

68

S 4TH AVENUE

MOUNT VERNON | NEW YORK

RETAIL FOR LEASE



ROESCH REAL ESTATE GROUP

68

S 4TH AVENUE

APPROXIMATE SIZE
12,500 SF

RENT / MONTH
\$15,000

RENT / ANNUM
\$180,000

FRONTAGE
36 Feet

POSSESSION
Immediate



COMMENTS

- Full building lease opportunity
- 12,500 SF on 4th Avenue — the primary commercial spine of Mount Vernon — anchoring the downtown core
- Steady mix of national credit tenants, regional retailers, and long-tenured local operators
- Ground Floor will be delivered as a clean white box with no restrictions on use
- Versatile layout to combine retail with office and storage in the same property
- High-visibility frontage along South 4th Avenue
- Convenient access to public transit and major roadways
- Ample foot traffic from residents, commuters, and shoppers

NEIGHBORS

MCDONALD'S

FOOD BAZAAR
SUPERMARKET

XTREME FITNESS

CHUGG ITT
SEAFOOD

CARIBBEAN
MEAT MARKET

CHASE
BANK

John Roesch
Founder
516.993.8888
jroesch@regnyc.com

Frank Michels
Associate
516.633.0764
fmichels@regnyc.com

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Roesch Real Estate Group. This information may include estimates and projections. Such estimates may or may not actually occur. Square footage dimensions set forth are approximate.



68

S 4TH AVENUE



DEMOGRAPHICS

\$78,779

Median Household Income

72,427

Mount Vernon Population

125,000+

Population (1 Mile Radius)

16,519

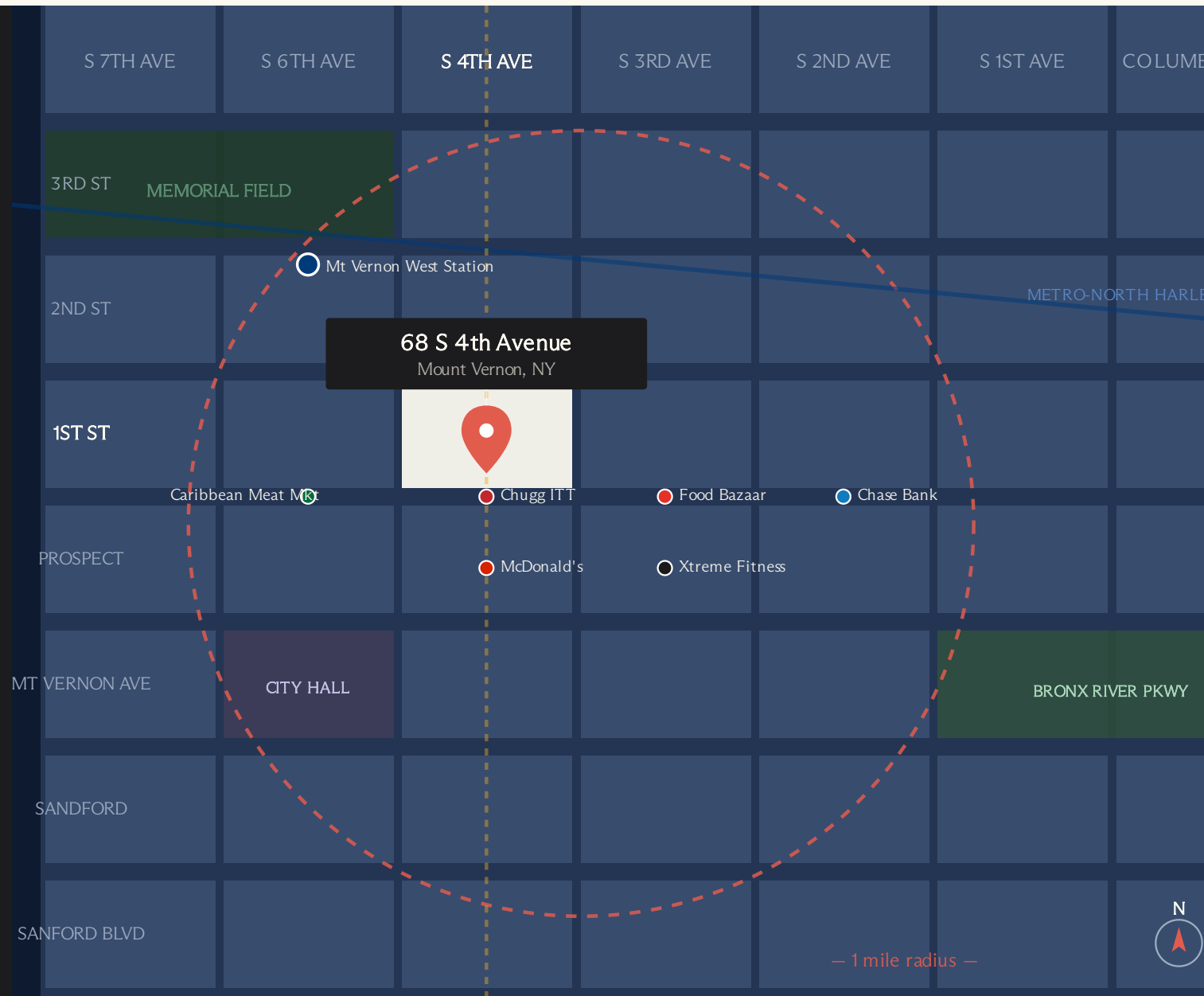
People Per Sq Mile (Very Dense)

27.4%

Foreign-Born Population

\$485M+

Mount Vernon Retail Sales



68

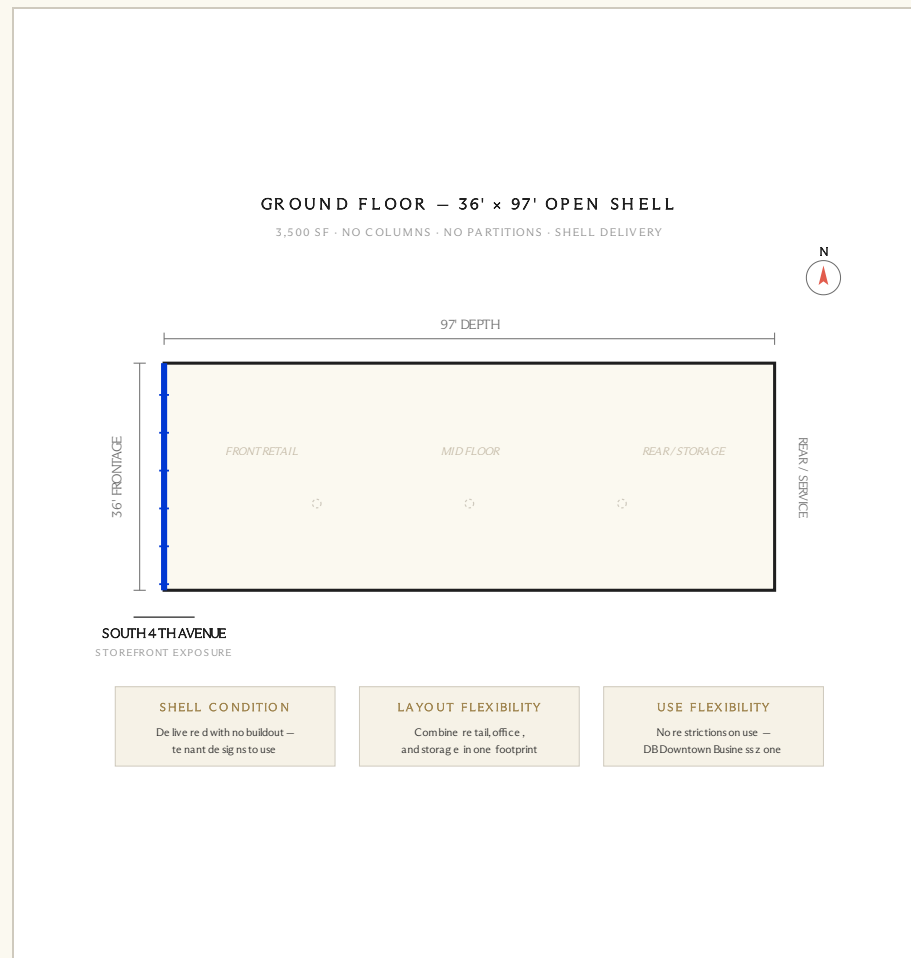
S 4TH AVENUE

FLOOR BREAKDOWN

4 TH FLOOR	3,000 SF
3 RD FLOOR	3,000 SF
2 ND FLOOR	3,000 SF
GROUND FLOOR	3,500 SF

Total available: **12,500 SF** across four floors at **\$15,000/month** (\$180,000/year). Ground floor delivered as **open shell** — no columns, no partitions, no restrictions on use. Versatile combination of retail, office, and storage in a single property on the primary commercial spine of downtown Mount Vernon.

GROUND FLOOR — OPEN SHELL



John Roesch
Founder
516.993.8888
jroesch@rregnyc.com

Frank Michels
Associate
516.633.0764
fmichels@rregnyc.com

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Roesch Real Estate Group. This information may include estimates and projections. Such estimates may or may not actually occur. Square footage dimensions set forth are approximate.



68

S 4TH AVENUE

MOUNT VERNON | NEW YORK

John Roesch

Founder

516.993.8888

jroesch@rregnyc.com

Frank Michels

Associate

516.633.0764

fmichels@rregnyc.com



ROESCH REAL ESTATE GROUP