

## **ROYAL PROPERTIES NAMED EXCLUSIVE BROKER TO SELL DOWNTOWN RETAIL STRIP IN MOUNT VERNON, NY**



Royal Properties is pleased to announce that it has been retained as the exclusive broker for the sale of a prime downtown retail property located at 44-60 Gramatan Avenue, Mount Vernon, New York. This fully leased, 9,600-square-foot retail strip represents an exceptional investment opportunity in one of Westchester County's most densely populated urban centers.

Strategically located on Gramatan Avenue, Mount Vernon's principal commercial corridor, this single-story retail center boasts 100 feet of frontage and is home to a strong tenant mix including Total Wireless, Pizza Hut, H&R Block, CFSC Check Cashing, and Luxe V Events. The property is just steps from Mount Vernon East MTA station, City Hall, and Montefiore Mount Vernon Hospital, making it a high-foot-traffic location with tremendous visibility. Mount Vernon, the eighth largest city in New York State, is known for its accessibility, dense population, and close proximity to New York City.

"This offering presents a rare opportunity to acquire a stabilized, income-producing asset in the heart of Mount Vernon's vibrant downtown," said David Landes, Principal at Royal Properties. "With a solid tenant roster, strategic location, and limited retail inventory in the market, this property checks every box for savvy investors."

For additional information on this opportunity, please contact Zach Landes at 914-237-3400, Ext. 123 (Zach@RoyalPropertiesInc.com), Karnit Mosberg at 914-237-3400, Ext. 110 (Karnit@RoyalPropertiesInc.com), or David Landes at 914-237-3400, Ext. 104 (David@RoyalPropertiesInc.com).

Royal Properties, Inc. is a full-service brokerage and consulting company providing real estate solutions for landlords and retailers throughout New York, New Jersey & Connecticut. To learn more about Royal Properties, Inc., please call 914-237-3400 or visit our website at [www.royalpropertiesinc.com](http://www.royalpropertiesinc.com).



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