

# FLEETWOOD RETAIL STRIP FOR SALE

19-31 W. Grand Street | Mount Vernon, NY 10552



9,000 SF GLA | 0.21 ACRE LOT

FOR SALE

CALL FOR DETAILS

## INVESTMENT HIGHLIGHTS

- 9,000 SF Fully Renovated 9 Tenant Retail Strip
- 150' of Frontage on West Grand Street
- Opposite the New CVS Pharmacy and Next to an Approved 256 Unit Luxury Apartment Building
- Located in the Heart of the Densely Populated Neighborhood of Fleetwood
- Over \$450,000 in Renovations
- Walking Distance to the Metro North Train Station & 1 Block to the Cross County Parkway Entrance
- Next to Municipal Parking Garage
- Long Established Tenancies
- Main Shopping Strip for Thousands of Apartments in the Immediate Vicinity

## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	44,124	315,797	832,219
Avg. HH Income	\$110,660	\$110,697	\$101,707



**ROYAL**  
PROPERTIES

850 Bronx River Road | Bronxville, NY 10708  
www.RoyalPropertiesInc.com

## BROKER CONTACT:

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