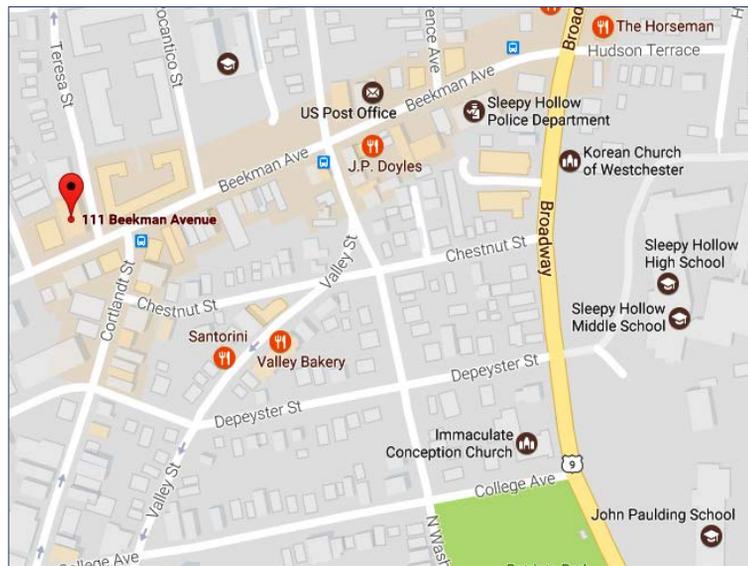




BAR/NIGHTCLUB SPACE FOR LEASE

1,700+/- Sq. Ft.
Call for Rental Details

- Potential for Food
- Great Location on Busy Retail Street
- Dense Residential Population
- Walking Distance from Hudson River & New Housing Developments
- Ichabod's Landing & Future GM Development Site



By Drive Time	5-Min	10-Min	15-Min
Average HH Income	\$112,025	\$142,068	\$149,009
Median HH Income	\$68,355	\$90,321	\$101,559
Population	13,242	25,904	96,948
Total Households	4,769	9,855	33,929
Retail Potential	\$236M	\$613M	\$2.2B

Call Owner's Exclusive Agent: Jon Gordon 914-779-8200 x115 jgordon@admiralrealestate.com

Brokers
Protected