

CENTRAL PLAZA

2550 Central Park Avenue | Yonkers, NY | Westchester County

RESTAURANT END CAP
SPACE FOR LEASE

5,020 SF± 2ND GENERATION RESTAURANT AVAILABLE



AVAILABLE:

5,020 SF± 2nd Gen Restaurant End Cap (Existing IHOP)

JOIN CO-TENANTS:

Lidl, Barnes & Noble, Bank of America, Verizon, McDonald's, Carter's, Five Below, Diamond Braces, Bonchon, OshKosh B'Gosh, Riko's Pizza (coming soon), A-Z Nutrition & Smoothies, Visionworks, Tao's Supreme Central Buffet and B Nail Bar (coming soon)

NEIGHBORING RETAILERS:

Best Buy, DSW, Burlington, Marshalls, Trader Joe's (coming soon), ShopRite, Planet Fitness, HomeSense, PetSmart, Alamo Drafthouse Cinema, Kohl's, Urban Air Adventure & Trampoline Park (coming soon), Ashley Furniture, Petco, Panera Bread, Starbucks, HSBC, Mattress Firm, Chick-fil-A, Chipotle, HMart, and many more

TRAFFIC COUNTS:

28,427 Cars per Day Along Central Park Avenue

ADDITIONAL INFORMATION:

- 135,938 SF Shopping Center Located on the Main Retail Corridor in Westchester County, NY
- Currently IHOP Restaurant Offering Substantial Existing Restaurant Infrastructure
- 50' Of Frontage
- 753± Parking Spaces
- Multiple Points of Ingress/Egress
- Pylon Signage Available

RENT:

Call For Details

CAM/TAXES/INSURANCE:

\$14.29/SF

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,654	126,857	403,844
Avg. HH Income	\$152,985	\$180,126	\$151,834

BROKER CONTACT

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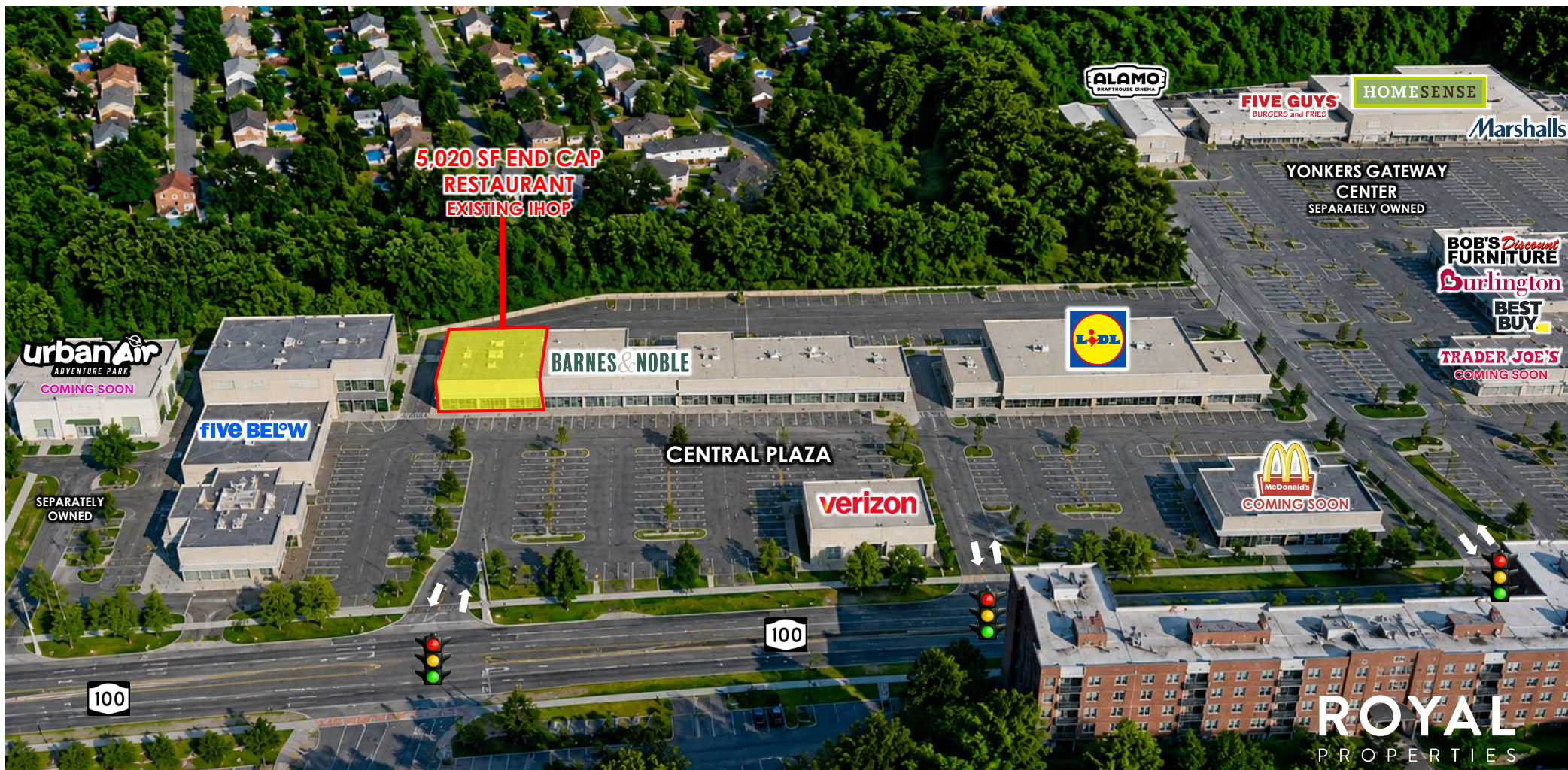


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ROYAL
PROPERTIES

CENTRAL PLAZA

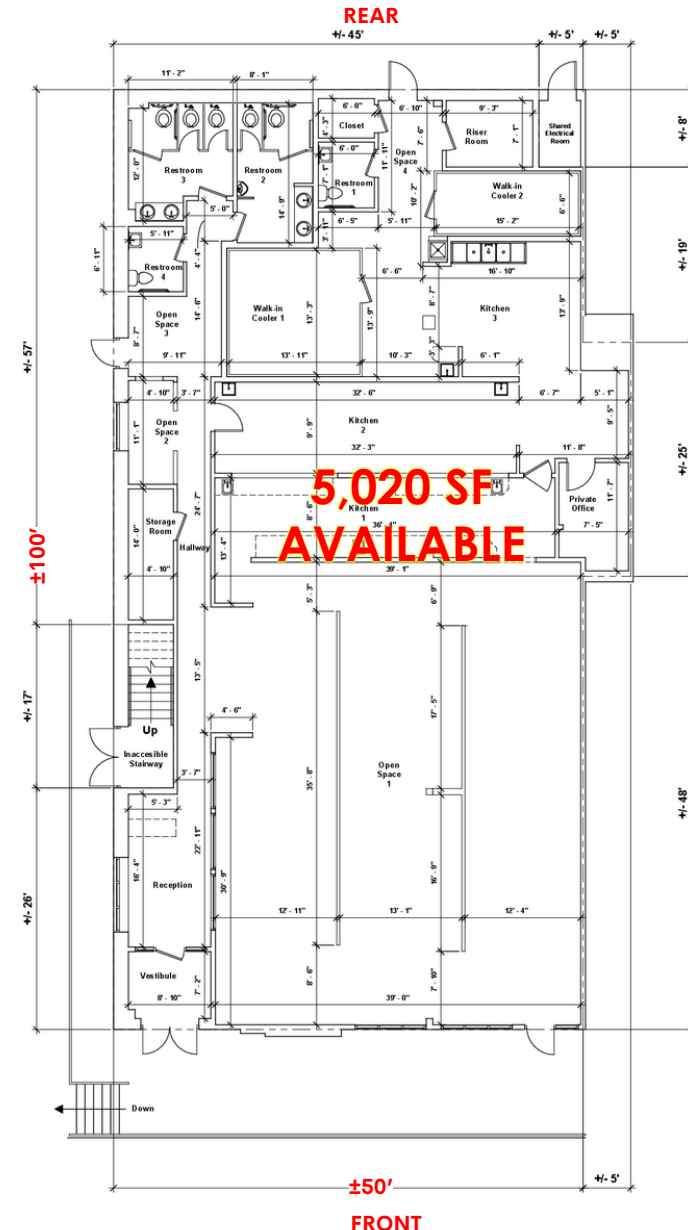
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SPACE HIGHLIGHTS

- ✓ RARE SECOND-GENERATION RESTAURANT SPACE
- ✓ Three Kitchen Areas
- ✓ Two Walk-In Coolers
- ✓ Exiting Interior Grease Trap
- ✓ 3" Gas & Water Service Located within Premises
- ✓ Two Tankless Water Heaters
- ✓ Multiple Electrical Panels with 3-Phase Power
- ✓ Four Existing Restrooms
- ✓ Private Office and Storage Room
- ✓ Extensive HVAC Infrastructure in Place



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