

RETAIL/OFFICE SPACE

HUDSON PARK NORTH & SOUTH

1 Van Der Donck Street & 1 Pier Pointe Street

WESTCHESTER COUNTY

YONKERS | NEW YORK

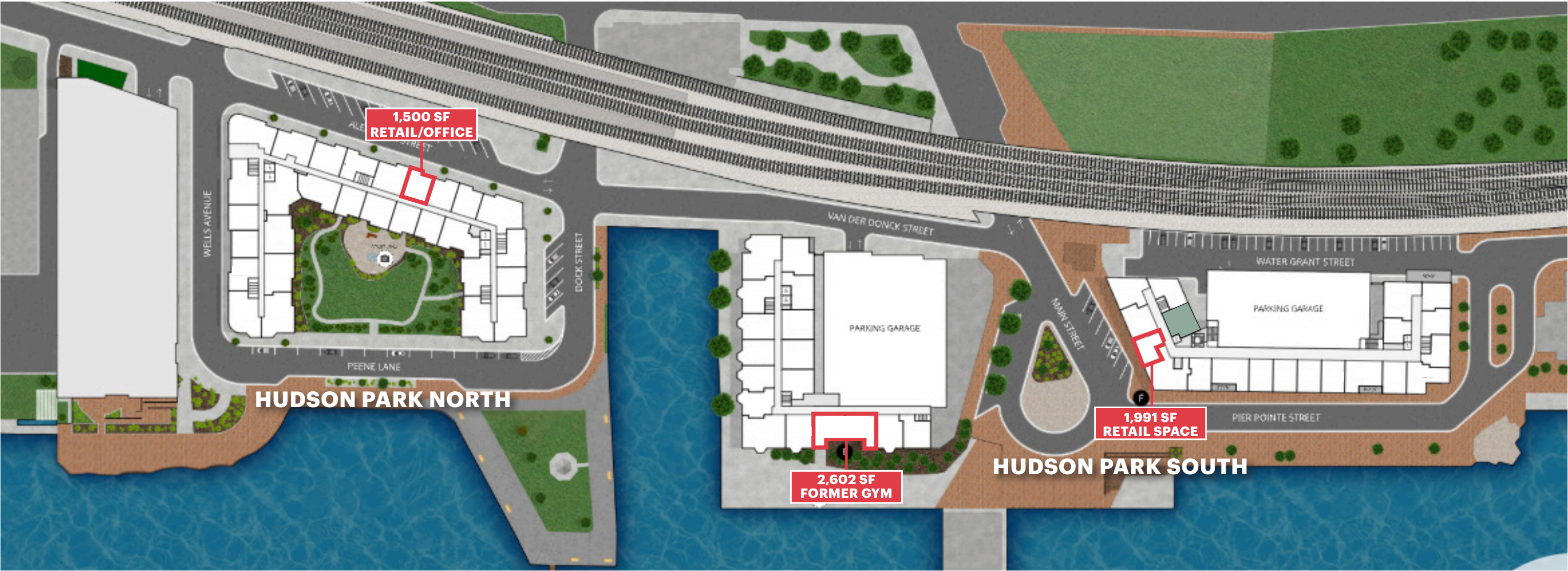
1,500 -
2,602 SF
Available

ARTIST'S RENDERING



SPACE DETAILS

SITE PLAN



SIZE

Space 1	1,500 SF
Space 2	2,602 SF*
Space 3	1,991 SF
*can be divided into three spaces: 827 SF, 835 SF, and 940 SF	

RENT

Upon request

COMMENTS

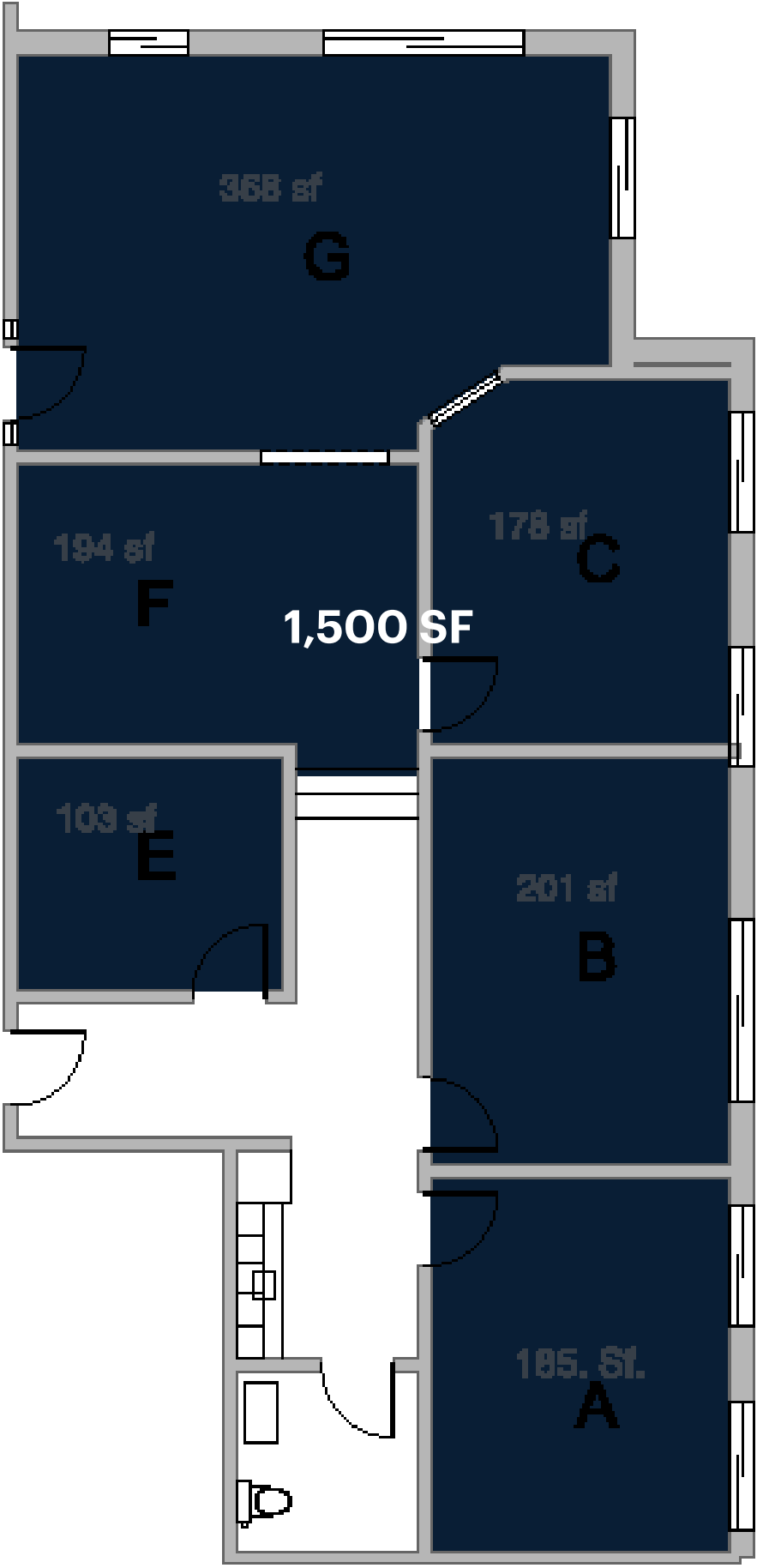
Hudson Park’s prime location in downtown Yonkers, within Westchester County, positions it as a key retail opportunity amid the area’s ongoing transformation. Situated in the southwestern section of the city, it benefits from high visibility due to pedestrian and vehicular traffic along the Hudson River waterfront. Downtown Yonkers, just north of Manhattan and bordering the Bronx, has evolved into a vibrant, diverse community driven by new mixed-income residential developments, enhanced public spaces, and improved transportation access.

Recent developments include the “daylighted” Saw Mill River, a \$8.5M project stretching a mile east from the Hudson and adjacent to Hudson Park, which has become a focal point for the area.

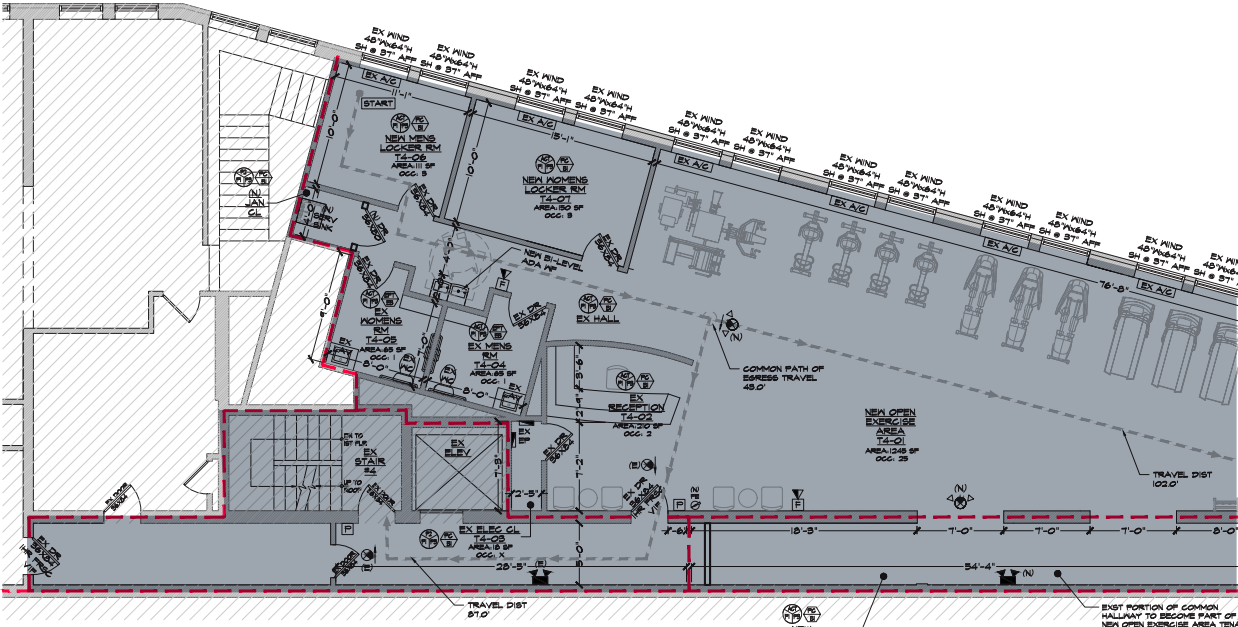
Other projects include iPark’s 24-acre office campus with 100 high-tech micro-units, Mill Creek’s 324-unit Palisades Point, RXR’s 439-unit mixed-use Larkin Plaza, and AvalonBay’s proposed 609 waterfront units. With over 4,000 new residential units planned by 2022, alongside new shopping centers and breweries, the area is experiencing a retail and cultural resurgence. Enhanced public transit options, including Metro-North and Amtrak at Yonkers Station, further bolster its appeal as an urban-suburban hub.

Yonkers, New York’s fourth-largest city by population, spans five miles along the Hudson Valley waterfront, overlooking the Palisades. Hudson Park’s strategic location offers retailers excellent access and visibility in a flourishing trade area, making it a compelling choice for businesses seeking to capitalize on the city’s growth.

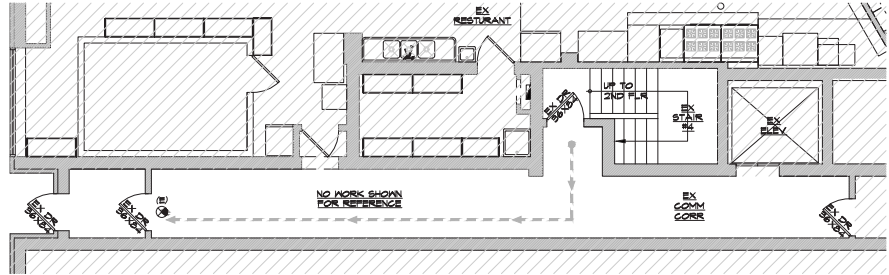
SPACE #1 | 1,500 SF RETAIL/OFFICE SPACE LOCATED IN HUDSON PARK NORTH



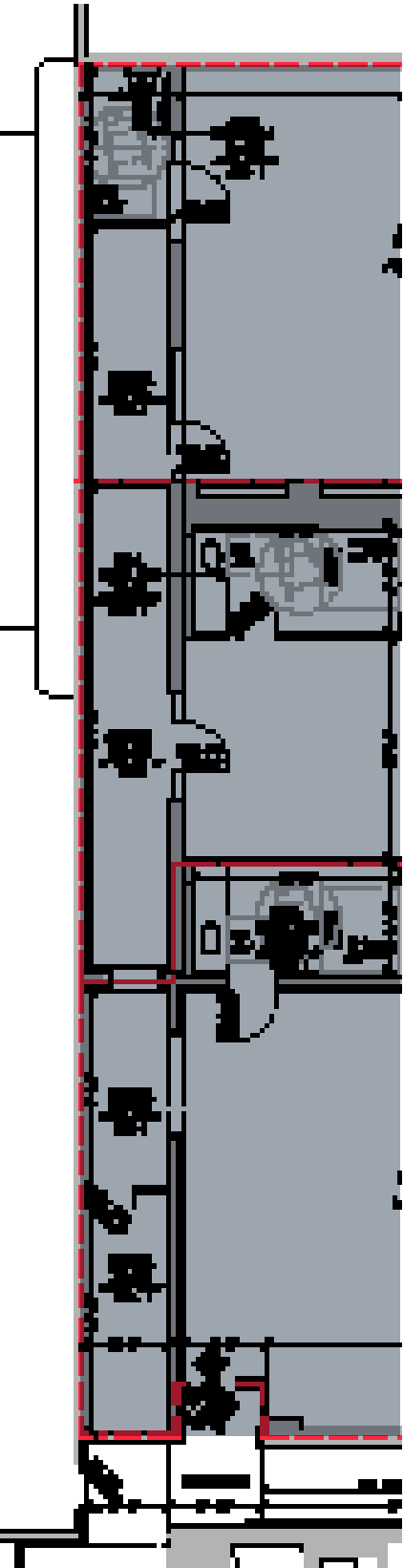
SPACE #2 | 2,602 SF - CAN BE SPLIT INTO THREE SPACES - 827 SF, 835 SF, AND 940 SF



1 PROP PARTIAL 2ND FLOOR PLAN
3/16" = 1'-0"

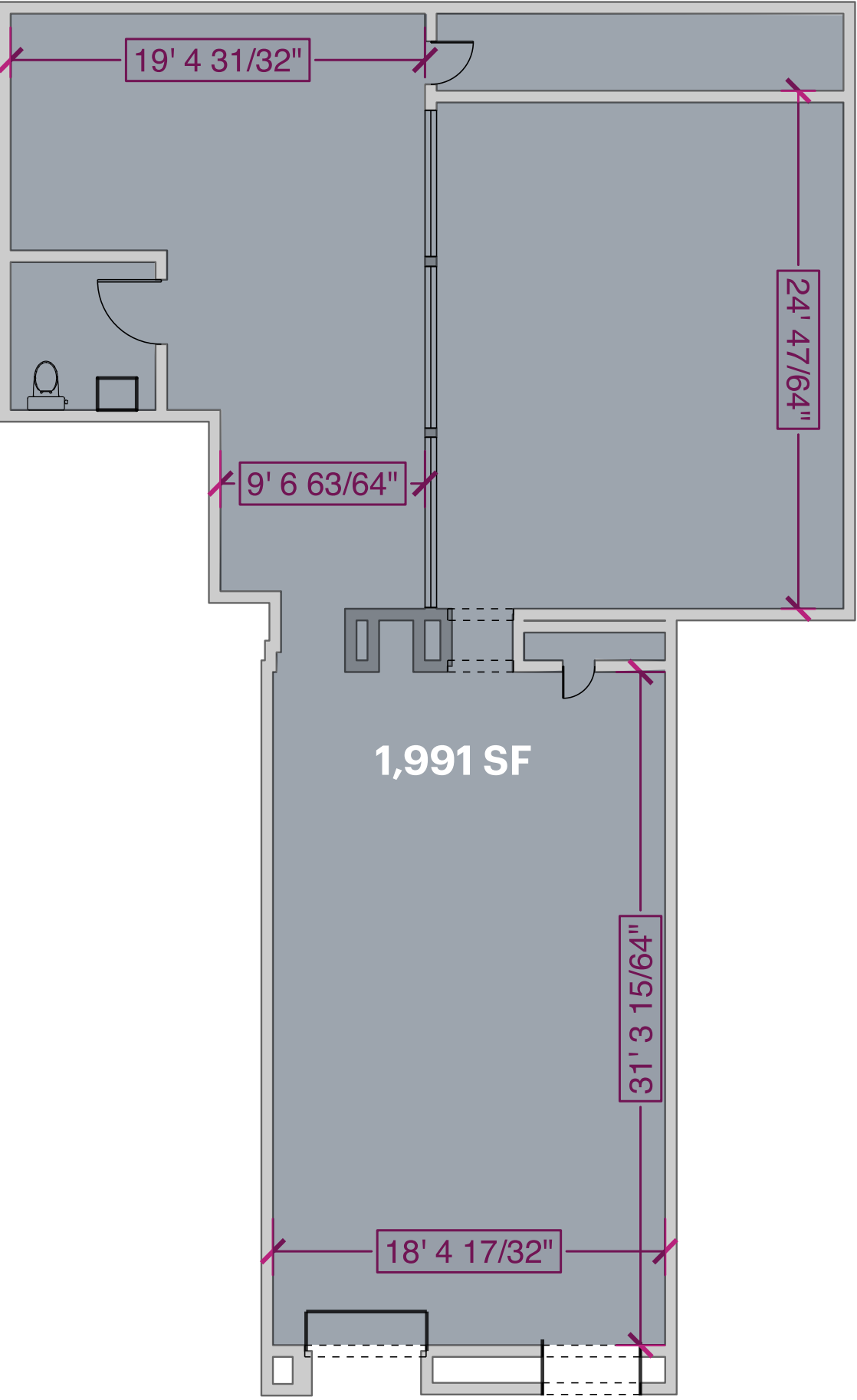


2 EX PARTIAL 1ST FLOOR PLAN
3/16" = 1'-0"



3 EX PARTIAL 3RD FLOOR PLAN
3/16" = 1'-0"

SPACE # 3 | 1,991 SF SPACE LOCATED IN HUDSON PARK SOUTH



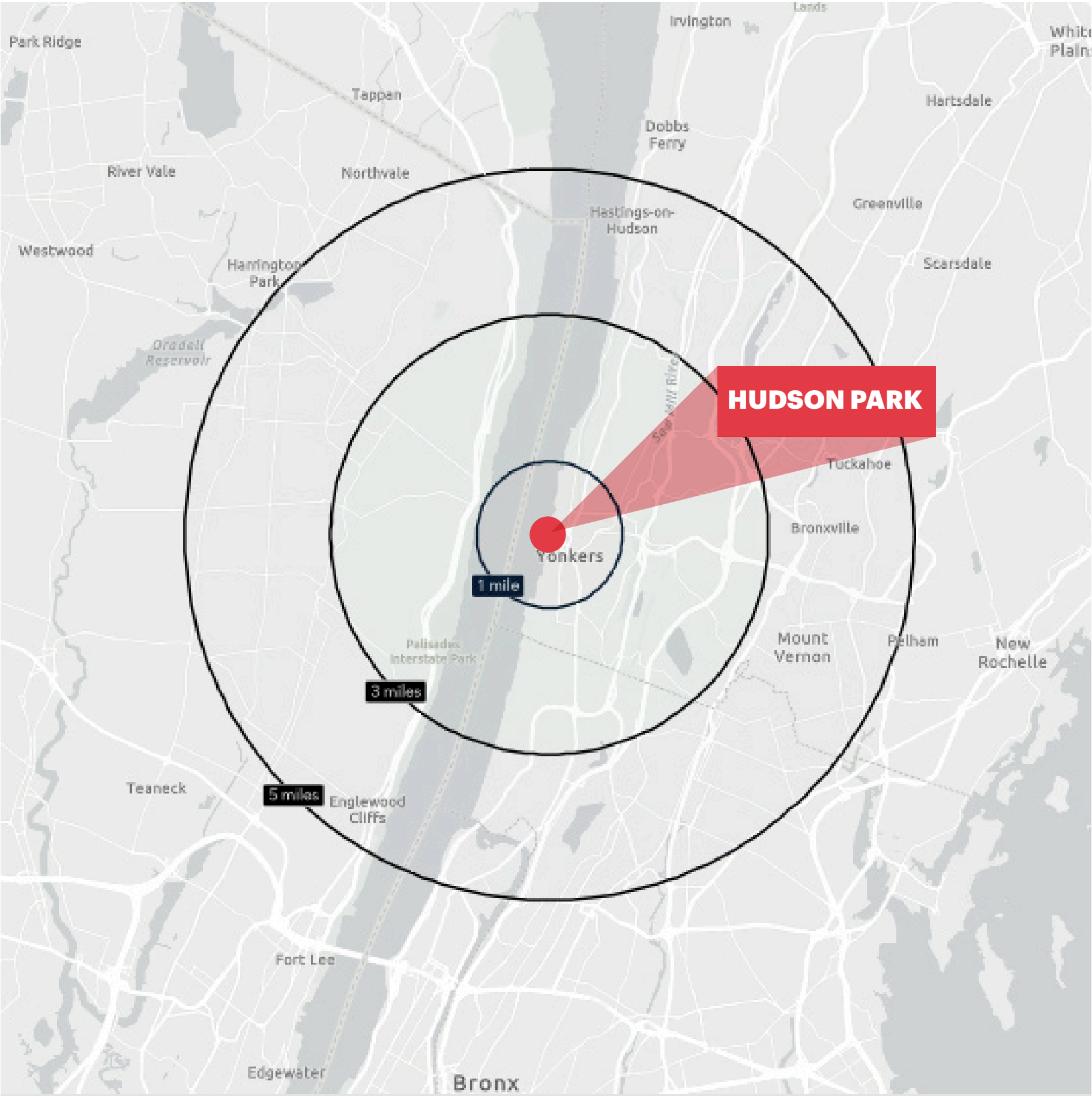
SURROUNDED BY NATIONAL AND LOCAL RETAIL



LOCAL RESTAURANTS AND COFFEE SHOPS



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
56,941	1,189
HOUSEHOLDS	TOTAL EMPLOYEES
20,953	14,874
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
34.9	\$73,871
COLLEGE GRADUATES (Bachelor's +)	
8,839 - 23.9%	

3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
194,668	4,726
HOUSEHOLDS	TOTAL EMPLOYEES
72,008	59,958
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
39.2	\$113,981
COLLEGE GRADUATES (Bachelor's +)	
50,085 - 37.1%	

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
785,291	19,443
HOUSEHOLDS	TOTAL EMPLOYEES
295,972	246,767
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
39.8	\$111,535
COLLEGE GRADUATES (Bachelor's +)	
210,201 - 38.1%	

*2024 estimates

CONTACT EXCLUSIVE AGENT

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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.