

FOR SALE



Commercial Real Estate Group



1046 McLean Avenue
Yonkers, New York

Property Features

- » Perfect Owner/Investor Property
- » Retail Level - 5,200 SF
- » Second Office Level - 5,200 SF (Vacant)
- » 0.22 Acres
- » Across From Chase Bank
- » Real Estate Taxes - \$47,000 Annually
- » Retail - Beverage Retailer & Wholesaler
Lease thru 2023 plus 5 year option
- » Annual Rent \$116,352
- » Annual Tax Escalation - \$12,000+/_

Contact:

Exclusive Agent:

Eric S. Goldschmidt

Phone: 914-723-1616 x11

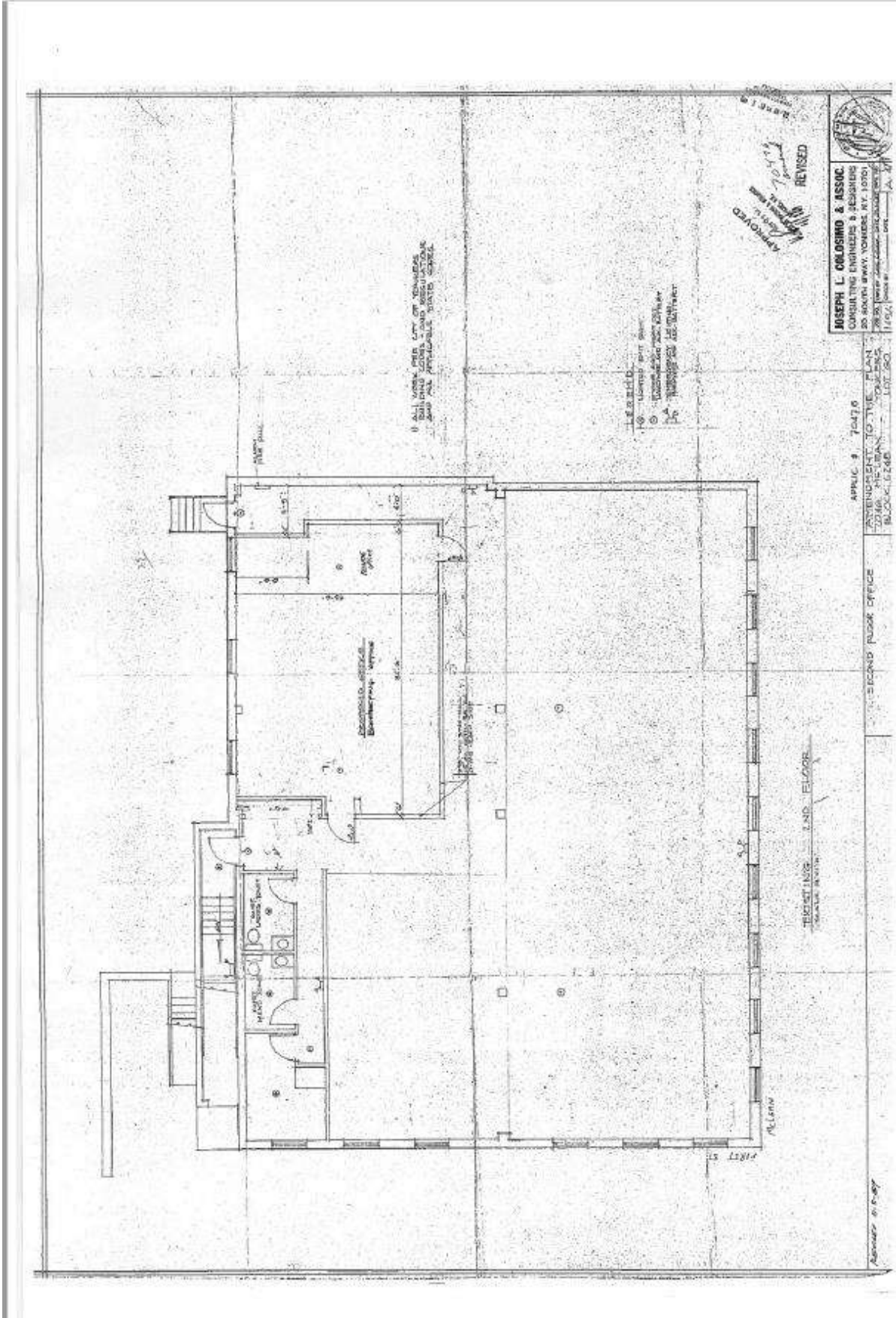
Fax: 914-723-7720

Email: Eric@ga-re.com

Asking Sales Price

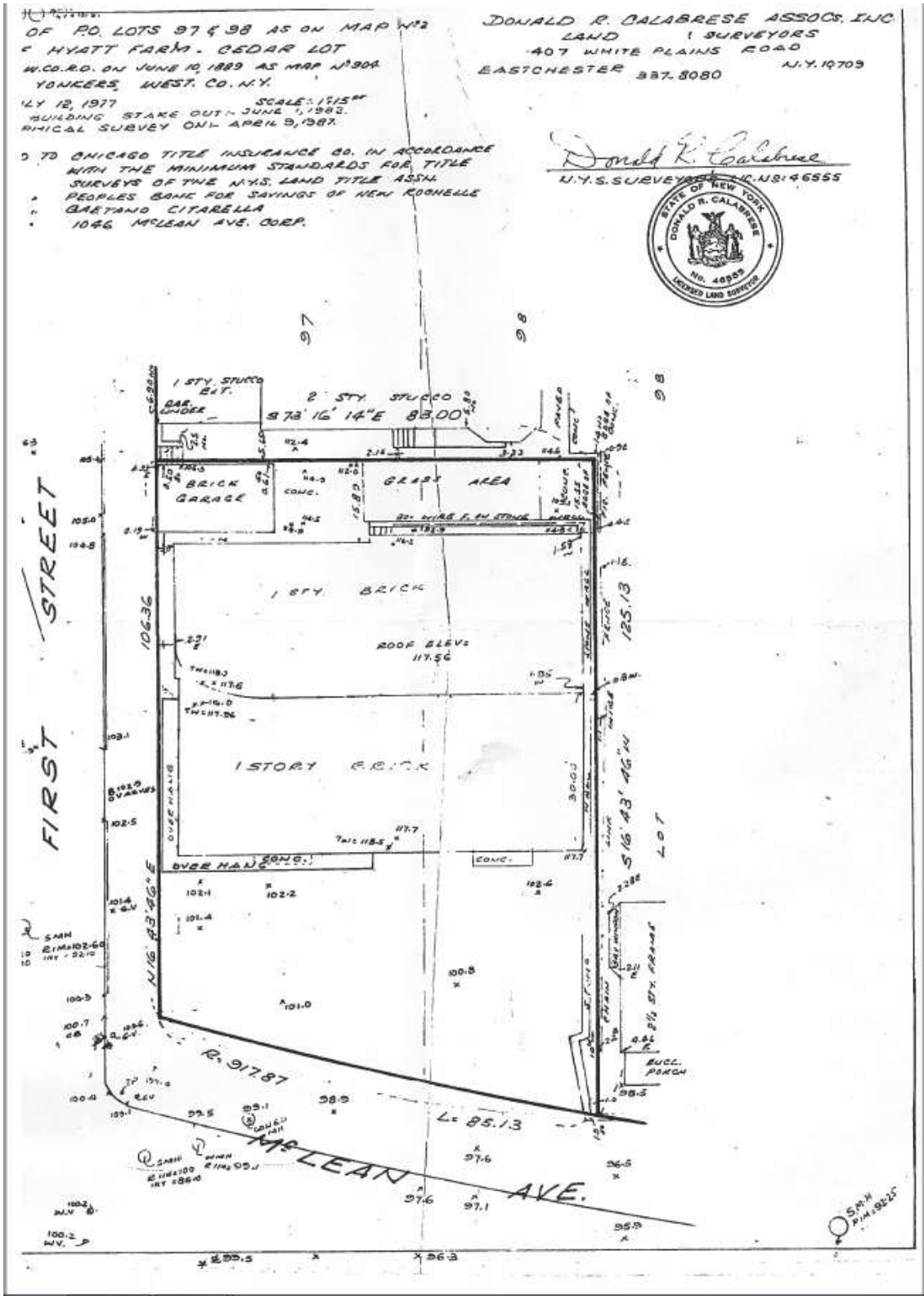
\$2,250,000

1046 McLean Avenue Yonkers, NY



All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy there of and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

Site Plan



1046 McLean Avenue Yonkers, NY


Map



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1046 McLean Avenue Yonkers, NY

Demographic Summary Report

1046 McLean Ave, Yonkers, NY 10704						
Building Type: General Retail	Total Available: 0 SF					
Secondary: Freestanding	% Leased: 100%					
GLA: 10,000 SF	Rent/SF/Yr: -					
Year Built: 1988						
Radius	1 Mile	3 Mile	5 Mile			
Population						
2024 Projection	57,969	615,173	1,430,243			
2019 Estimate	57,500	607,223	1,406,297			
2010 Census	58,574	599,185	1,358,031			
Growth 2019 - 2024	0.82%	1.31%	1.70%			
Growth 2010 - 2019	-1.83%	1.34%	3.55%			
2019 Population by Hispanic Origin	13,556	239,567	674,851			
2019 Population	57,500	607,223	1,406,297			
White	23,062	40.11%	278,649	45.89%	709,426	50.45%
Black	29,391	51.11%	264,808	43.61%	531,427	37.79%
Am. Indian & Alaskan	816	1.42%	11,453	1.89%	33,722	2.40%
Asian	2,622	4.56%	31,939	5.26%	79,047	5.62%
Hawaiian & Pacific Island	117	0.20%	1,461	0.24%	4,451	0.32%
Other	1,492	2.59%	18,914	3.11%	48,224	3.43%
U.S. Armed Forces	6		30		276	
Households						
2024 Projection	22,368	231,104	523,418			
2019 Estimate	22,154	227,826	514,603			
2010 Census	22,360	222,974	495,961			
Growth 2019 - 2024	0.97%	1.44%	1.71%			
Growth 2010 - 2019	-0.92%	2.18%	3.76%			
Owner Occupied	7,085	31.98%	67,972	29.84%	135,375	26.31%
Renter Occupied	15,069	68.02%	159,854	70.16%	379,228	73.69%
2019 Households by HH Income						
Income: <\$25,000	5,221	23.57%	61,315	26.91%	151,737	29.49%
Income: \$25,000 - \$50,000	4,387	19.80%	50,642	22.23%	115,059	22.36%
Income: \$50,000 - \$75,000	4,273	19.29%	38,723	17.00%	83,339	16.19%
Income: \$75,000 - \$100,000	3,090	13.95%	27,631	12.13%	58,167	11.30%
Income: \$100,000 - \$125,000	2,472	11.16%	17,311	7.60%	37,230	7.23%
Income: \$125,000 - \$150,000	1,112	5.02%	10,765	4.73%	21,896	4.25%
Income: \$150,000 - \$200,000	892	4.03%	11,729	5.15%	23,830	4.63%
Income: \$200,000+	708	3.20%	9,711	4.26%	23,344	4.54%
2019 Avg Household Income	\$70,964		\$70,186		\$68,171	
2019 Med Household Income	\$57,597		\$51,231		\$47,642	