

65 MAIN STREET

YONKERS, NY

RETAIL AND
OFFICE FOR
LEASE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



65 MAIN STREET

STEVE LORENZO

Principal
845.629.1640
slorenzo@lee-associates.com

JEFFREY LOPEZ

Director
646.284.4047
jlopez@lee-associates.com

PROPERTY HIGHLIGHTS

- 4,100 SF large floor plate building located at the corner of a growing downtown retail and residential corridor
- Located in the heart of downtown Yonkers surrounded by new residential development
- Adjacent to RXR 358,000 SF Sawyer Place development with 439 apartments, 31,000 SF of retail on Market Place, Larkin Plaza, Main Street, and Warburton Avenue
- 1 block from the Yonkers Metro Station servicing the Hudson Metro North line and Amtrak
- Beautiful Hudson River views and only steps from Yonkers City Hall and Saint Joseph's Medical Center
- 30-minute train ride to Grand Central with access to greater Westchester County via the Harlem and New Haven Metro North lines
- Across the street from the Buena Vista parking garage with 24/7 parking and security



EXECUTIVE SUMMARY



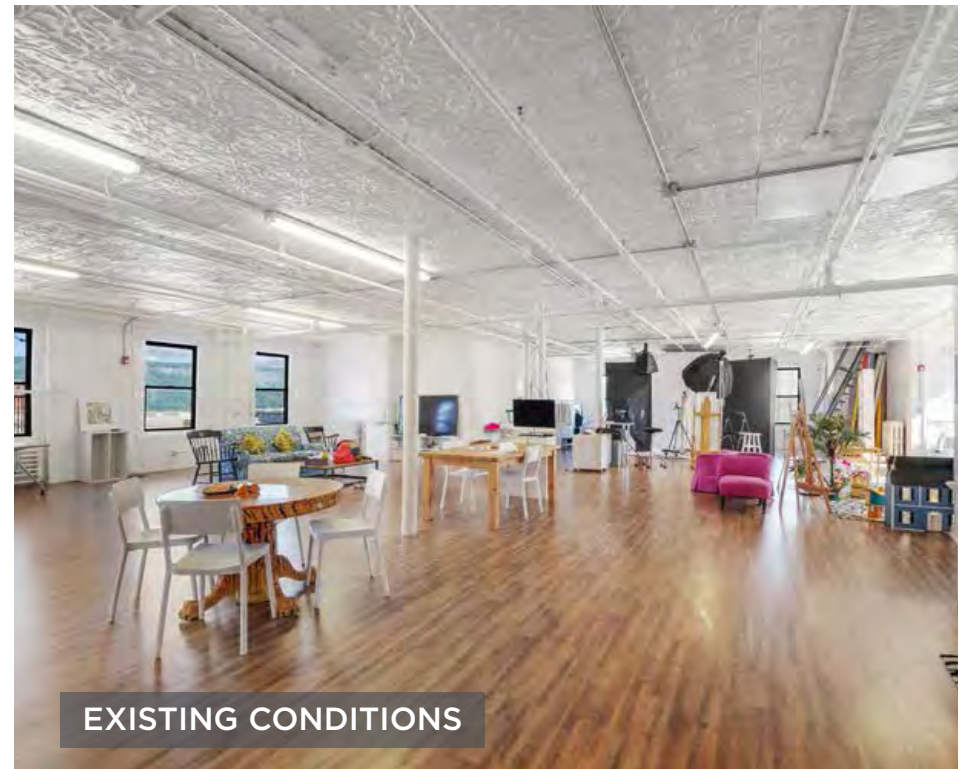
Lee & Associates is pleased to present, for exclusive lease, the building located at 65 Main Street (the “Property”) in Yonkers, NY.

The Property is a 16,300 SF building located on the northeast corner of Main Street and Market Place in downtown Yonkers. This pre-war building sits over a 4,149 SF lot with 4 floors that include mostly industrial-type space with high ceilings and wrap-around retail frontage on the ground floor.

The Property is located next to the RXR Sawyer Place development project that takes up nearly an entire block. Sawyer Place is the landmark project in a wave of new residential-driven construction in downtown Yonkers and along the Hudson River. RXR Sawyer Place is comprised of 31,000 SF + of new retail space and 439 apartment units. RXR is a proven master plan developer that has strategically positioned itself to build, develop, and evolve the urban Westchester County cities of New Rochelle and Yonkers into transit-oriented epicenters for the live-work-play lifestyle. This strategic long-term planning by RXR has poised downtown areas in cities like Yonkers to attract growing and successful companies along with their respective employees and developers like Avalon Bay, Rose Associates and Extell to commit to redevelopment.

The Property is a block east of the Yonkers Metro Station servicing both the Metro North and Amtrak with a

30-minute commute to Grand Central via Metro North, and access to Poughkeepsie and the greater Albany area via Amtrak. Two blocks north of the Property are several city administrative buildings and the 24-acre technology and office campus known as i.Park Hudson. The i.Park campus consists of 1,100,000 SF + of renovated office space, industrial space and residential units across 8 buildings and is just one example of the growing office market in Yonkers.



EXISTING CONDITIONS

PROPERTY SUMMARY

Address

65 Main Street Yonkers,
NY 10701

Location

Northeast corner of Main
Street and Market Place in
Downtown Yonkers

Section - Block - Lot

2-2002-47

Lot SF

4,149

Existing Building SF

16,300

Floors

4

Year Built

1903

Ceiling Heights

11' - 14'

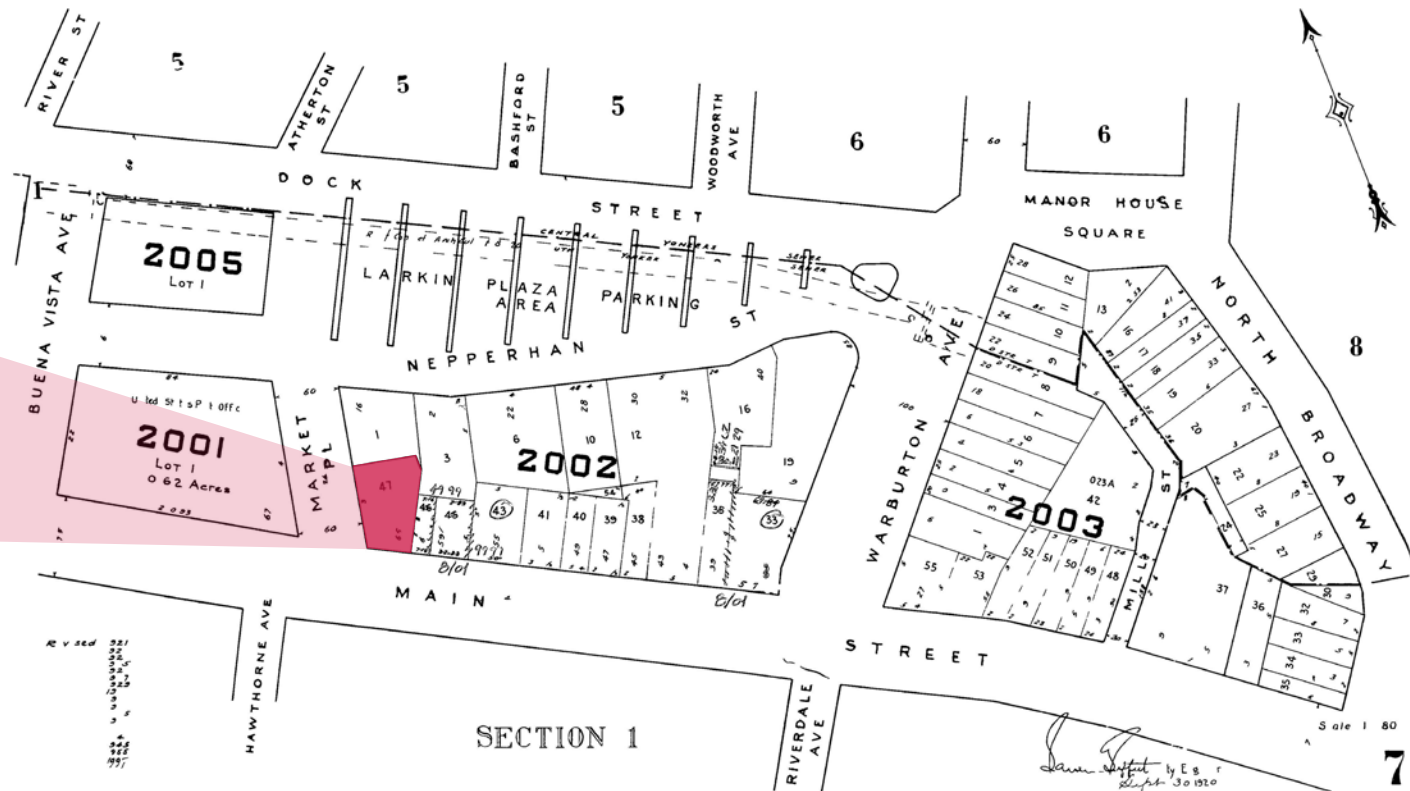
Zoning

DWD

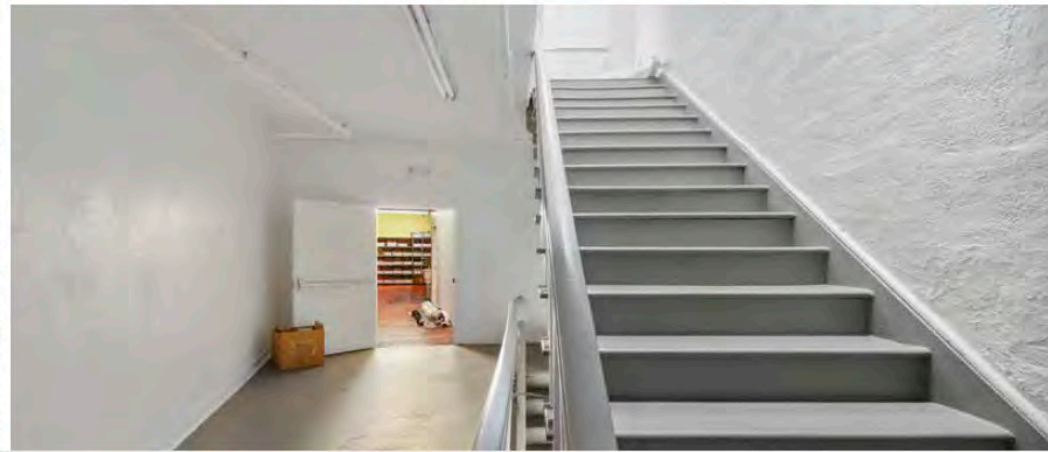
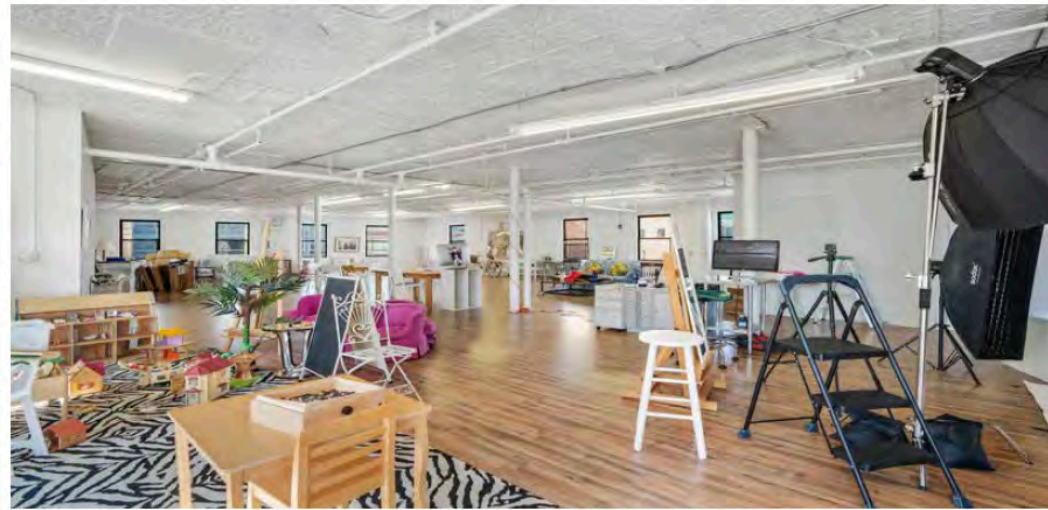
2019 Assessed Value

\$28,800

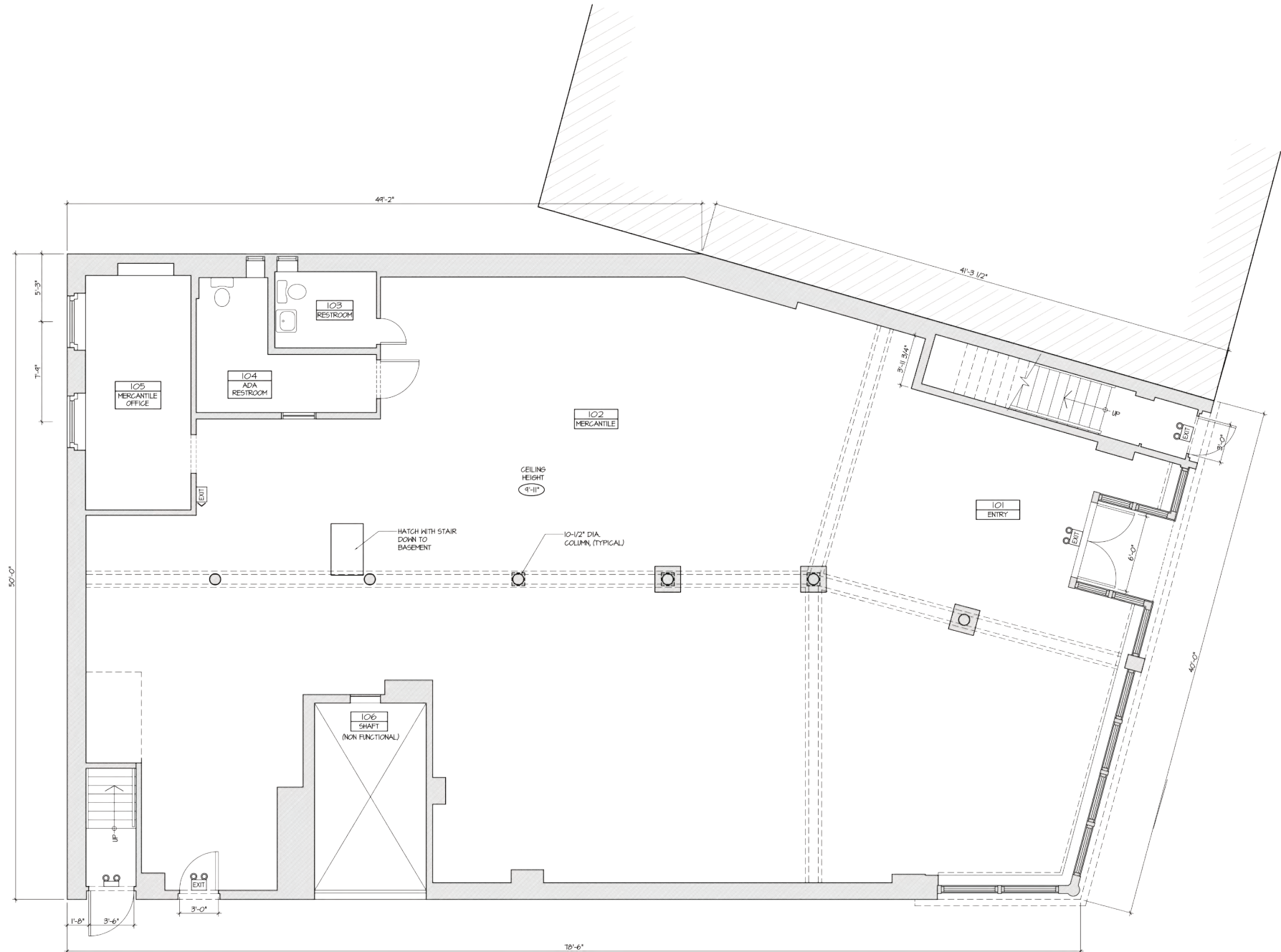
65
MAIN
STREET



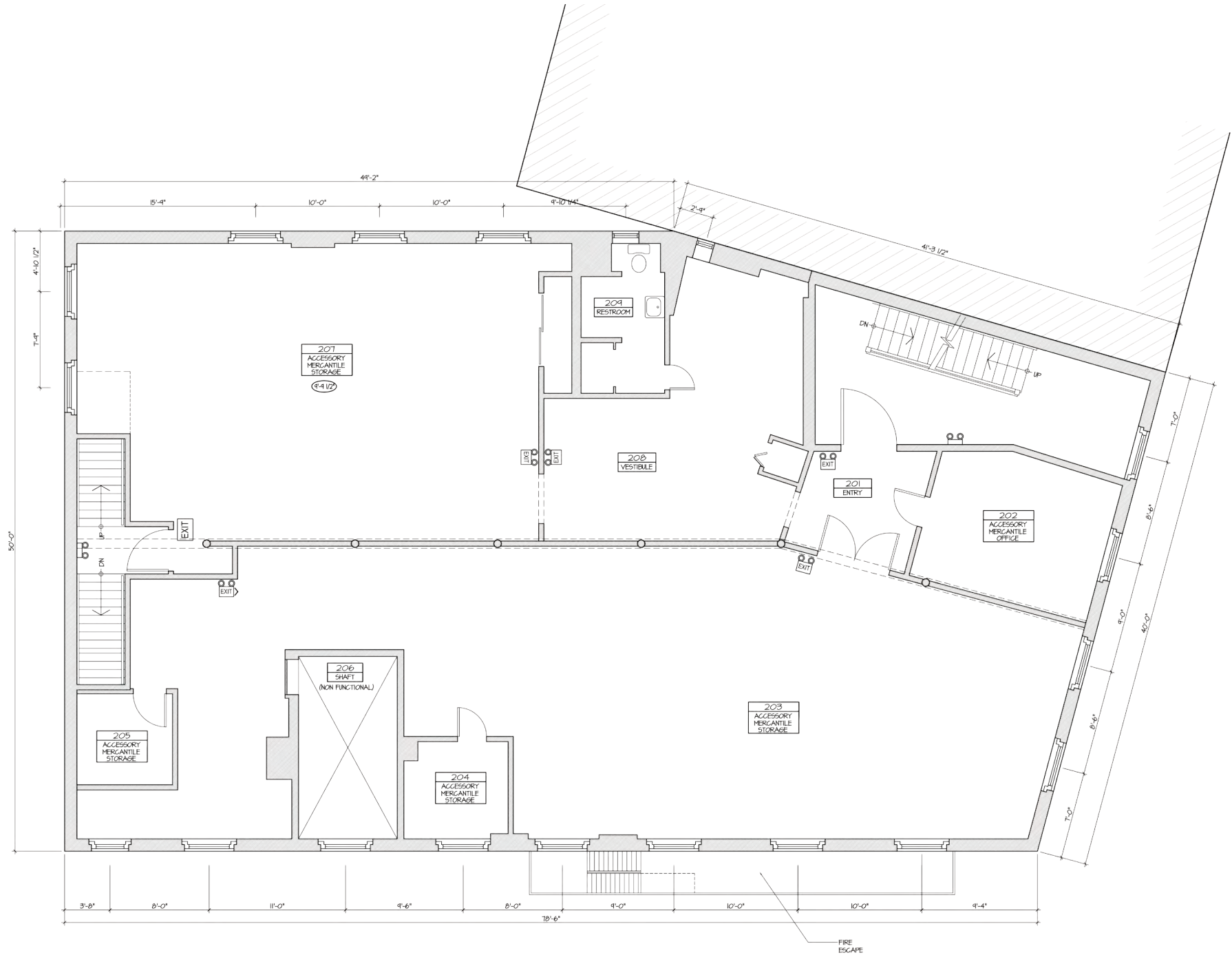
PHOTOS



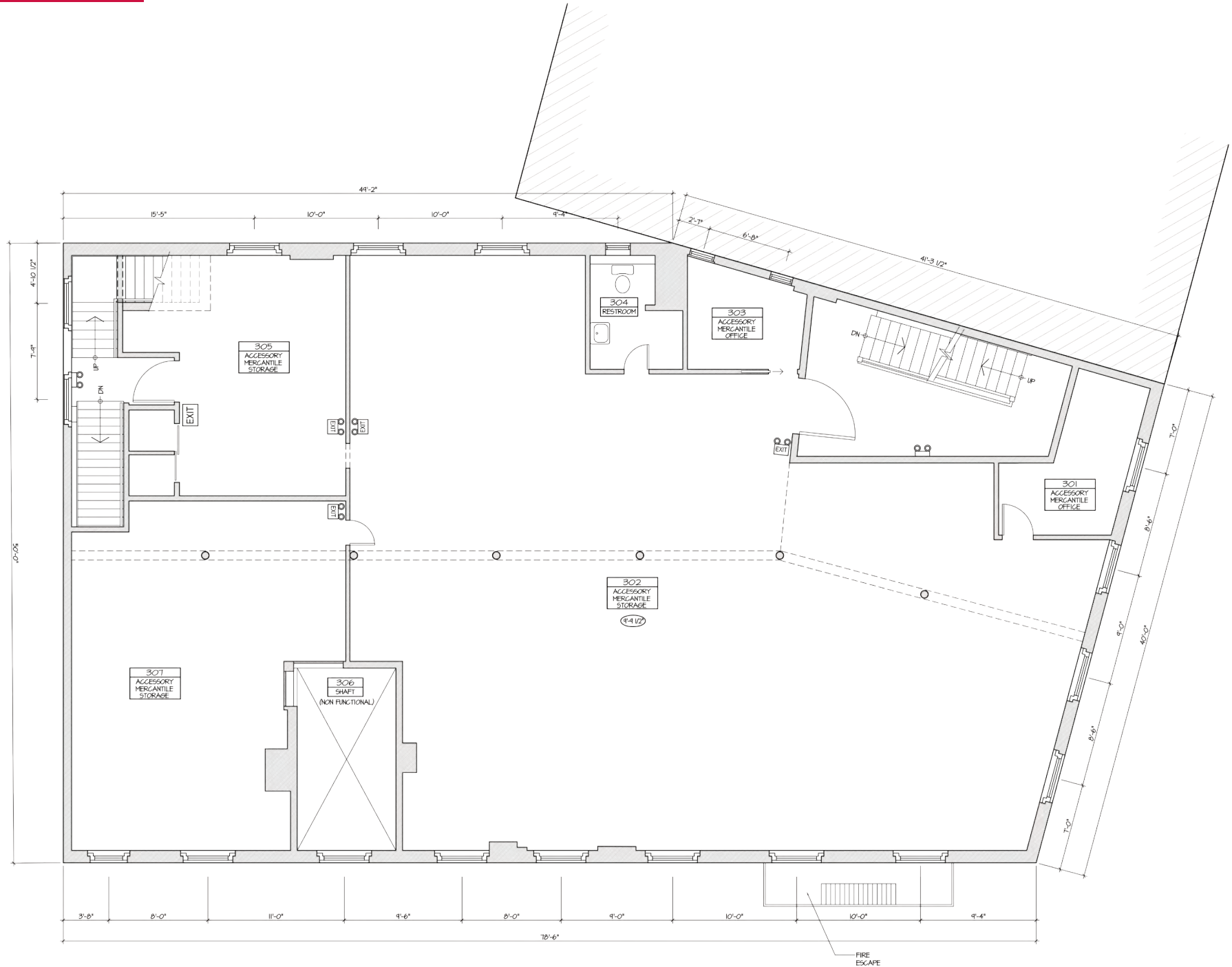
FLOOR PLAN - FIRST FLOOR



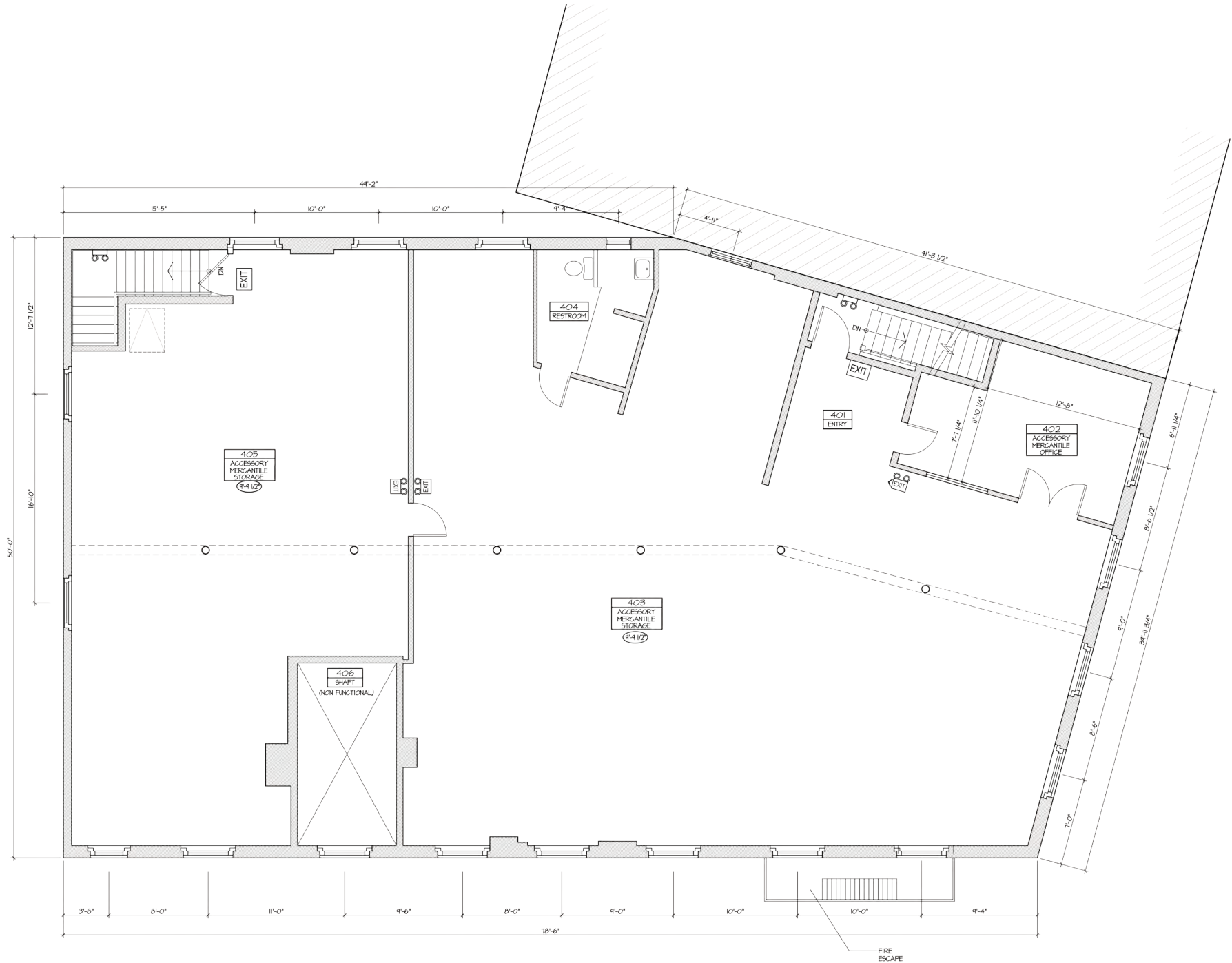
FLOOR PLAN - SECOND FLOOR



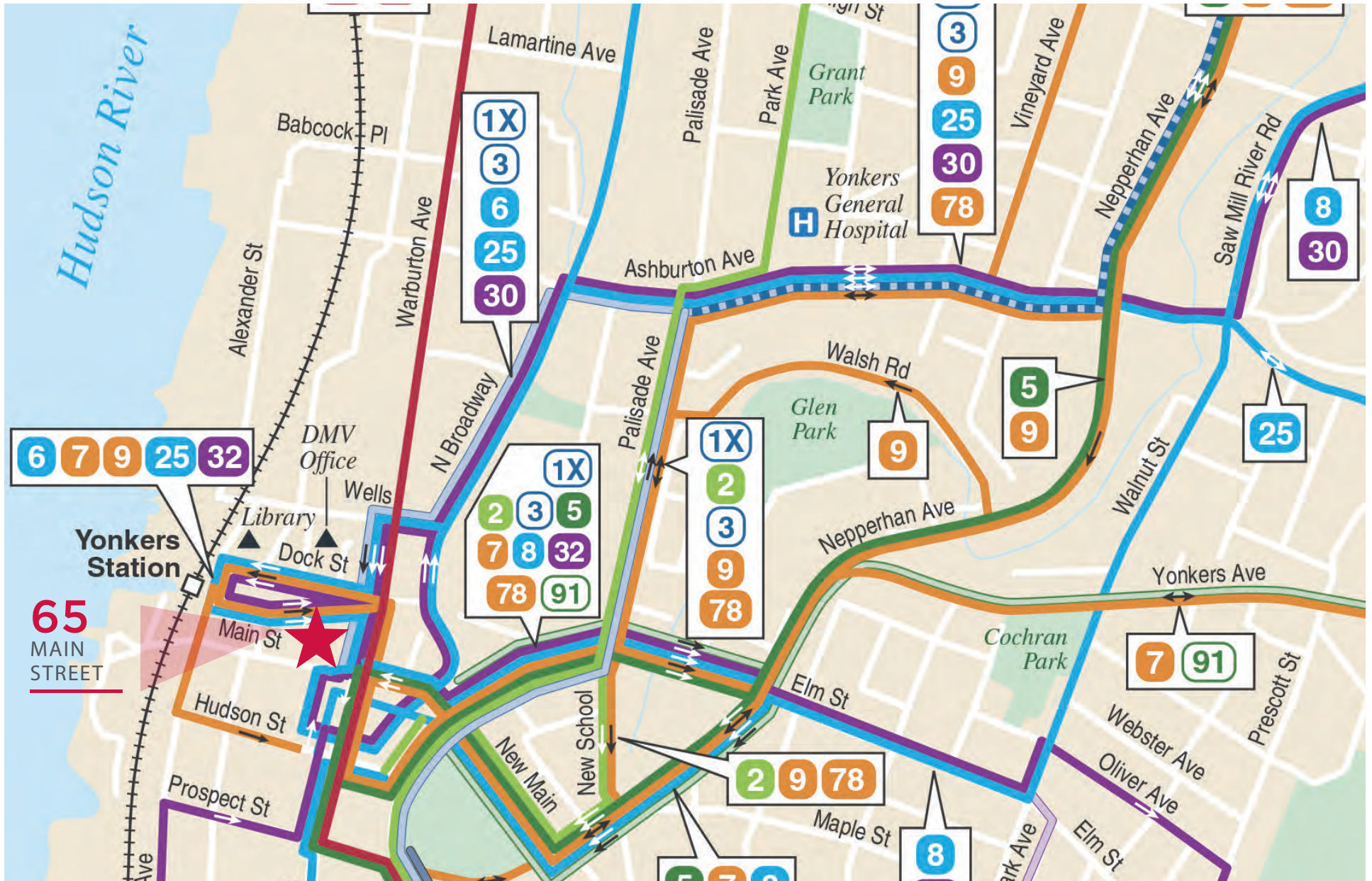
FLOOR PLAN - THIRD FLOOR



FLOOR PLAN - FOURTH FLOOR

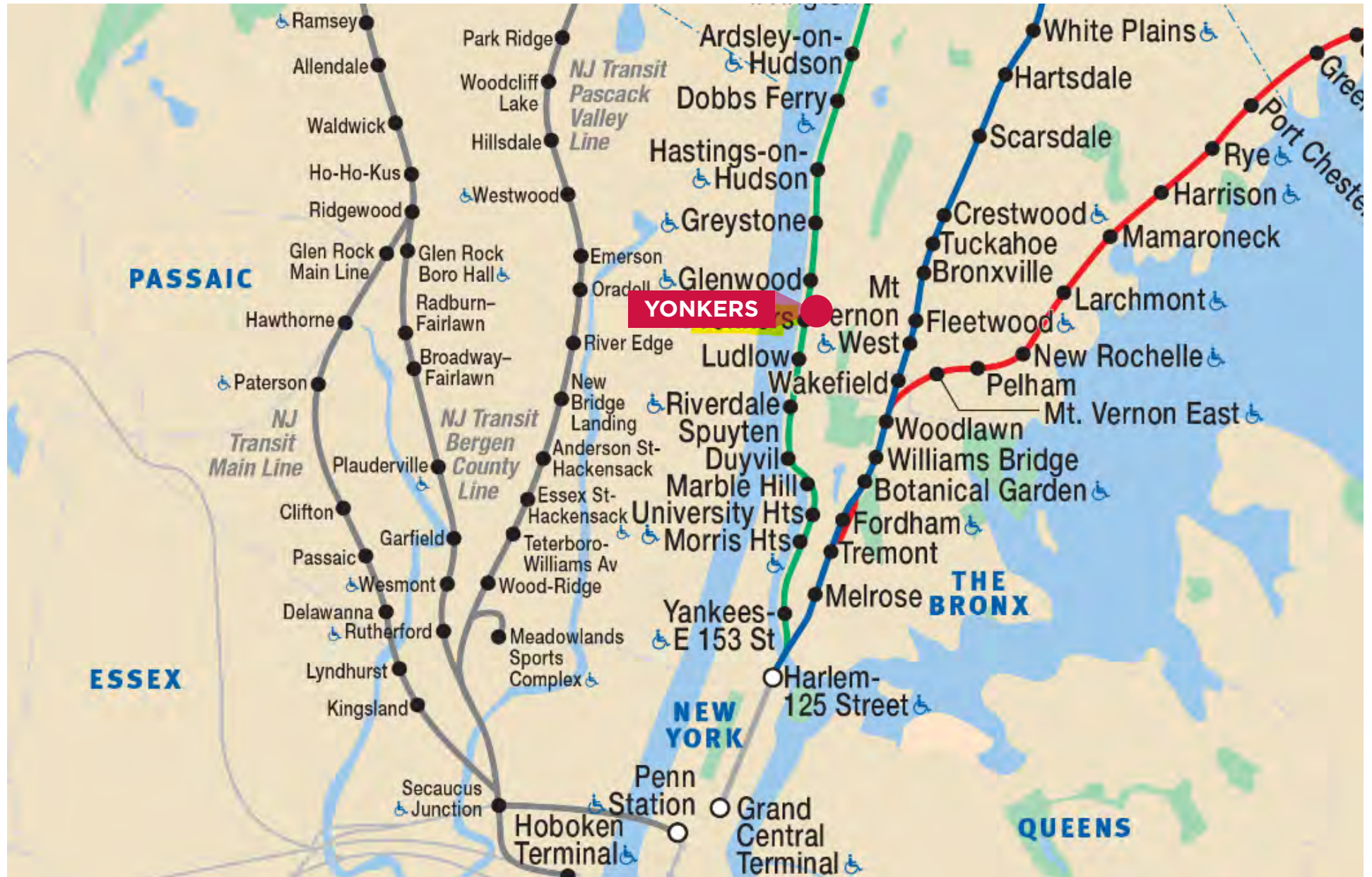


TRANSPORTATION MAP - BUS



TRANSPORTATION MAP - COMMUTER TRAIN

(METRO NORTH)

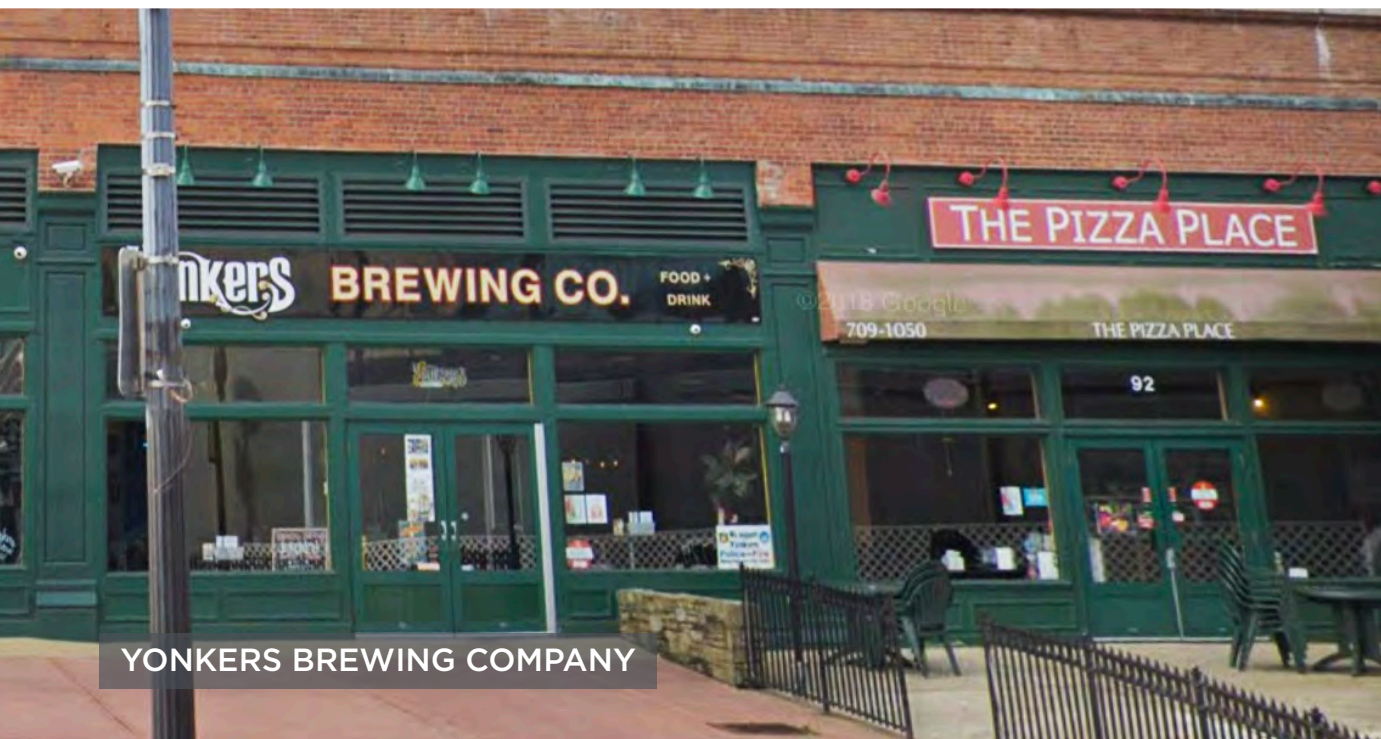


DOWNTOWN YONKERS DEVELOPMENTS





YONKERS TRAIN STATION

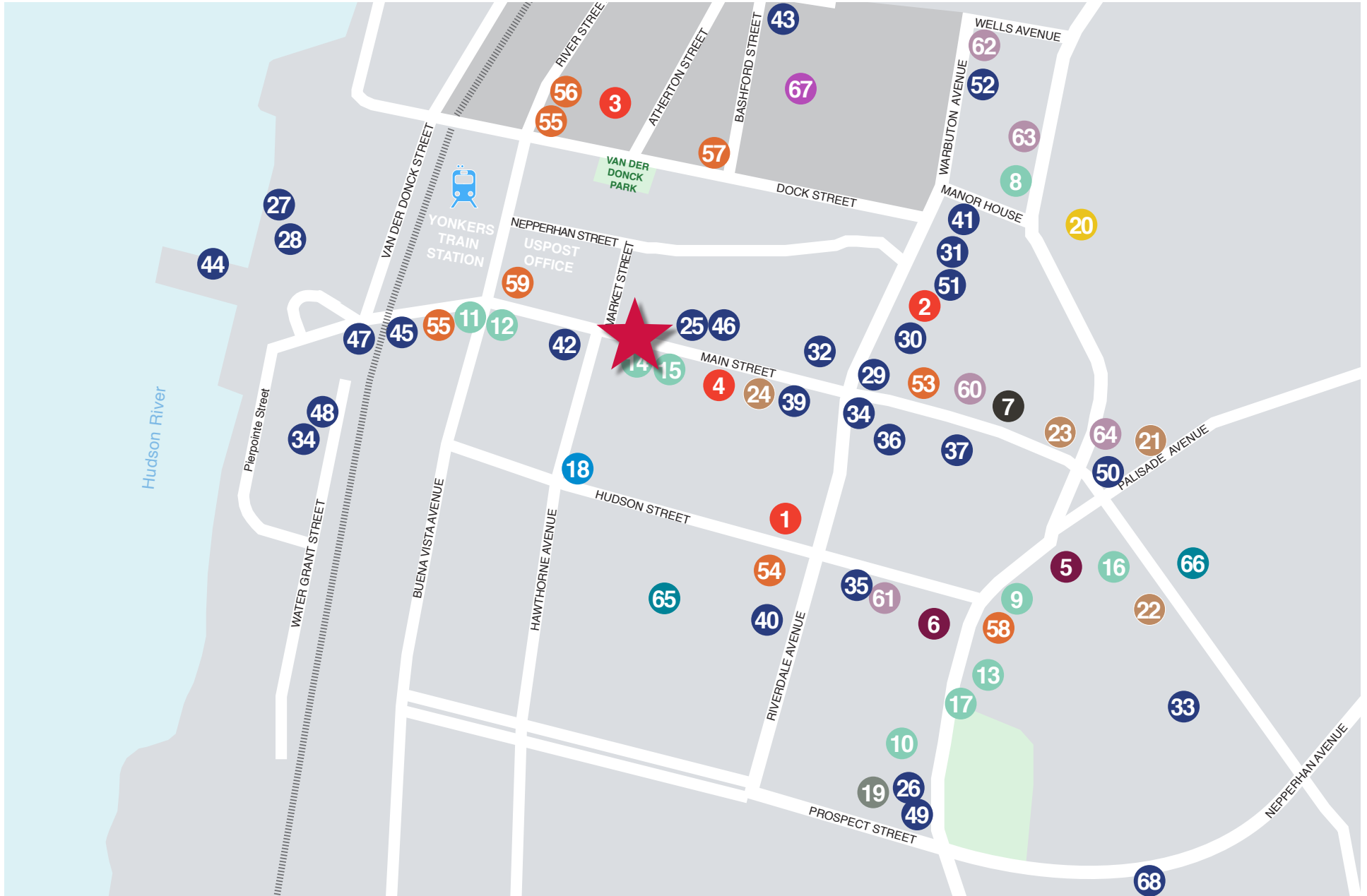


YONKERS BREWING COMPANY



ST. JOSEPH'S MEDICAL CENTER

SURROUNDING POINTS OF INTEREST



MAP KEY

ART GALLERY

No	Tenants	Address
1	Blue Door Art Gallery	13 Riverdale Ave
2	PC4 Artist Space	16 Warburton Ave
3	Riverfront Art Gallery	1 Larkin Center
4	Urban Studio + Unbound	66 Main Street

CLOTHING

No	Tenants	Address
5	Footaction	6 South Broadway
6	Rainbow	27 South Broadway

DISCOUNT

No	Tenants	Address
7	Dollar Tree	7 Main Street

FINANCIAL

No	Tenants	Address
8	Atlantic Bank/ NY Community Bank Corp.	1 Manor House Sq.
9	Bank of America	20 South Broadway
10	Chase	47 South Broadway
11	Chase	92 Main Street
12	Citibank	86 Main Street
13	H&R Block	30 South Broadway
14	HSBC	66 Main Street
15	Key Bank	66 Main Street
16	Liberty Tax Service	98 New Main Street
17	Municipal Credit Union	38 South Broadway

FITNESS

No	Tenants	Address
18	Fitness Factory	66 Main Street

HOME GOODS

No	Tenants	Address
19	Rent-a-Center	53 South Broadway

MEDICAL

No	Tenants	Address
20	New Smile Dental	34 North Broadway

MOBILE

No	Tenants	Address
21	Boost Mobile	3 Palisade Ave
22	Metro PCS	106 Main Street
23	T-Mobile	1 Main Street
24	Verizon Fios	66 Main Street

FOOD

No	Tenants	Address
25	Andiamo	61 Main Street
26	Burger King	53 South Broadway
27	Dolphin Restaurant	1 Van Der Donck
28	Café Hudson	1 Van Der Donck
29	Giovanni's Pizza	25 Main Street
30	Guapo Cocina Mexicana	10 Warburton Ave
31	Khangri Japanese Restaurant	22 Warburton Ave
32	La Bella Havana	35 Main Street
33	La Piñata Bakery	118 New Main Street
34	Le Moulin Eatery & Wine Bar	One Pierpointe Street
35	Nawab Pakistani-Indian Cuisine	2 Hudson St
36	Paxo's Grill & Café	24 Main Street
37	Sam's Wedges & Pizzeria	6 Main Street
38	Singas Pizza	41 Dock Street
39	Kala'an Mul Bar & Grill	38 Main Street
40	Subway	21 Riverdale Ave
41	The Wedge Sandwich Shop	28 Warburton Ave
42	Francey Brady's	62 Main Street
43	Waterfront Café	28 Wells Ave
44	X20 Xaviers on Hudson	71 Water Grant Street
45	Yonkers Brewing Co	92 Main Street
46	Zuppa Restaurant	59 Main Street
47	The Pizza Palace	92 Main Street
48	JB's Nature Market	1 Pierpointe Street,
49	Popeye's	53 S Broadway
50	Dunkin' Donuts	1 Palisade Ave
51	Edible Arrangements	20 Warburton Ave
52	Manor House Café	46 Warburton Ave
68	Mon Amour Coffee	40 Nepperhan Ave

GOVERNMENT/NON-PROFIT

No	Tenants	Address
53	Downtown Yonkers BID	15 Main Street
54	YMCA	17 Riverdale Ave
55	Yonkers Public Library	1 Larkin Center
56	Yonkers Public Schools Administration	1 Larkin Center
57	New York State DMV	1 Larkin Plaza
58	Westchester Community College (WEOC)	26 South Broadway
59	Post Office	81 Main Street

SPECIALTY

No	Tenants	Address
60	Fly Me to the Moon Florist	47 North Broadway
61	Grand Roosevelt Ballroom (catering)	2 Hudson St
62	State Farm	54 Warburton Ave
63	GNC	13 Main Street
64	Designer Optical	1 Palisade Ave

SUPERMARKET

No	Tenants	Address
65	Shoprite Supermarket	25 Prospect St
66	Food Fair	116 New Main Street

iPARK HUDSON OFFICE CAMPUS

No	Tenants	Address
67	Kawasaki Rail Car Inc	28 Wells Avenue
67	City of Yonkers	28 Wells Avenue
67	ContraFect Corporation	28 Wells Avenue
67	Westchester County	28 Wells Avenue
67	Skil Care Corporation	28 Wells Avenue
67	New York State Senate	28 Wells Avenue
67	Interpublic Group	28 Wells Avenue
67	CYBRA	28 Wells Avenue
67	MindSpark	28 Wells Avenue
67	Cluster Inc.	28 Wells Avenue

NEIGHBORHOOD



YONKERS

Over the past decade, Yonkers has experienced a renaissance. The city has adopted the live, work, play attitude that so many early professionals, new businesses, and young families desire as it's range of affordable living options, amenities, and commercial space grows year-over-year. Bounded by Hastings-On-Hudson and Greenburgh to the north, Scarsdale, Eastchester, Bronxville and Mt. Vernon to the east and the Bronx to the south; Yonkers sits on 4.5 miles of elegant coastline along the Hudson River. Overlooking the Hudson River, with views of the cliffs of Bergen County, New Jersey, Yonkers offers itself as a bedrock of opportunity for innovative companies and residents that desire a work-live-play lifestyle.

AMENITIES

As New York's fourth largest city, Yonkers' population of over 200,000 enjoys the unique blend of old-world attractions with new-world amenities and infrastructure. Old-world attractions include the Grand Roosevelt Ballroom, the Untermyer Gardens Conservancy with its Indo-Persian design influences, Van Cortland House, and the Hudson River Museum. Surrounding these old-world attractions, new-world amenities include the open-air Ridge Hill Shopping Center (home to the LEGOLAND Discovery Center), Empire City Casino, Yonkers Brewing Company, St. Joseph's Medical Center and St. John's Riverside Hospital.

CONSTRUCTION

Since 2013, Yonkers has seen historically high deliveries of new construction for both multi-family and office projects. Q1 2019 has an estimated 1,547,000 SF which is the highest pipeline of new construction since the last recorded high in Q4 2017. As the deliveries from Q4 2017 are beginning to be absorbed into the market place, the city is now capitalizing on those benefits including a greater influx of

commuting residents and new companies seeking office alternatives to Manhattan. A majority of the new construction is multi-family product with major projects including the Sawyer Place development by RXR, Avalon Yonkers, and Stratus on the Hudson.

TRANSPORTATION

Yonkers has three light rail train stations along the Hudson River: Ludlow, Yonkers, and Glenwood. The Metro North Hudson Line services all three stations, with the Yonkers station having direct access to the downtown CBD. Amtrak also accommodates riders heading to and from Manhattan at the Yonkers station. Surrounding BEE-Line bus stops includes 6, 7, 9, 25 & 32 bus routes with accessibility to greater Westchester County and surrounding CBD's such as Mt. Vernon and New Rochelle, NY.

For commuters choosing to live on the interior of Westchester County, Yonkers is close to the Metro North Harlem Line with station stops at Wakefield, Mt. Vernon West, Fleetwood, Bronxville, and Crestwood. North to south interstate and parkway transportation options include access to Interstate 87, the Saw Mill River Parkway, and Sprain Brook Parkway. The Cross County Parkway runs through the heart of Yonkers allowing access to the East side of Westchester County via Interstate 95.



UNTERMYER GARDENS

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