

RETAIL FOR LEASE
706 LOCUST STREET
MOUNT VERNON, NY 10552

BUILDING

TYPE: Retail
SUBTYPE: Storefront
TENANCY : Multiple
YEAR BUILT: 1975
GLA: 11,805 SF
FLOORS: 2
TYPICAL FLOOR: 4,631 SF
DOCKS: NONE

AVAILABILITY

SPACE AVAILABLE: 1,000 SF Studio

EXPENSES PER SF

TAXES: \$11.70 (2021)

KEY TENANTS

New J & K Cleaners 1,845 SF
Advanced Chiropractic Center 1,100 SF
Artistic Touch Hair Salon 1,050 SF
Pizza Pizza 922 SF

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TRAFFIC

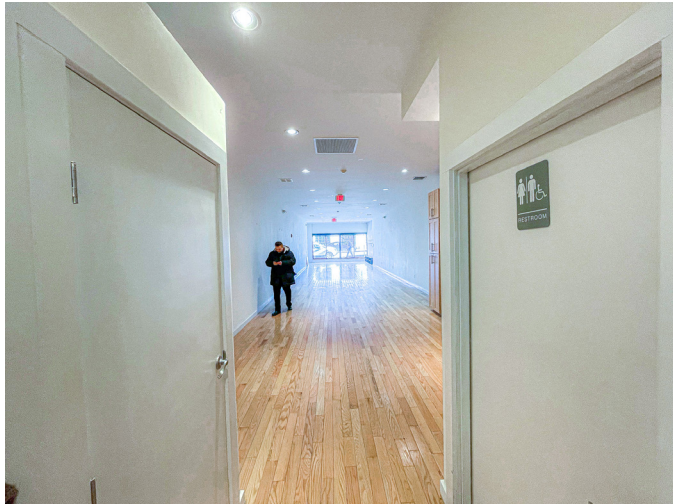
TRAFFIC VOLUME:
12,727 on Broad St W & Locust St
102,983 on Bronx River Pkwy & W Broad St
(2020)
FRONTAGE: 165' on Locust St

TRANSPORTATION

AIRPORT: 27 minute drive to La Guardia Airport
WALK SCORE: Very Walkable (80)
TRANSIT SCORE: Good Transit (53)
COMMUTER RAIL: Walk 1 block to Fleetwood Station Commuter Rail (Harlem Line)



RETAIL FOR LEASE
MILMONT COMMERCE CENTER
122 W. JOHN CARPENTER, IRVING, TX 75039



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