

Mount Vernon, NY

Retail Space For Lease

46-60 Gramatan Avenue



Available Space:

1,600 SF & 3,200 SF

Neighboring Retailers:

Food Town, Eckerd, Capital One Bank, Dunkin Donuts, H & R Block, McDonald's, Chase Bank, Subway, Dominos, Carvel, Edible Arrangements, Family Dollar, Allstate, HSBC, Papa John's, and more.

Additional Information:

- Located in the heart of downtown Mount Vernon near City Hall and Metro-North Train Station
- Excellent pedestrian traffic and visibility
- Municipal parking lot across the street

Rent:

\$29.00/SF

CAM/Taxes:

Tenant pays pro rata share of increases over base year

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	69,363	386,097	1,004,296
Avg. HH Income	\$58,115	\$75,273	\$70,090

For more information, please contact:

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