

42 BROAD FLEETWOOD



42 BROAD ST WEST, FLEETWOOD, NY



REALTY GROUP INC.

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

42 BROAD ST WEST, FLEETWOOD, NY

42 BROAD FLEETWOOD

AVAILABLE SPACE

SPACE A:

7,050 SF - Divisible (Corner of Broad St W & Fleetwood Ave)
170' of wraparound frontage
Outdoor seating area available

SPACE B: **LEASED**

Coming Soon

SCHOOL OF ROCK & GROWING PEARLS
& PEDIATRIC DENTISTRY

CEILING HEIGHT:

12½' - 22'

RENTAL RATE:

Upon Request

ADDITIONAL INFORMATION:

Brand new construction in densely populated Fleetwood

100% Luxury 249 residential unit building

Market Rental Rates

Adjacent to structured parking garage

Directly off of Cross County Pkwy exit 7

Walk to Metro North Fleetwood Station

5 minutes from Cross County Shopping Center

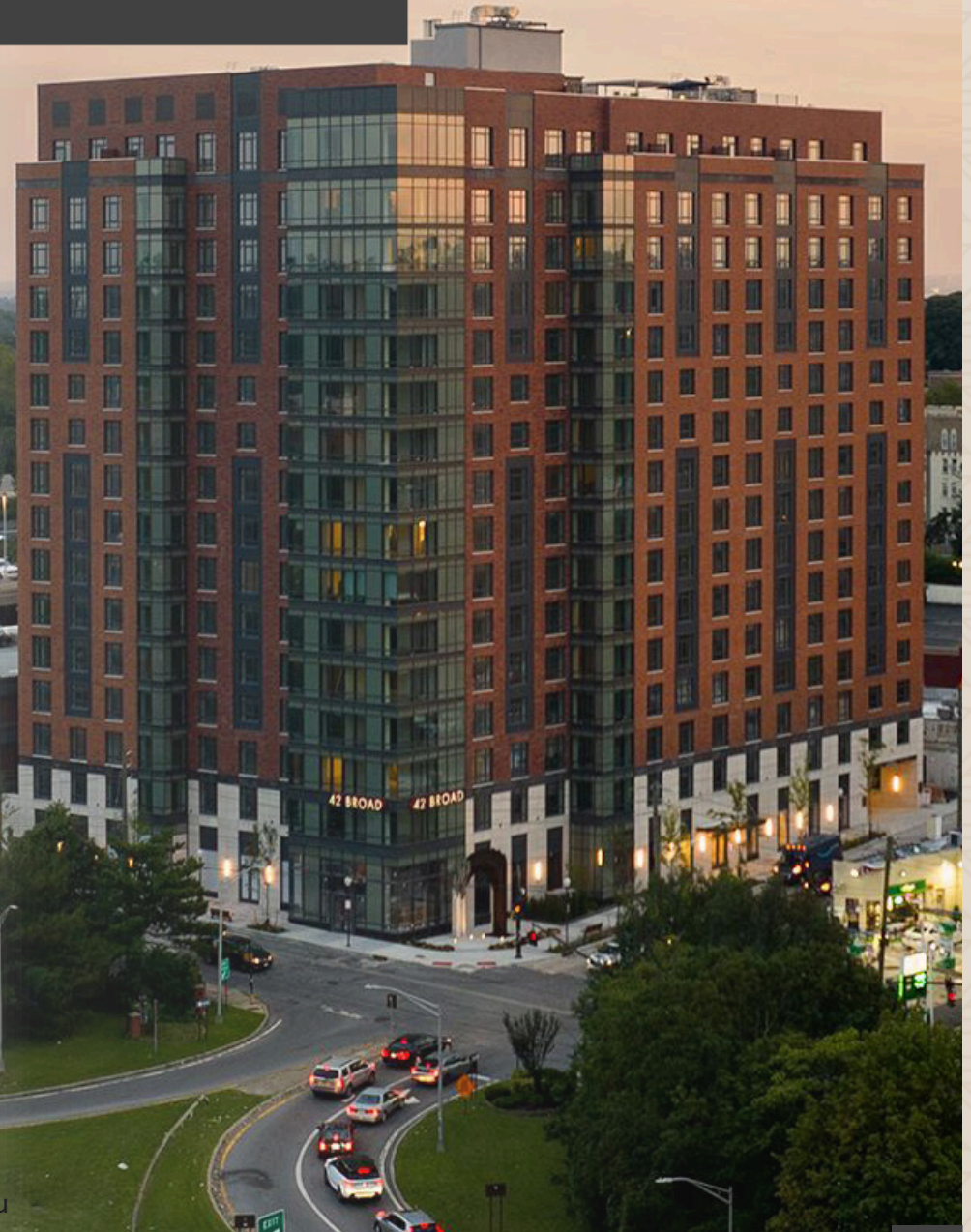
5 minutes to Bronxville & 9 minutes to Tuckahoe

Easy access to #26, #52, & #55 Beeline Bus

Direct access to Bronx River Pkwy and Cross County Pkwy
with access to I-87 and Hutchinson River Pkwy

NEIGHBORING RETAILERS INCLUDE:

CVS, Capital One, Bank of America, 9Round Kickboxing,
School of Rock, Growing Pearls Pediatric Dentistry,
Maggie Spillane's Ale House, Fancy Feet Dance Studio, The Bayou

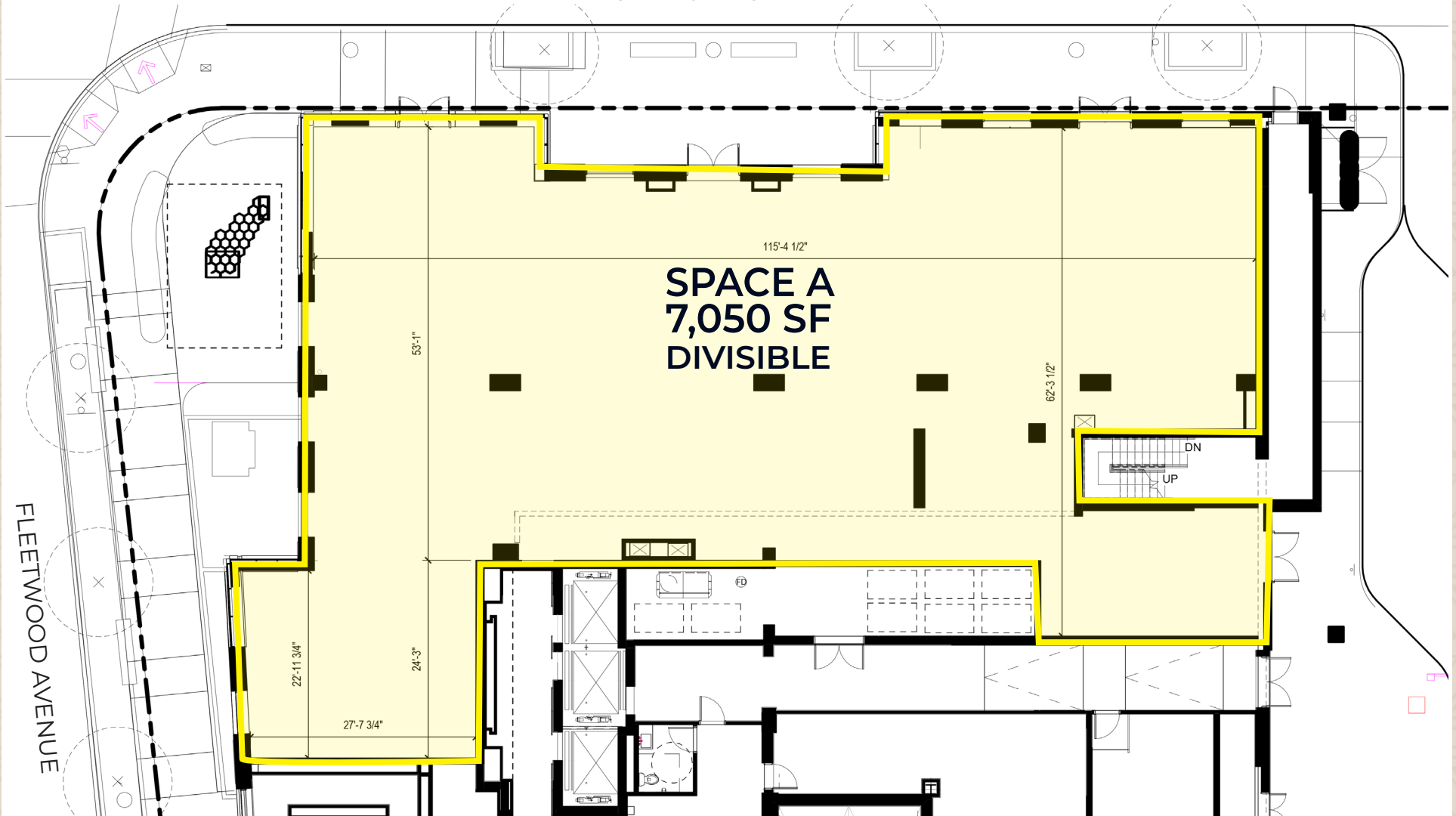


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FLOOR PLAN

42 BROAD FLEETWOOD

WEST BROAD STREET

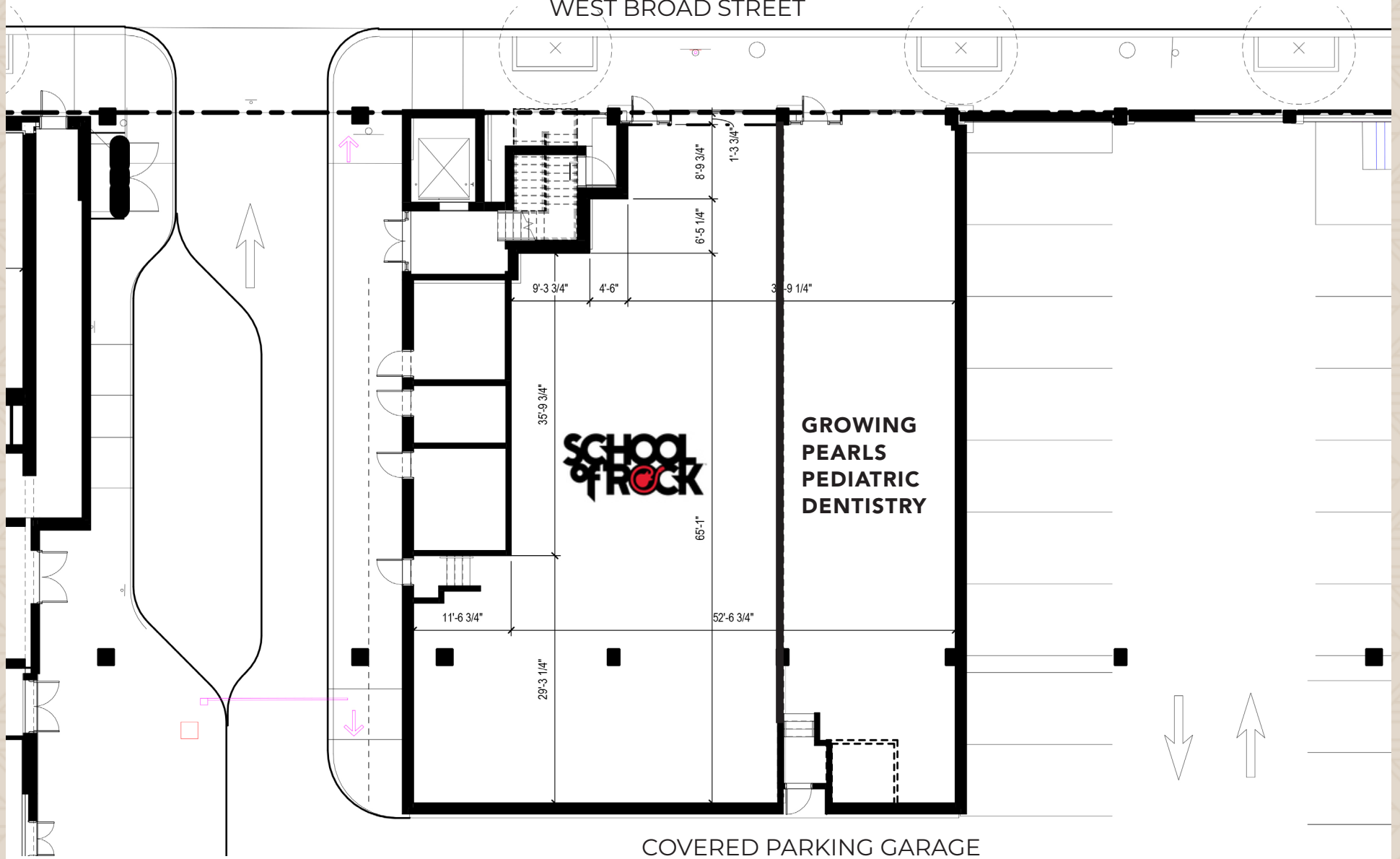


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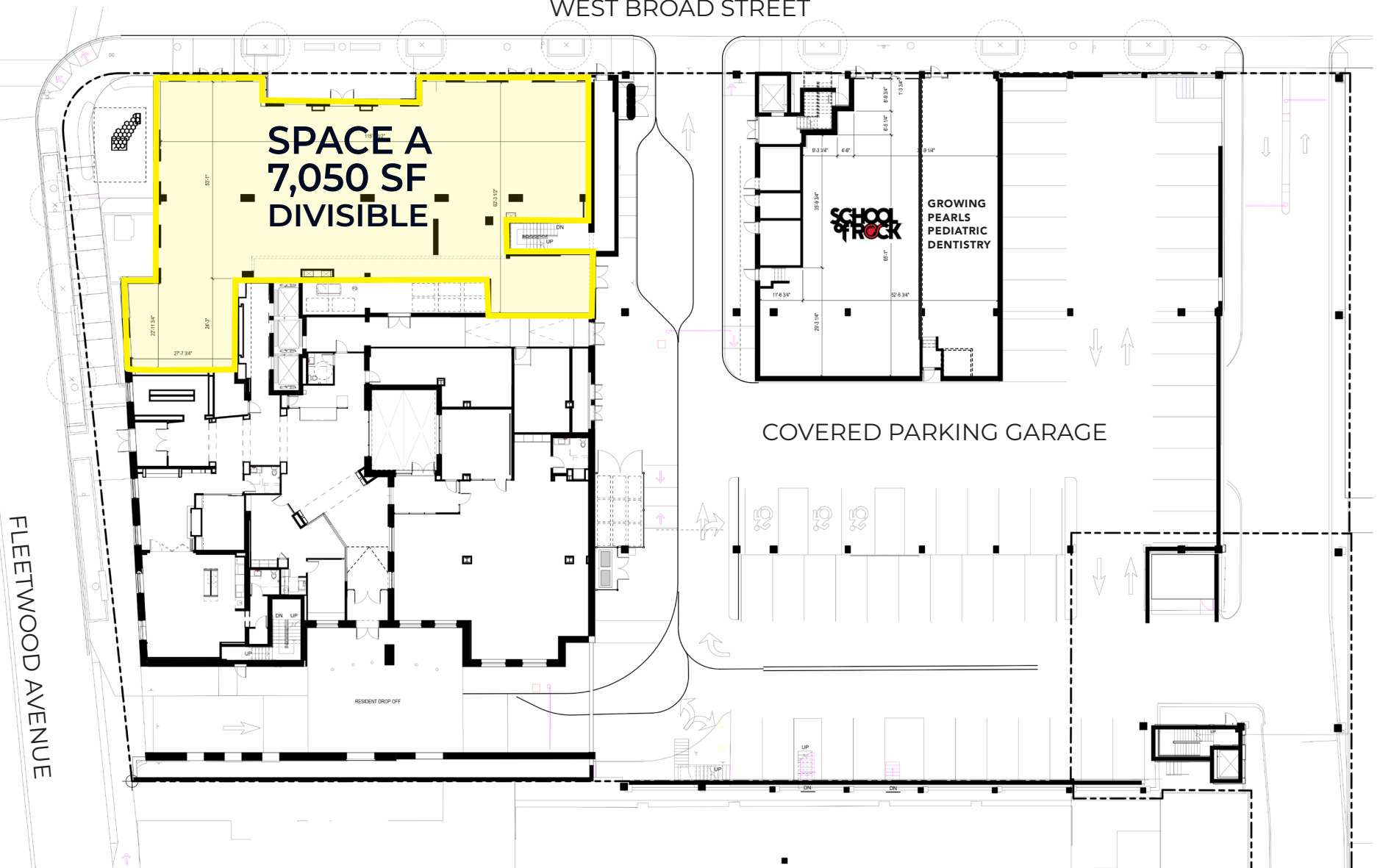
COVERED PARKING GARAGE

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SITE PLAN

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WEST BROAD STREET



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PHOTOS

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RESIDENTIAL FITNESS CENTER



ROOFTOP LAWN SEATING



LOCAL RETAILERS



RESIDENTIAL POOL



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FLEETWOOD: WESTCHESTER COUNTY'S BEST KEPT SECRET

Renowned for its diverse demographics, Fleetwood stands out as the most affluent section of Mount Vernon.

The village boasts a charming park on Broad Street West, featuring playground equipment, benches, and a gazebo that serves as a vibrant village green, where the neighborhood association hosts events such as concerts, movie nights, and a Halloween event.

At the southern end of Fleetwood, Arts and Crafts bungalows, Dutch colonial-style residences, and midcentury Capes grace small lots. North Fulton Avenue, in contrast, is lined with more modern multifamily homes.

For those seeking night life, Fleetwood offers diverse options such as the Cajun staple, Bayou Restaurant, and Maggie Spillane's Ale House, which features outdoor rooftop seating.

Located directly off of Cross County Pkwy exit 7, Fleetwood provides easy access to Metro North (short walk to Fleetwood Station), as well as the #26, #52, & #55 Beeline Buses.

Just a 5 minute drive to Bronxville & Cross County Shopping Center, Fleetwood also boasts direct access to Bronx River Pkwy and Cross County Pkwy with easy access to I-87 and Hutchinson River Pkwy.



LOCAL RESIDENTS GUSH OVER FLEETWOOD, DEEMING IT A "HIDDEN PARADISE."

42 BROAD ST WEST, FLEETWOOD, NY

AERIAL

42 BROAD FLEETWOOD



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AERIAL

42 BROAD FLEETWOOD

DEMOGRAPHICS	1 MILE			3 MILES			5 MILES			
	Population	Number of HouseHolds	Average HH Income	Annual HH Expenditure	Annual Retail Expenditure	Population	Number of HouseHolds	Average HH Income	Annual HH Expenditure	Annual Retail Expenditure
	45,620	19,729	\$147,901	\$1.85 B	\$860.09 M	333,490	127,072	\$144,750	\$11.75 B	\$5.46 B
	828,569	321,513	\$137,093	\$28.49 B	\$13.23 B					



Easy access to Cross County Pkwy, I-87, Bronx River Pkwy, and Hutchinson River Pkwy

0.1 miles to Metro North Fleetwood Station

Easy access to #26, #52, & #55 Beeline Bus

CONTACT EXCLUSIVE AGENTS:

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