



YONKERS GATEWAY CENTER

2500 CENTRAL PARK AVENUE, YONKERS, NY 10710



RETHINK. RECREATE. REDEVELOP.

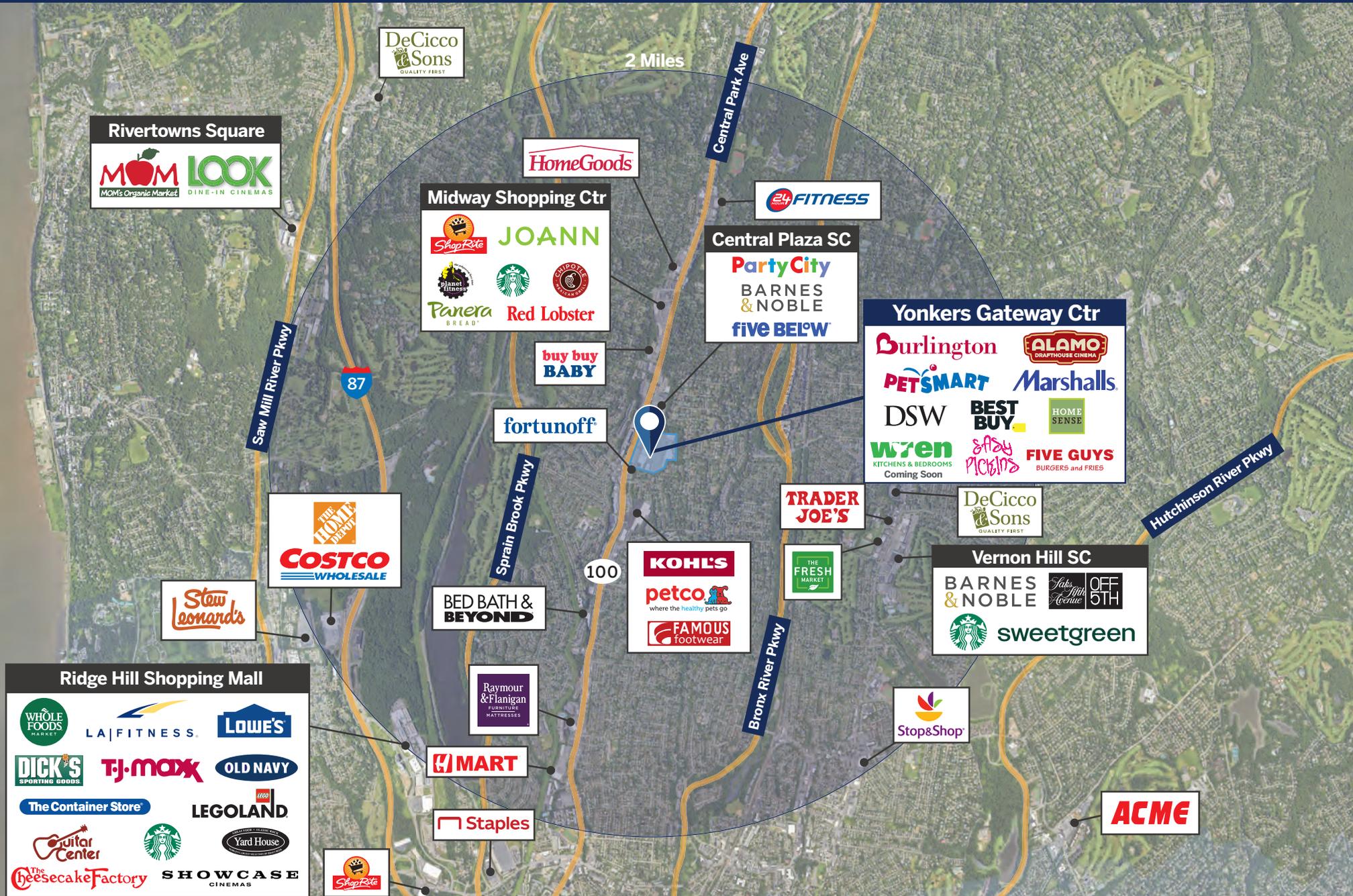


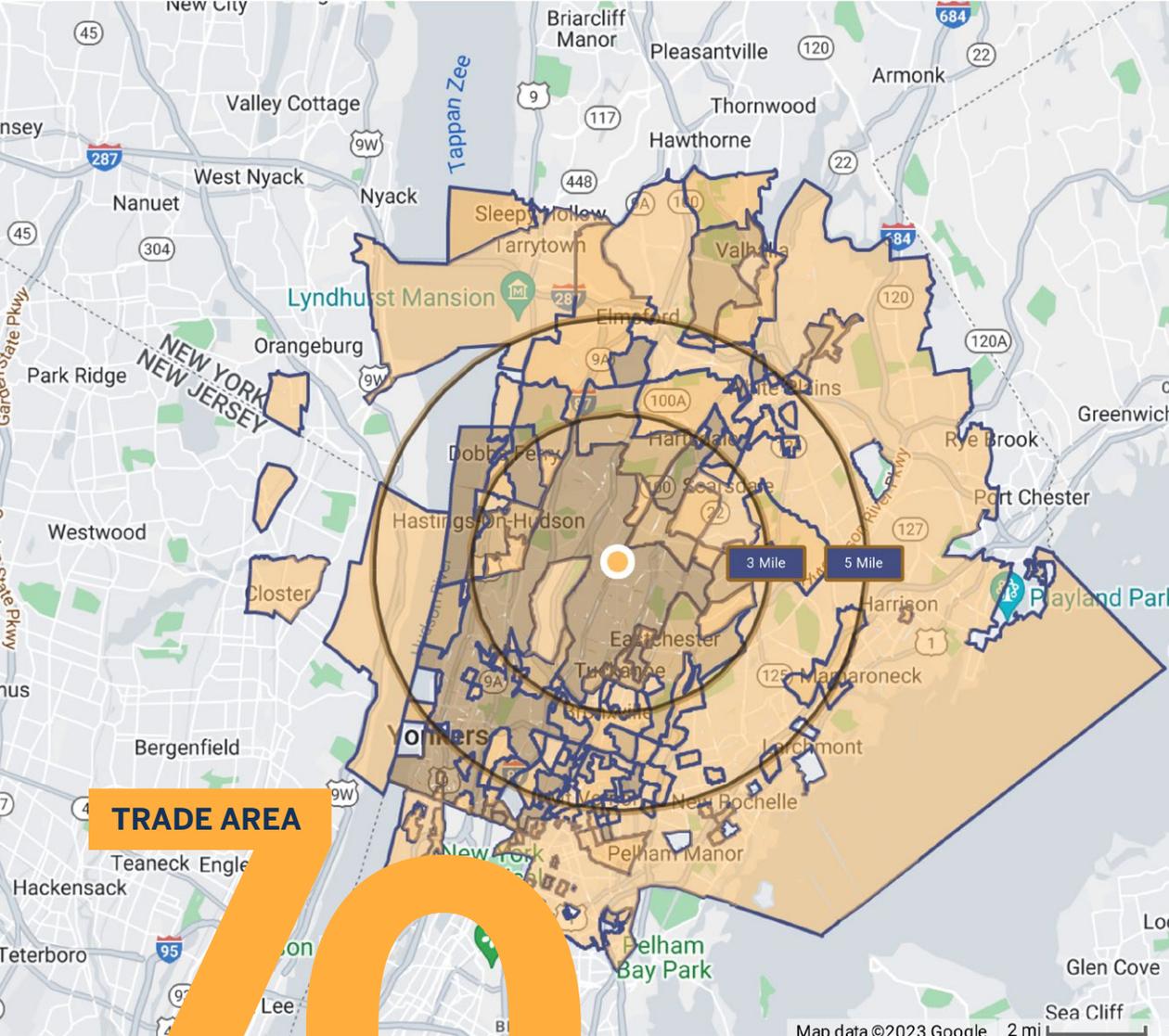
YONKERS' DESTINATION FOR EVERYDAY SHOPPING

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 |

HIGHLIGHTS

| | |
|----------------|------------------|
| Total SF | 447,879 |
| Parking Spaces | 1,647 |
| Parking Ratio | 3.6 per 1,000 SF |

SITE PLAN





LEASING VIDEO



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