

TURNKEY RESTAURANT

529 GRAMATAN AVE, MT VERNON, NY



1,161 SF
TURNKEY RESTAURANT

RESTAURANT
FF+E INCLUDED

± 515 SF
BASEMENT
9' CEILINGS

7,000
CARS PER DAY
GRAMATAN AVE

- Rental Rate: Upon Request
- Located in the densely-populated Fleetwood neighborhood of Mount Vernon
- Perfect opportunity to service a thriving and growing community
- Just around the corner from 249 brand new luxury residential units (under construction)
- Street parking & steps away from Municipal Parking Garage (hourly & monthly parking available)
- Close proximity to Cross County Parkway, Fleetwood Metro North Station & buses



NEIGHBORS INCLUDE:



CONTACT EXCLUSIVE AGENTS:

DAVID SCOTTO

914.968.8500 x306

dscotto@rmfriedland.com

KATELIN VAN VOORHIS

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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

529 GRAMATAN AVE MOUNT VERNON, NY

1,161 SF FOR LEASE



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529 GRAMATAN AVE MOUNT VERNON, NY

1,161 SF FOR LEASE



*42 Broad will be a 16-story luxury transit oriented development featuring 249 residential units



Easy access to the
Cross County, Bronx River,
& Hutchinson River Pkways
as well as I-87



0.3 miles to
Metro North
Fleetwood Station



Access to
#52 & #55
Beeline Bus

DEMOGRAPHICS

	.5 MILE	1 MILE	3 MILES	5 MILES
Population	14,038	47,133	341,217	873,600
Number of Households	6,564	20,255	127,766	330,786
Average HH Income	\$95,091	\$102,817	\$112,922	\$106,549
Annual HH Expenditure	\$449.52 M	\$1.45 B	\$9.79 B	\$24.24 B
Annual Retail Expenditure	\$210.81 M	\$680.33 M	\$4.58 B	\$11.31 B

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