

DOWNTOWN RETAIL STRIP FOR SALE

44-60 Gramatan Avenue | Mount Vernon, NY 10550



9,600 SF | 0.23 ACRE LOT

FOR SALE

CALL FOR DETAILS

INVESTMENT HIGHLIGHTS

- 9,600 SF Fully Leased Five Tenant Retail Strip
- Located in the Heart of Densely Populated Downtown Mount Vernon
- 100' of Frontage on Gramatan Avenue, Mount Vernon's Main Shopping Hub
- Tenants: Total Wireless, Pizza Hut, H&R Block, CFSC Check Cashing and Luxe V Events
- Walking Distance to MTA-Mount Vernon East, City Hall and Montefiore Mount Vernon Hospital
- Surrounded by Numerous Municipal Parking Lots with over 2,000 Parking Spaces
- Easy Access to Cross County Parkway, Bronx River Parkway and I-87

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	67,378	360,729	979,886
Avg. HH Income	\$89,208	\$101,896	\$93,433



ROYAL
PROPERTIES

850 Bronx River Road | Bronxville, NY 10708
www.RoyalPropertiesInc.com

BROKER CONTACT:

DAVID LANDES
914-237-3400, Ext. 104
David@RoyalPropertiesInc.com

KARNIT MOSBERG
914-237-3400, Ext. 110
Karnit@RoyalPropertiesInc.com

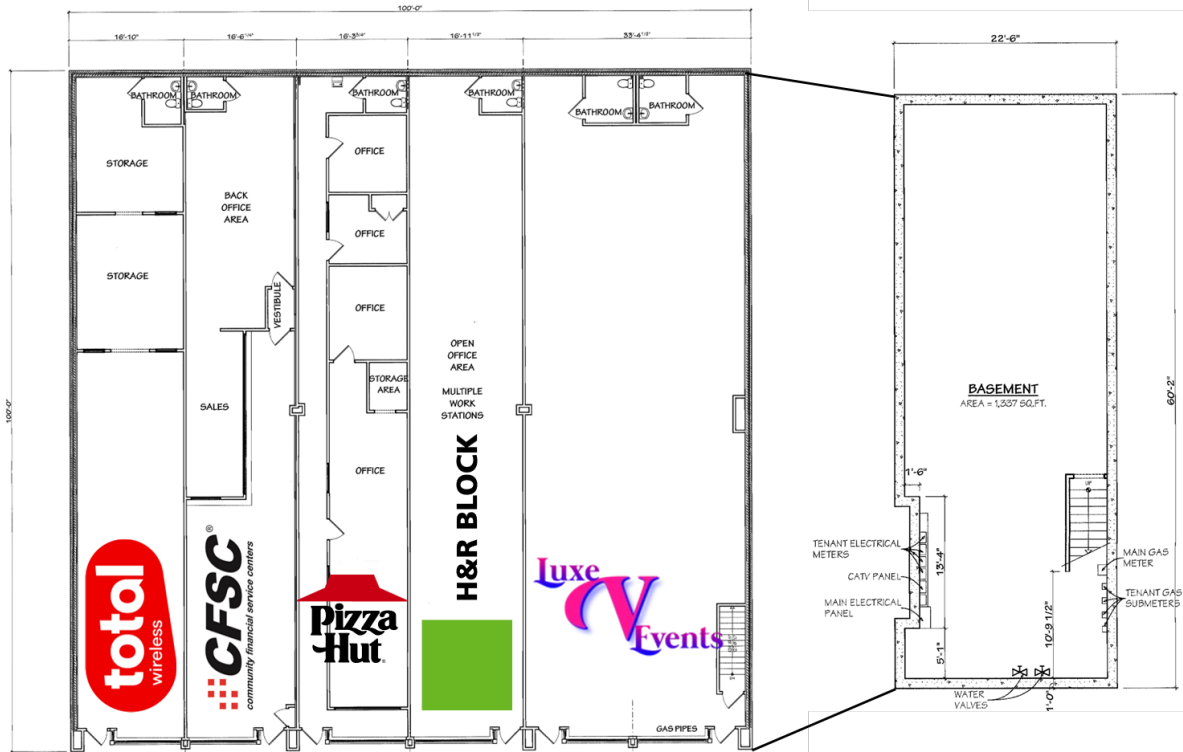
ZACH LANDES
914-237-3400, Ext. 123
Zach@RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.

DOWNTOWN RETAIL STRIP FOR SALE

44-60 Gramatan Avenue | Mount Vernon, NY 10550

9,600 SF GLA | 0.23 ACRE LOT



ROYAL
PROPERTIES

820 Bronx River Road | Bronxville, NY 10708
www.RoyalPropertiesInc.com

BROKER CONTACT:

DAVID LANDES
914-237-3400, Ext. 104
David@RoyalPropertiesInc.com

KARNIT MOSBERG
914-237-3400, Ext. 110
Karnit@RoyalPropertiesInc.com

ZACH LANDES
914-237-3400, Ext. 123
Zach@RoyalPropertiesInc.com

All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions and/or changes without notice.