



## RETAIL SPACE

# YONKERS, NY

## KOHL'S SHOPPING CENTER

2350 CENTRAL PARK AVENUE

### SIZE

3,072 SF

8,000 SF

### ASKING RENT

Upon Request

### CO-TENANTS

Kohl's, Ashley Store, Petco, Mattress Firm, Famous Footwear, CVS Pharmacy, Flagstar Bank, PM Pediatrics, Nathan's Famous, Banfield Pet Hospital

### NEIGHBORS

Chick-fil-A, P.C. Richard & Son, GameStop, European Wax Center, The Vitamin Shoppe, Hook & Reel Cajun Seafood & Bar, Dunkin', AutoZone Auto Parts, CityMD, Shah's Halal, Best Buy, Torrid, PetSmart, Burlington, Bob's Discount Furniture, Alamo Drafthouse Cinemas, Homesense, Marshalls, Leslie's, Carter's, Barnes & Noble, Bank of America, Party City, Five Below, Orangetheory Fitness, Joann Fabric, ShopRite

### COMMENTS

Great location in busy Westchester County market

Over 31,600 vehicles pass this site daily on Central Park Avenue

## CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# MID-LEVEL AERIAL



**CLOSE UP AERIAL**



3,072 SF

8,000 SF

Ashley  
HOMESTORE

KOHL'S

petco

T-Mobile

MARLBORO FOOTWEAR

FAMOUS  
FOOTWEAR

CVS  
pharmacy

AutoZone

DUNKIN'

flagstar

31,628  
VPD

CHASE

CENTRAL PARK AVENUE

GameStop

PC RICHARD & SON

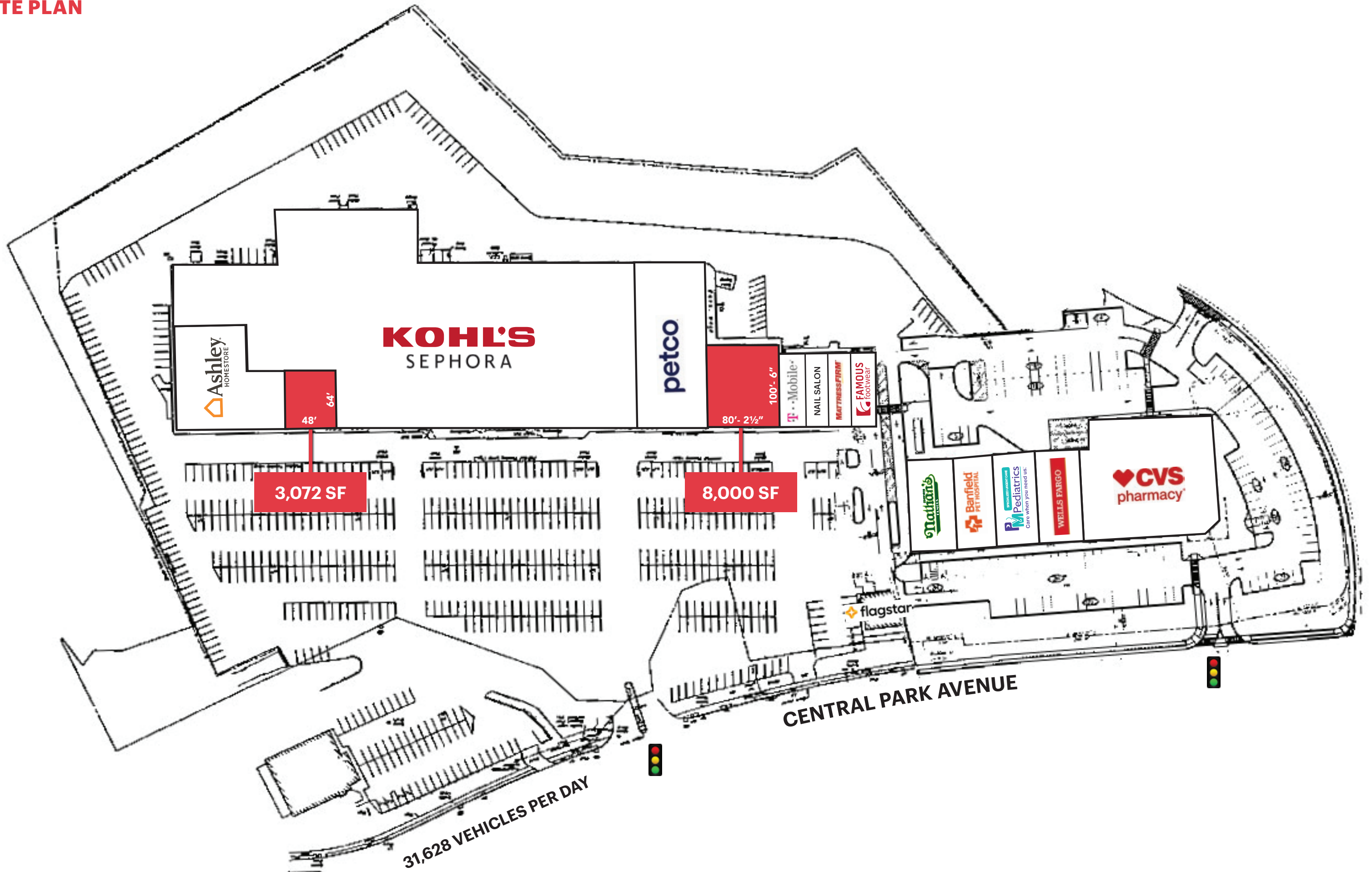
EUROPEAN  
WAX  
CENTER

THE VITAMIN SHOPPE

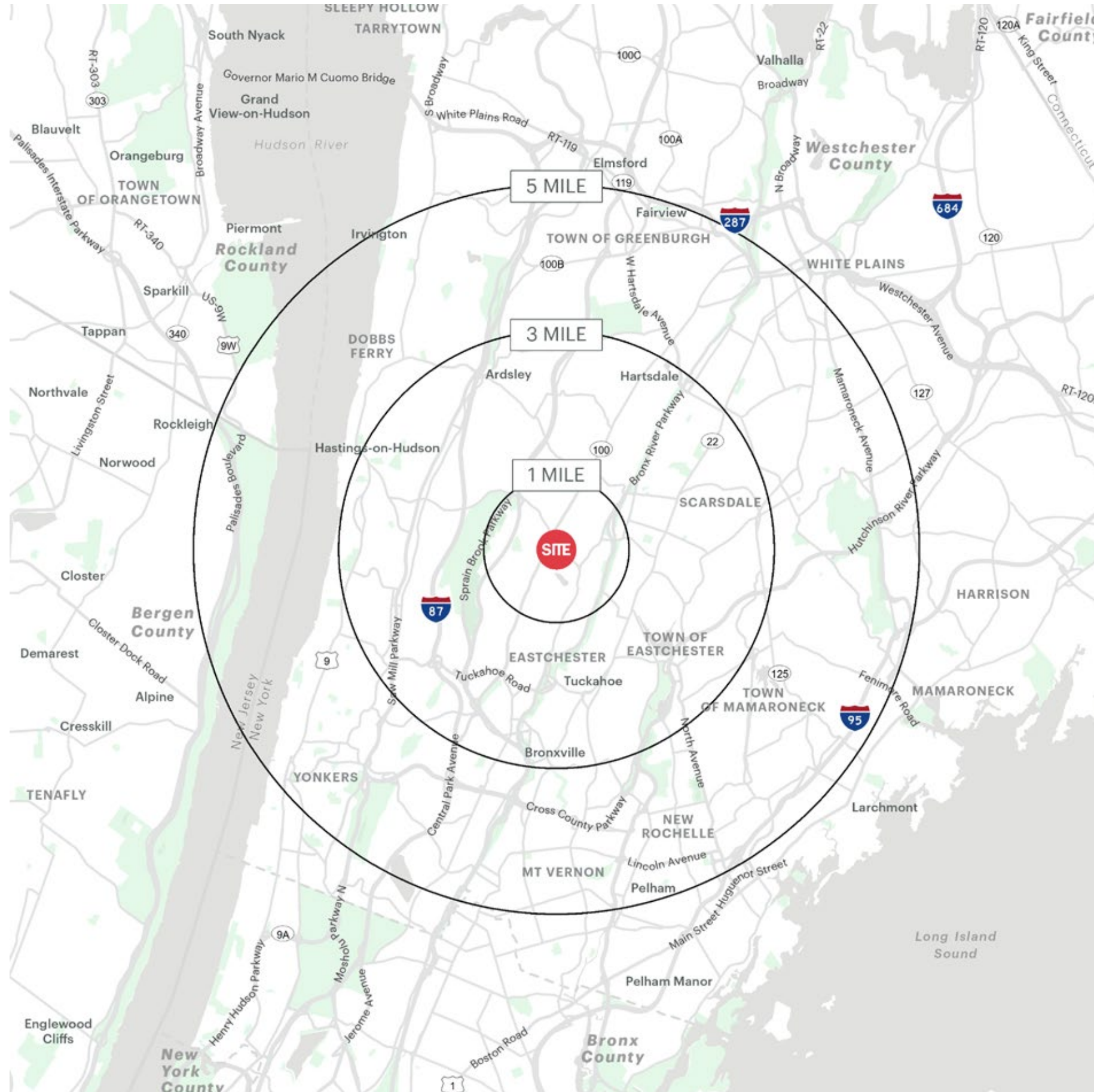
HOOK & REEL

fortunoff  
backyard store

# SITE PLAN



# AREA DEMOGRAPHICS



2350 CENTRAL PARK AVENUE YONKERS, NEW YORK

## 1 MILE RADIUS

### POPULATION

18,115

### HOUSEHOLDS

6,716

### AVERAGE HOUSEHOLD INCOME

\$171,343

### MEDIAN HOUSEHOLD INCOME

\$109,020

### COLLEGE GRADUATES (BACHELOR'S +)

7,212 - 55.0%

### TOTAL BUSINESSES

502

### TOTAL EMPLOYEES

5,792

### DAYTIME POPULATION (W/ 16 YR +)

14,823

## 3 MILE RADIUS

### POPULATION

136,046

### HOUSEHOLDS

51,385

### AVERAGE HOUSEHOLD INCOME

\$211,942

### MEDIAN HOUSEHOLD INCOME

\$140,139

### COLLEGE GRADUATES (BACHELOR'S +)

61,818 - 63.0%

### TOTAL BUSINESSES

5,349

### TOTAL EMPLOYEES

59,489

### DAYTIME POPULATION (W/ 16 YR +)

124,195

## 5 MILE RADIUS

### POPULATION

437,287

### HOUSEHOLDS

165,045

### AVERAGE HOUSEHOLD INCOME

\$168,301

### MEDIAN HOUSEHOLD INCOME

\$104,518

### COLLEGE GRADUATES (BACHELOR'S +)

160,796 - 53.0%

### TOTAL BUSINESSES

15,509

### TOTAL EMPLOYEES

176,924

### DAYTIME POPULATION (W/ 16 YR +)

394,606

# AREA DEMOGRAPHICS

