

# 570-584 Gramatan Avenue 1-7 West Broad Street

FLEETWOOD SECTION OF MOUNT VERNON, NY

Cushman & Wakefield's Capital Markets Group is pleased to present for sale 570-584 Gramatan Avenue & 1-7 West Broad Street in Fleetwood, NY.

The property is comprised of two interconnected retail/office buildings situated prominently on the signalized corner of Gramatan Avenue and West Broad Street in downtown Fleetwood. The two-story 21,535± SF building has six ground level retail units (14,743± SF) and eight second floor office units (2,956± SF).

Fleetwood, the northernmost section of the City of Mount Vernon, is a vibrant retail market and residential neighborhood with access to all downtown amenities. The Fleetwood Train Station, which provides peak service to Grand Central Terminal in 30 minutes, is within a 5-minute walk.



▲ 570-584 Gramatan Avenue

▼ 1-7 West Broad Street



## Property Summary

Site Area	0.38± acres / 16,553± SF
Zoning	DB—Downtown Business Zone
Frontage	120'± on Gramatan Avenue 140'± on West Broad Street
Parking	Across from 400+ space municipal garage
Building Area	21,535± SF
Retail Net Area	14,743± SF
Office Net Area	2,956± SF
Retail Units	6 ground level retail units
Office Units	8 second floor office until
Floors	2 stories with partial mezzanine





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- > Low Deferred Maintenance
- > Stable Cashflow with Upside Potential—96% leased & anchored by Bank of America & A. Guarino Funeral Services
- > Ideally Set in the Heart of the Pedestrian-Friendly Downtown Fleetwood with Direct Access to 400+ Space Municipal Parking Garage
- > High Barrier to Entry Market
- > Immediate Access to the Fleetwood Train Station at the Crossroads of the Cross County & Bronx River Parkways



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