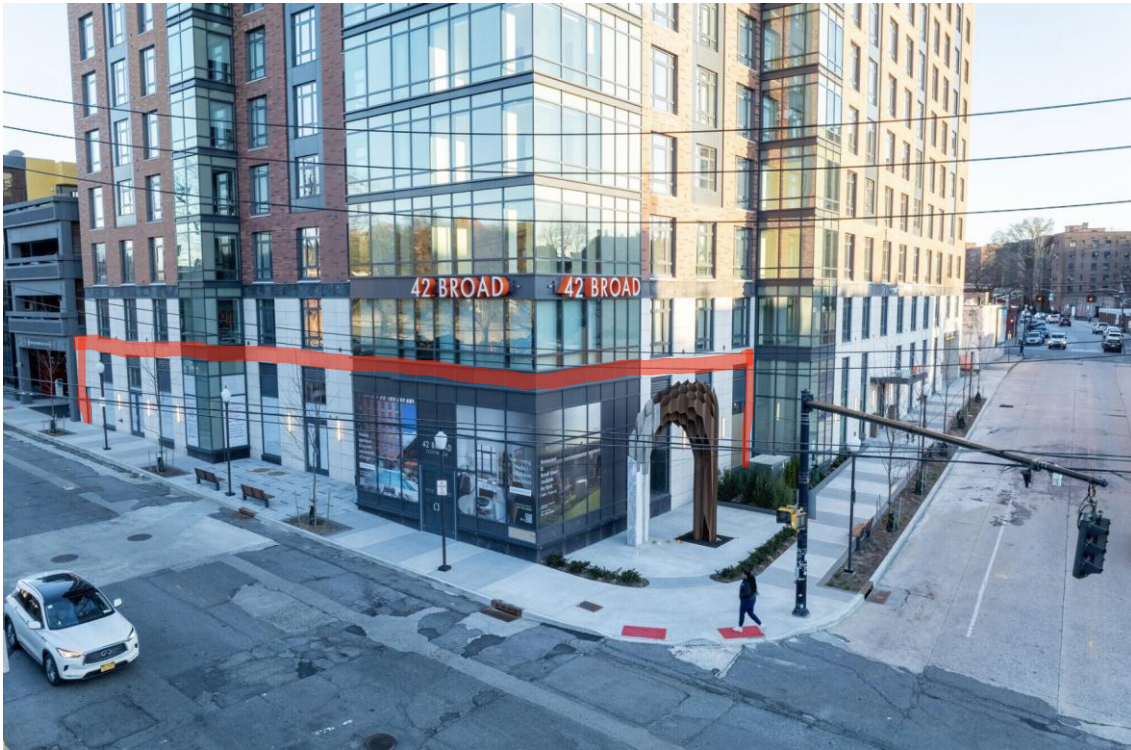


PRIME RESTAURANT/RETAIL SPACE FOR LEASE LOCATED IN HIGH-DENSITY RESIDENTIAL CORRIDOR

42 W Broad St, Mount Vernon, NY



Property Highlights:

Inquire Now – Negotiating Deals!

- +/- 2,000 SF - 7,050 SF of Restaurant/Retail Space Available Immediately
- Ownership is open to Multiple Divisions
- 249 Residential Units Above provides Built-In Foot Traffic
- 52 Parking Spots Dedicated to Retail Customers – Included Parking Options Available
- Ideal for National Retailers - Suitable for a Wide Range of Uses (Medical, Office, Retail)
- Potential Roof Access Opportunity with Stunning Manhattan Skyline Views (Inquire Further)
- Walking Distance to Metro-North Fleetwood Station & Bee-Line Buses
- Unbeatable Accessibility: @ the Cross County Pkwy & minutes to I-87, I-95, & the Hutchinson River Pkwy

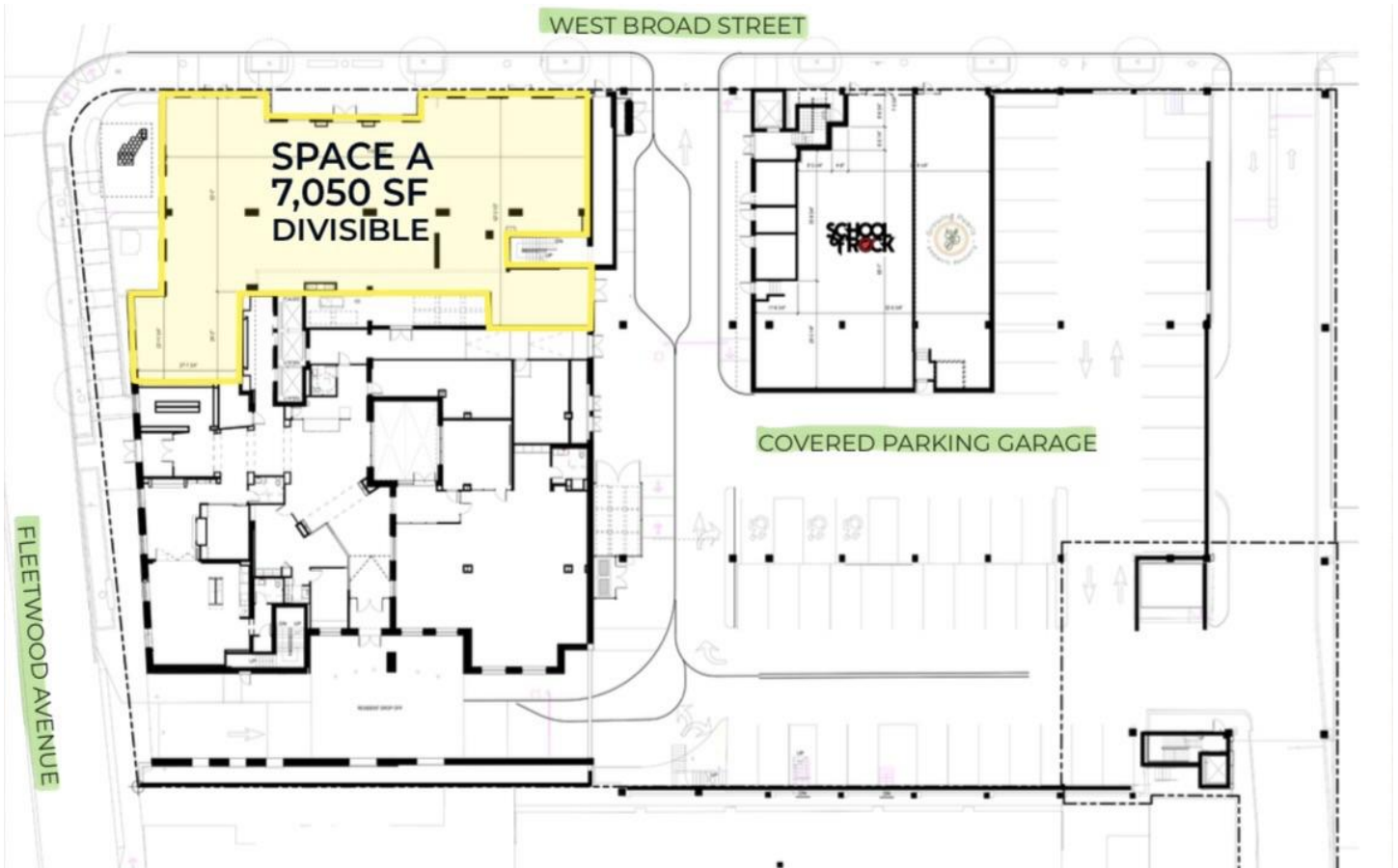
For more information or to view this property, contact 914-422-0100

Nico Rossi at 914.874-6758 or Nico@Rakowgroup.com
Zack Brand at 914.588.7128 or Zack@Rakowgroup.com

10 New King St, White Plains, NY 10604 | RakowGroup.com

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

SITE PLAN: AVAILABLE SPACE w/ PARKING



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