



**FOR LEASE**  
**419 + 421 S. Broadway**  
 YONKERS, NY 10705



HOULIHAN LAWRENCE  
 COMMERCIAL



**RETAIL 421A**

960 SQFT \$4,600/ mo + electric  
 OFFERED AT

**RETAIL 419**

600 SQFT \$3,500 / mo + electric  
 OFFERED AT



**DARREN GORDON**

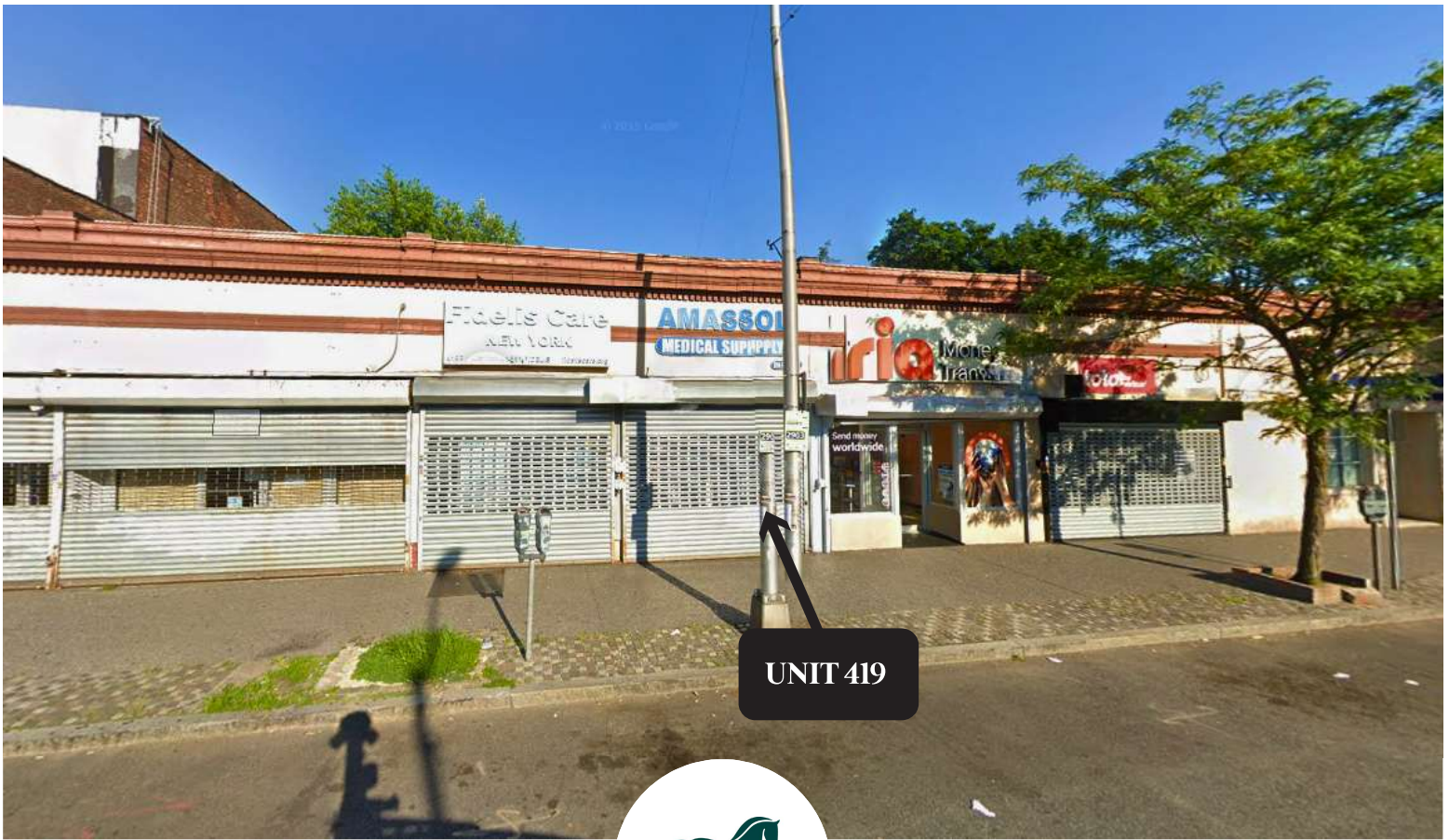
Real Estate Salesperson

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 darrengordon@houlihanlawrence.com

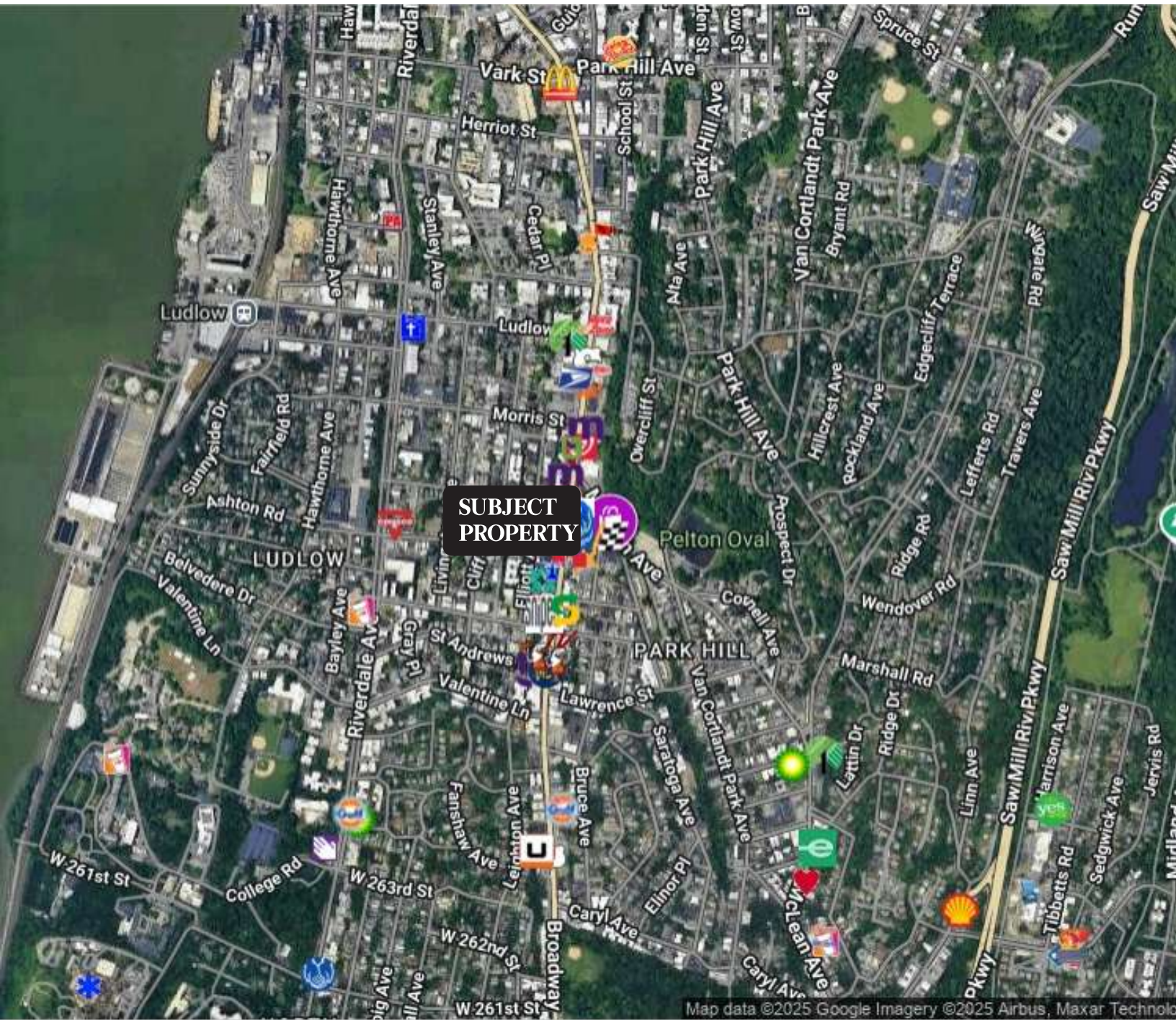
**Centrally Located with Significant Exposure  
 on Thriving Retail Strip**

- Two options: 600 SF & 960 SF
- Move in ready
- Immediate Occupancy
- Full Window Frontage and Glass Doors
- Heavy Pedestrian and Vehicle Traffic
- Professionally managed commercial property
- ADA bathrooms



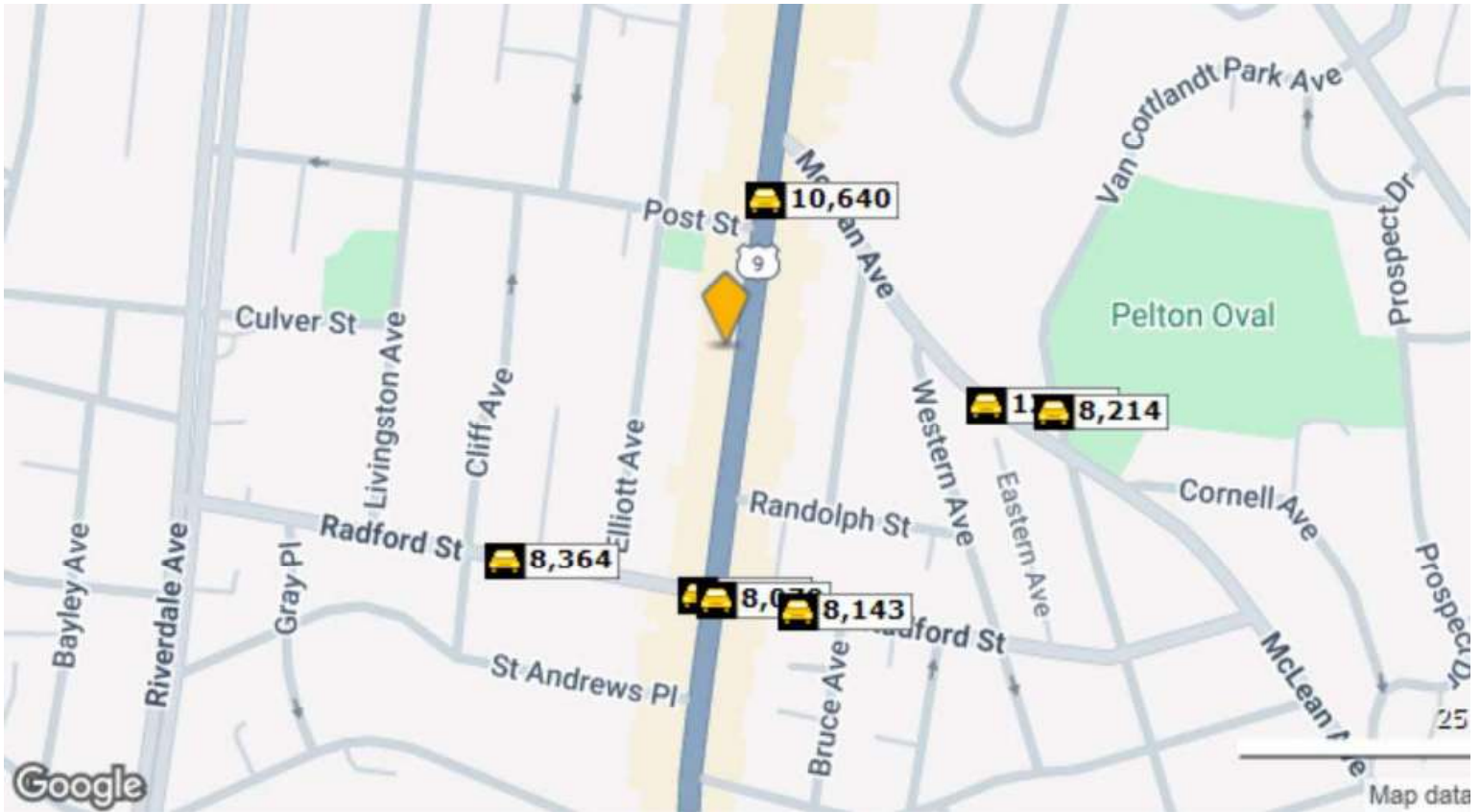


# Retail Map



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# Traffic Count



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Broadway	Post St	0.02 S	2025	10,640	MPSI	.08
2 Radford St	McLean Ave	0.03 NE	2023	8,621	MPSI	.12
3 Radford Street	McLean Ave	0.03 NE	2025	8,574	MPSI	.12
4 Radford Street	Bruce Ave	0.02 E	2025	8,079	MPSI	.12
5 MCLEAN AVE from SOUTH BROADWAY		0.00	2023	13,606	AADT	.13
6 Radford St	Bruce Ave	0.02 E	2023	8,143	MPSI	.13
7 Radford St	Cliff Ave	0.02 W	2018	7,493	MPSI	.15
8 Radford St	Cliff Ave	0.02 W	2025	8,364	MPSI	.15
9 Van Cortlandt Park Ave	McLean Ave	0.04 N	2023	8,259	MPSI	.16
10 Van Cortlandt Park Avenue	McLean Ave	0.04 N	2025	8,214	MPSI	.16

