

42 BROAD

FLEETWOOD

42 BROAD ST WEST, MT VERNON, NY



REALTY GROUP INC.

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

42 BROAD ST WEST, MT VERNON, NY

42 BROAD FLEETWOOD

AVAILABLE SPACE

SPACE A:

7,222 SF (Corner of Broad St W & Fleetwood Ave)
170' of wraparound frontage
Outdoor seating area available

SPACE B:

4,721 SF (Close to Garage Entrance)
42' of frontage (Broad St W)

CEILING HEIGHT:

12½'-22'

RENTAL RATE:

Upon Request

TCO:

March 2023

ADDITIONAL INFORMATION:

Brand new construction in the densely populated
Fleetwood section of Mt Vernon

At the base of 249 residential unit building

Adjacent to ProPark parking garage

Directly off of Cross County Pkwy exit 7

Walk to Metro North Fleetwood Station

5 minutes from Cross County Shopping Center

Easy access to #26, #52, & #55 Beeline Bus

Direct access to Bronx River Pkwy and Cross County Pkwy
with access to I-87 and Hutchinson River Pkwy

NEIGHBORING RETAILERS INCLUDE:

CVS, Fancy Feet Dance Studio, Capital One, Bank of America,
9Round Kickboxing, Maggie Spillane's Ale House, The Bayou



42 BROAD ST WEST, MT VERNON, NY

FLOOR PLAN

42 BROAD FLEETWOOD

WEST BROAD STREET

SPACE A
7,222 SF

115'-4 1/2"

62'-3 1/2"

53'-1"

22'-11 3/4"

24'-3"

27'-7 3/4"

DN

UP

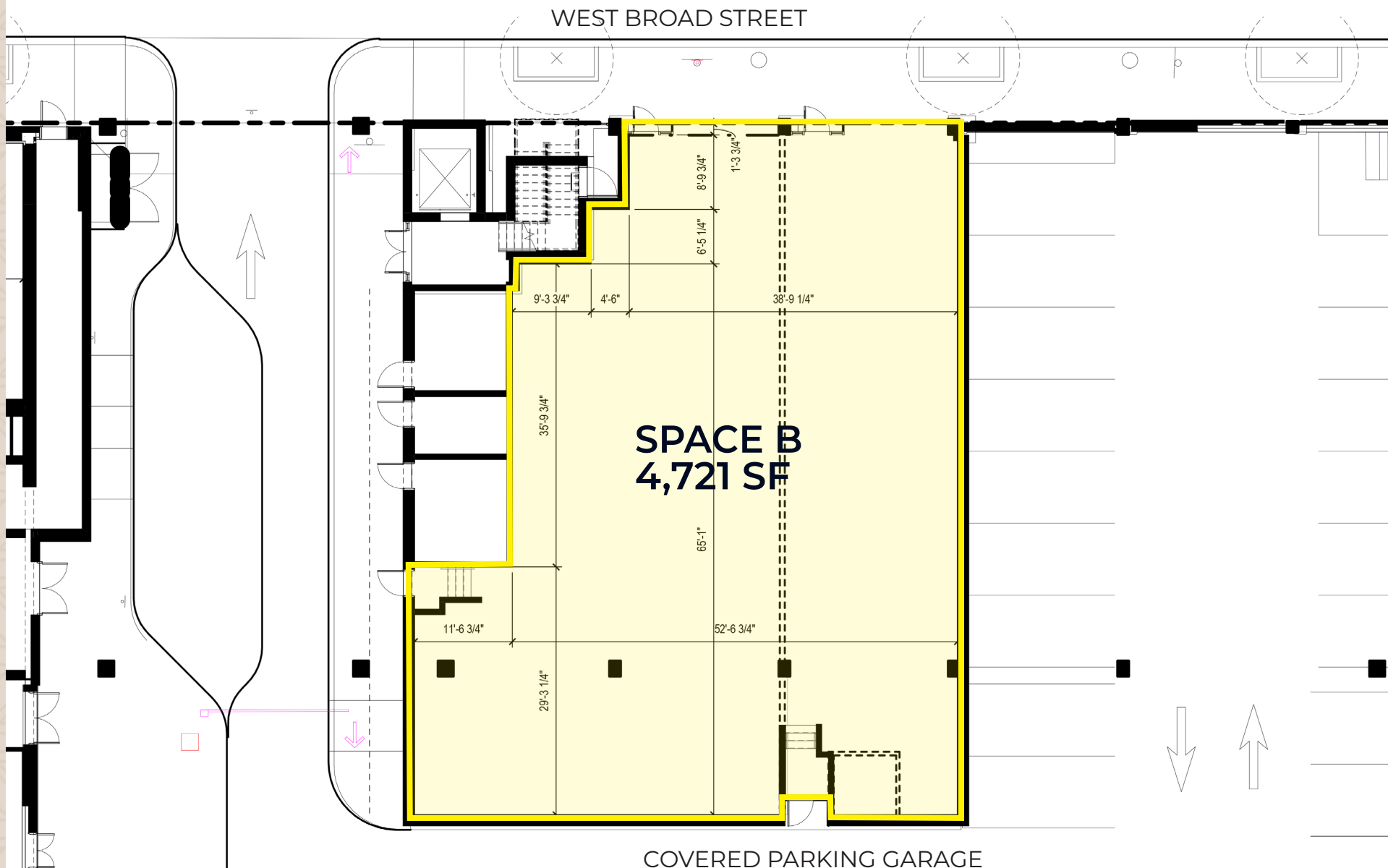
FLEETWOOD AVENUE

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FLOOR PLAN

42 BROAD FLEETWOOD

WEST BROAD STREET



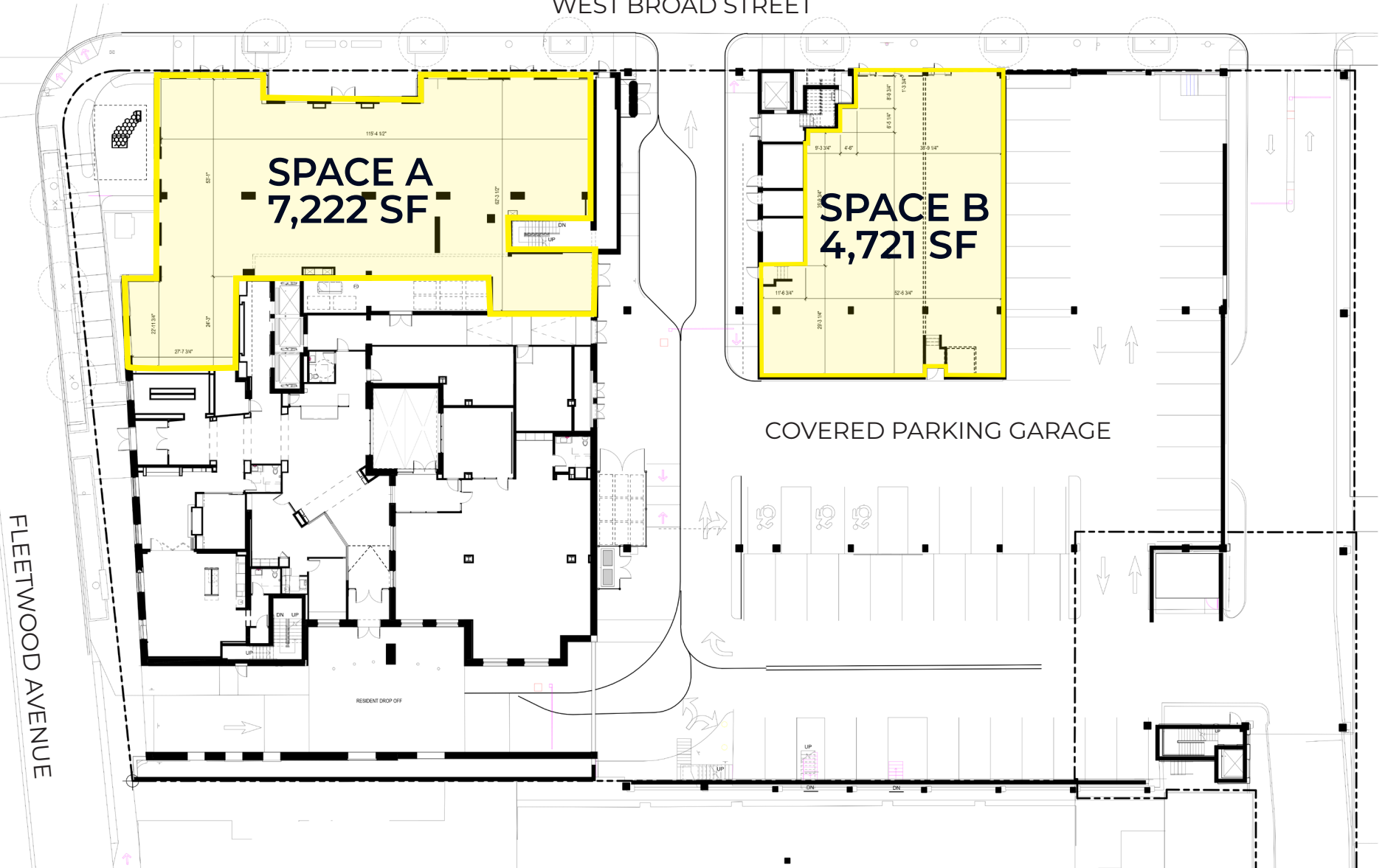
COVERED PARKING GARAGE

42 BROAD ST WEST, MT VERNON, NY

SITE PLAN

42 BROAD FLEETWOOD

WEST BROAD STREET



42 BROAD ST WEST, MT VERNON, NY

AERIAL

42 BROAD FLEETWOOD



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AERIAL

42 BROAD FLEETWOOD



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Population	46,165	340,823	856,565	
Number of HouseHolds	19,789	127,469	325,102	
Average HH Income	\$110,846	\$115,716	\$111,244	
Annual HH Expenditure	\$1.5 B	\$9.94 B	\$24.59 B	
Annual Retail Expenditure	\$702.87 M	\$4.65 B	\$11.48 B	



Easy access to Cross County Pkwy, I-87, Bronx River Pkwy, and Hutchinson River Pkwy



0.1 miles to Metro North Fleetwood Station



Easy access to #26, #52, & #55 Beeline Bus

CONTACT EXCLUSIVE AGENTS:

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