



YONKERS GATEWAY CENTER

2500 CENTRAL PARK AVENUE, YONKERS, NY 10710



RETHINK. RECREATE. REDEVELOP.

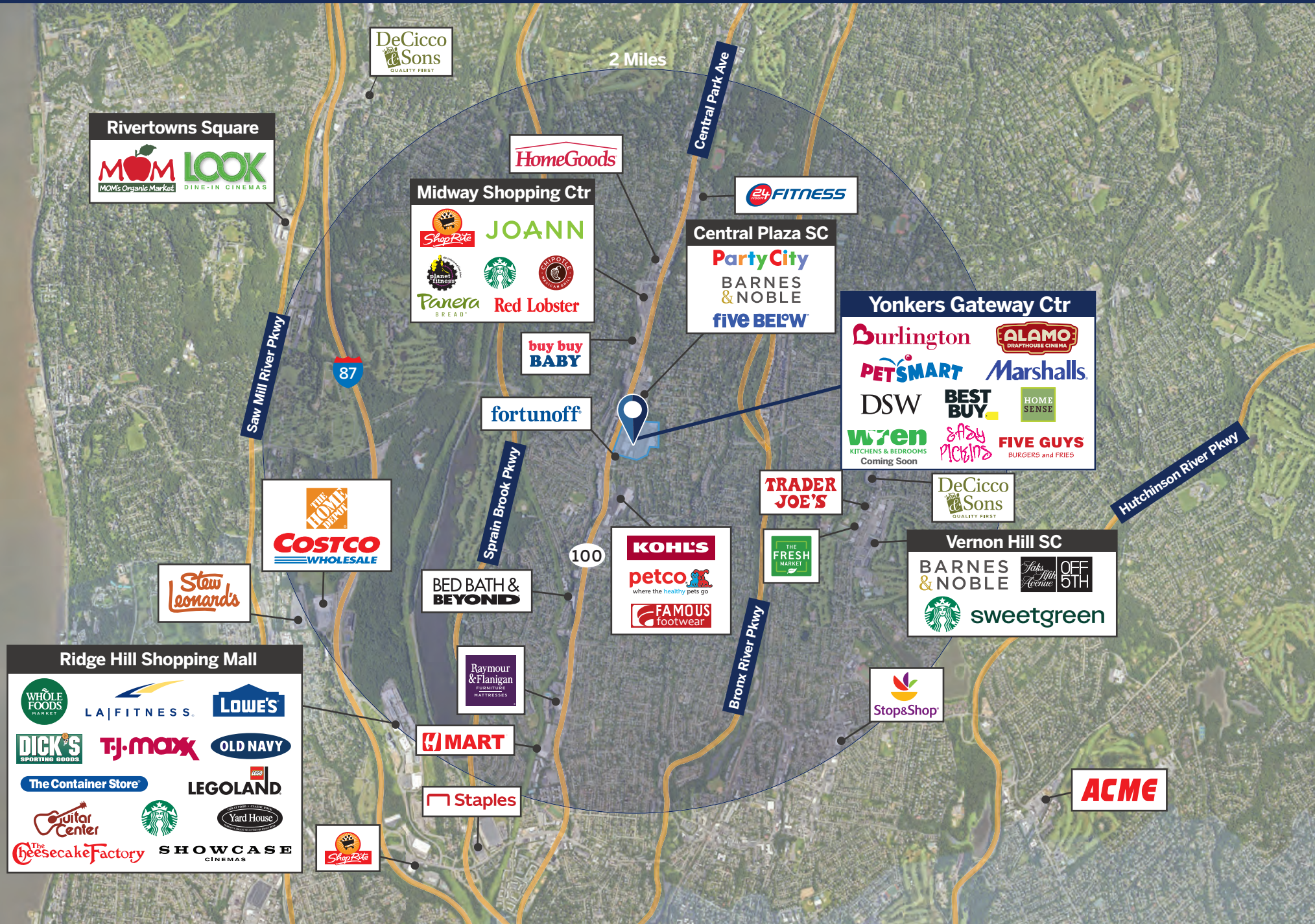


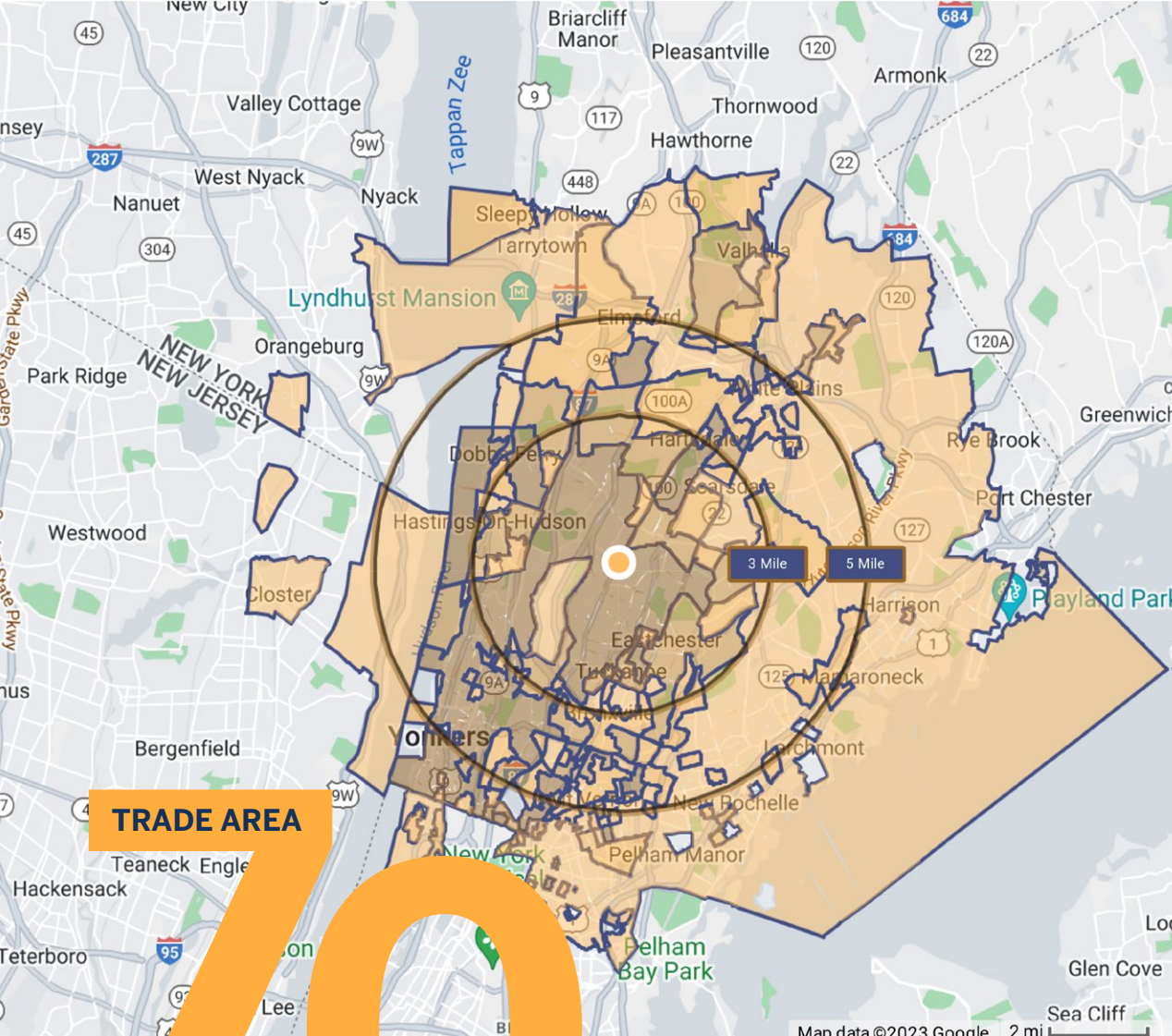
YONKERS' DESTINATION FOR EVERYDAY SHOPPING

Yonkers Gateway Center is a premier regional shopping center along the highly productive and sought after commercial corridor of Central Avenue in Yonkers, NY. Prime retail assets producing some of the highest sales volumes in the metro NY market line both sides of the Avenue with almost every major retail brand represented, including several with more than one location. The primary trade area for this asset is both the City of Yonkers as well as the highly desirable and affluent villages of Scarsdale, Eastchester, Hartsdale and Ardsley. This portion of Central Avenue is a shopping destination for all of Westchester County.

Yonkers Gateway Center

2500 Central Park Avenue, Yonkers, NY 10710





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

POPULATION

931,688
Tru Trade*

127,134
3 Mile

415,299
5 Mile

FAMILY HOUSEHOLDS

350,591
Tru Trade*

47,639
3 Mile

156,799
5 Mile

AVERAGE HH INCOME

\$130,054
Tru Trade*

\$228,156
3 Mile

\$174,713
5 Mile

COLLEGE EDUCATION

41.5%
Tru Trade*

66.4%
3 Mile

53.7%
5 Mile

*Tru Trade Area; 7.9 Miles

AERIAL



Surrounded by Country Clubs, public parks and the walkable village of downtown Scarsdale, the property has three points of ingress/egress along Central Park Avenue and bus stops on both the north and southbound lanes.

TENANTS	SQFT
01A Available	3,500
02A-1 Daves Hot Chicken	2,482
02A-2 Available	2,222
03A Burlington	207,000
10A Available	2,008
11A Available	4,300
12A Hallmark	4,833
13A Available	4,712
14A Best Buy	42,226
18A Red Wing	2,664
19A Torrid	3,750
19B Wrens Kitchens - Coming Soon	11,288
20A Pet Smart	19,056
21A Alamo Draffthouse Cinema	25,596
22A Five Guys	4,044
23A Available	2,600
24A Available	1,300
25A Central Warehouse Wine & Liquor	3,000
26A Steve's Shoes	2,000
27A Central Park Optical	1,800
28A Singas Pizza	1,360
29A Marshall's	20,856
29B Home Sense	27,128
30A Available	1,214
31A Available	3,024
32A Tran Nail Salon	1,300
33A Dollar Store of Yonkers	11,206
45A Easy Pickens	9,114
69A DSW Shoe Warehouse	22,000
<div>HIGHLIGHTS</div> <div> <div>Total SF</div> <div>447,879</div> </div> <div> <div>Parking Spaces</div> <div>1,647</div> </div> <div> <div>Parking Ratio</div> <div>3.6 per 1,000 SF</div> </div>	

SITE PLAN





LEASING VIDEO



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