

87-95 RIVERDALE AVENUE

Yonkers, NY



4 STORES FOR LEASE: 736 SF – 3,750 SF

87 RIVERDALE AVE*

FORMER SENIOR DAYCARE

2,348 SF

89 RIVERDALE AVE*

1,402 SF

*87 & 89 COMBINABLE TO

3,750 SF

93 RIVERDALE AVE

2ND GEN RESTAURANT

1,506 SF

95 RIVERDALE AVE

736 SF

Directly across the street from 454 apts.

Steps to Bx8 bus. Walk to MTA/Amtrak
& Bx 1, 2, 3, 4, 5, and 9 buses

Adjacent to River Parking Corp parking garage
+ abundant street parking.

Close proximity to Thomas Cornell
Academy HS & Saint Joseph's Medical Center.

Building Co-Tenants:

- Riverdale Pharmacy
- Alfonso Pizza & Italian Restaurant
- Alfonso's Ice Cream & Café
- JFA Meat Market & Deli

87 & 89 RIVERDALE COMBINABLE TO 3,750 SF

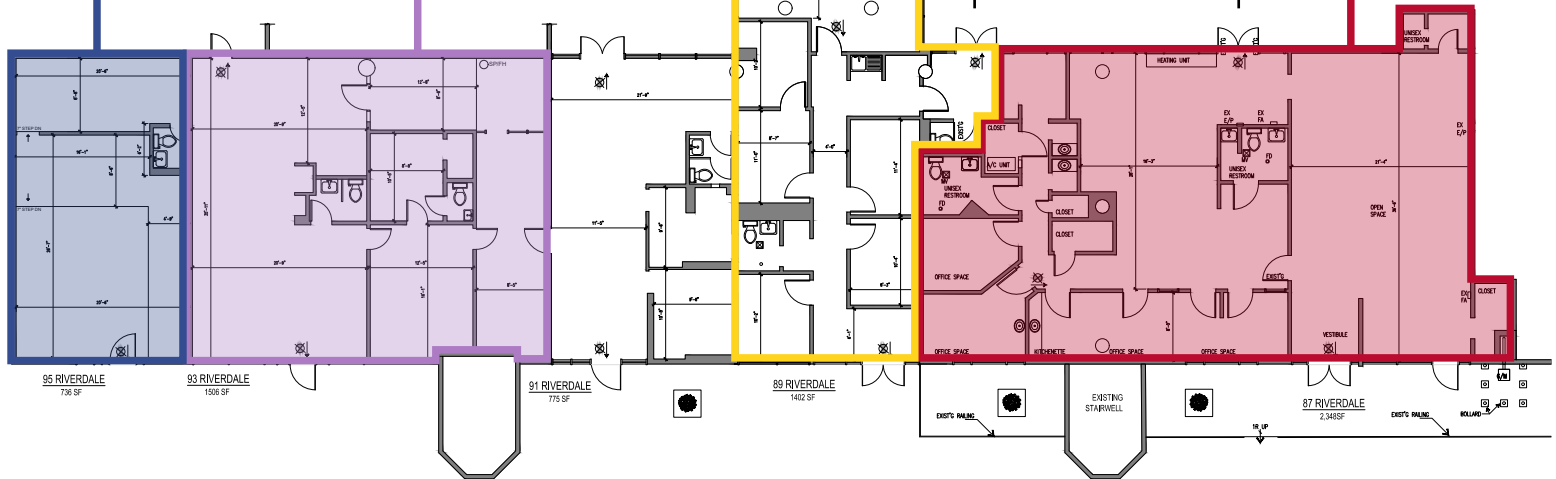
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736 SF

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87 & 89 HAVE ACCESS
TO COURTYARD WITH
PLAYGROUND



RIVERDALE AVENUE



TRANSPORTATION



STEPS TO
Bx8 BUS



WALK TO Bx1, Bx2,
Bx3, Bx4, Bx5, AND
Bx9 BUSES



12 MIN WALK (0.5M) TO
AMTRAK/MTA HUDSON LINE
YONKERS STATION



ROUTE 9
2 MIN DRIVE
(0.2 M)

DEMOGRAPHICS

	0.5 MILES	0.75 MILES	1 MILE
POPULATION	23,438	46,661	66,466
NUMBER OF HOUSEHOLDS	8,750	17,455	24,539
AVERAGE HH INCOME	\$71,466	\$81,386	\$85,764
TOTAL HH EXPENDITURE	\$768.36	\$1.65 B	\$2.35 B
ANNUAL RETAIL EXPENDITURE	\$357.1 M	\$754.48 M	\$1.08 B