FLEETWOOD PROFESSIONAL OFFICE SPACE FOR LEASE

559 Gramatan Ave-Fleetwood, NY

13,000 cars per day on Gramatan Ave

Pre-Leasing:

890 RSF
*3,330 SF just leased to PT Group

Property Highlights:

- Dedicated lobby with ADA elevator
- Located in the densely-populated, affluent Fleetwood neighborhood of Mount Vernon
- Facade and tenant signage upgrade completed
- Street parking & steps away from Municipal Parking Garage (hourly & monthly parking available)
- Close proximity to Cross County Parkway, Fleetwood Metro North Station & buses
- Pricing and additional information available upon request

Ideal for Medical

Located within a 2-mile radius of these major hospitals and satellite clinics:

Montefiore · AppleMed urgent care · NewYork-Presbyterian Lawrence Hospital · NYU Langone Medical Center · St. John's Riverside Hospital

Demographics	.5 Mile	1 Mile	3 Miles	5 Miles
Population	14,188	45,371	332,776	1,024,591
Number of Households	6,767	19,548	125,039	386,647
Average HH Income	$91,605	$94,146	$93,160	$76,702
Annual HH Expenditure	$450M	$1.31B	$8.31B	$22.8B
Annual Retail Expenditure	$205M	$598M	$3.78B	$22.8B
Annual Health Care Expenditure	$34.6M	$195M	$641M	$1.62B

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559 Gramatan Ave-Fleetwood, NY

**42 Broad Street West* will be a 16-story luxury transit oriented development featuring 249 apartments & 20,000 SF of retail

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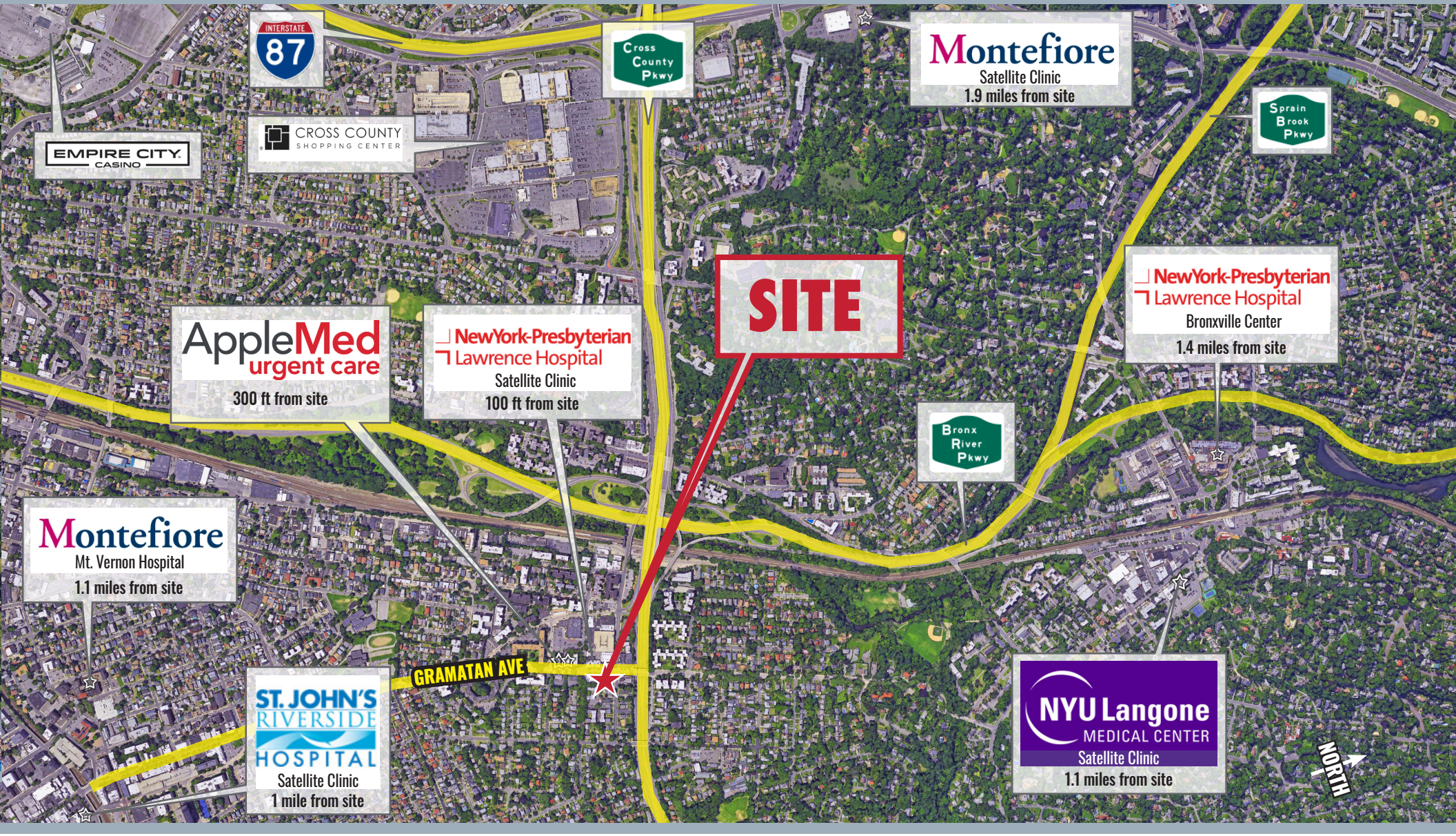
Major Hospitals & Satellite Clinics within 2 miles



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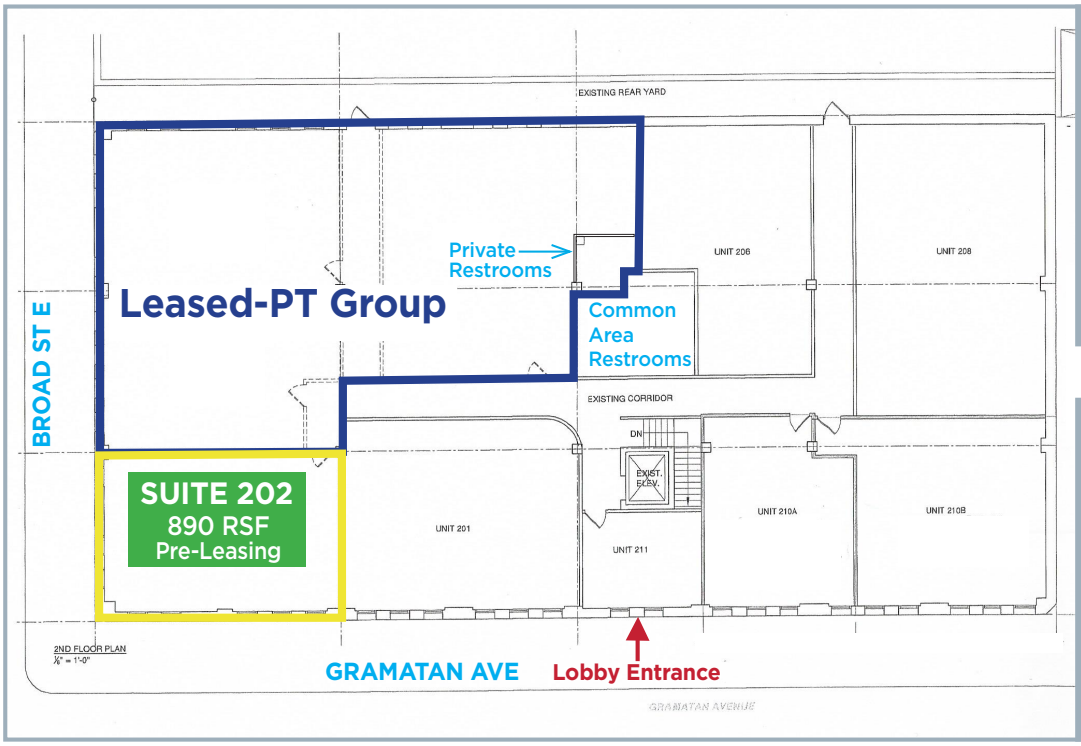
Second Floor Office Space



Lobby Entrance

Brand New Facade Upgrades

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