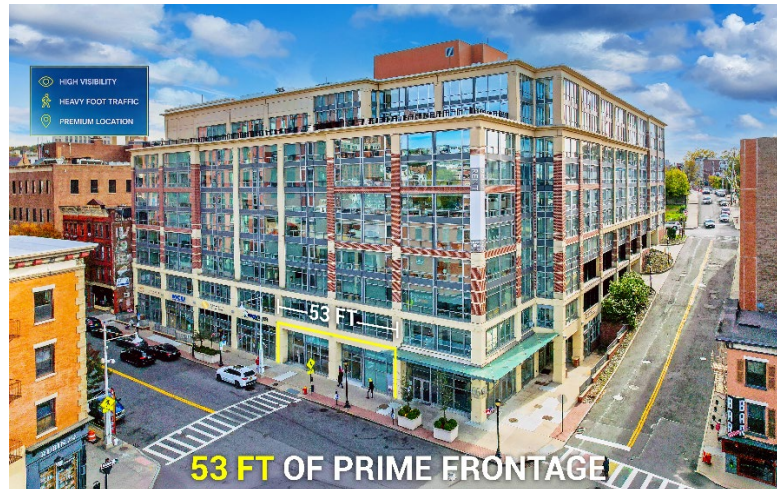


PRIME RESTAURANT OPPORTUNITY EMERGES AT 66 MAIN STREET IN YONKERS, NY



A standout retail and dining opportunity is now available at 66 Main Street in the heart of downtown Yonkers. After successful leasing that has brought a dynamic mix of tenants to the property, ownership is pleased to announce that just one space remains available: a 3,211-square-foot unit ideally suited for a full-service restaurant or quick-service restaurant (QSR) concept.

Strategically positioned along Main Street, the property benefits from strong foot traffic, proximity to the Yonkers waterfront, and easy access to public transportation, including the Metro-North Railroad. The surrounding area continues to experience significant growth, with new residential developments and an expanding consumer base fueling demand for high-quality dining options.

The available 3,211-square-foot space offers excellent visibility, frontage along Main Street, and flexibility to accommodate a range of restaurant formats, from fast-casual to full-service dining. The property's tenant roster and location make it an ideal destination for both local residents and visitors.

"This is a rare opportunity for a restaurant operator to establish a presence in one of Yonkers' most active and evolving corridors. With only one space remaining, we are looking for a tenant that will complement the existing mix and bring an exciting culinary experience to the neighborhood," says Karnit Mosberg, who along with David Landes, Principal of Royal Properties, is representing the landlord.

Yonkers, the third-largest city in New York State, continues to attract investment and development, transforming its downtown into a vibrant live-work-play environment. The remaining space at 66 Main Street represents a unique opportunity to be part of this momentum.

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



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