

# YONKERS GATEWAY CENTER

2500 CENTRAL PARK AVENUE, YONKERS, NY 10710



## PROPERTY HIGHLIGHTS

**METRO AREA:** NY/NJ

**COUNTY:** Westchester

Yonkers Gateway Center is a premier regional open-air shopping center located at the center of the highly productive Central Avenue commercial corridor in Yonkers, NY. The property is anchored by Burlington, Bob's Furniture, HomeSense, Marshalls and Alamo Drafthouse Cinema, the center also includes a diverse mix of local and national retailers including DSW, Five Guys, Starbucks and Wren Kitchens.

**TOTAL SF**  
447,578

**ACRES**  
34.0

**PARKING SPACES**  
1,647

**PARKING RATIO**  
3.68:1,000 SF


**CENTER TYPE**  
Regional Center

## DEMOGRAPHICS 3-MILE RADIUS

 **122,065**  
POPULATION

 **45.8**  
MEDIAN AGE

 **\$215,083**  
AVERAGE HHI

 **64.4%**  
COLLEGE  
EDUCATED

### LEASING AGENTS

JOSHUA BIRNS | jbirns@uedge.com | 212-956-2235

### SPECIALTY LEASING

PATRICIA ZAFFERESSE | pzafferese@uedge.com | 201-882-7506

# YONKERS GATEWAY CENTER

2500 CENTRAL PARK AVENUE, YONKERS, NY 10710



## FLOOR 01



#	TENANTS	SQFT
2A-1	Dave's Hot Chicken	2,482
2A-2	Red Wing Brands	2,217
10A	Available	2,008
11A	Available	4,300
12A	Hallmark	4,833
13A	Spooky Town Halloween Superstore	4,712
14A	Best Buy	40,197
18A	Red Wing Brands	2,664
19A	Torrid	3,750
19B	Wren Kitchens	11,288
20A	PetSmart	19,056
21A	Alamo Drafthouse	21,324
22A	Five Guys Burgers and Fries	4,044
23A	Available	2,600
24A	Available	1,300
25A	Central Warehouse Wine & Liquor	3,000
26A	Steve's Shoes	2,000
27A	Central Park Optical	1,800
28A	Singas Pizza	1,360
29A	Marshalls	20,856
29B	Home Sense	27,128
30A	Available	1,214
31A	Available	3,024
32A	DANDC Nail Salon	1,300
33A	Dollar Store of Yonkers, LLC	11,206
45A	Easy Pickins	9,114
69A	DSW	22,000

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON. LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

# YONKERS GATEWAY CENTER

2500 CENTRAL PARK AVENUE, YONKERS, NY 10710



## FLOOR 01



#	TENANTS	SQFT
01A	Available	3,500
03A	Burlington	70,807

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

# YONKERS GATEWAY CENTER

2500 CENTRAL PARK AVENUE, YONKERS, NY 10710



## FLOOR 02



#	TENANTS	SQFT
14B	Best Buy	2,029
21B	Alamo Drafthouse	4,272
03B	Burlington	62,930
03D	Burlington	1,083

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

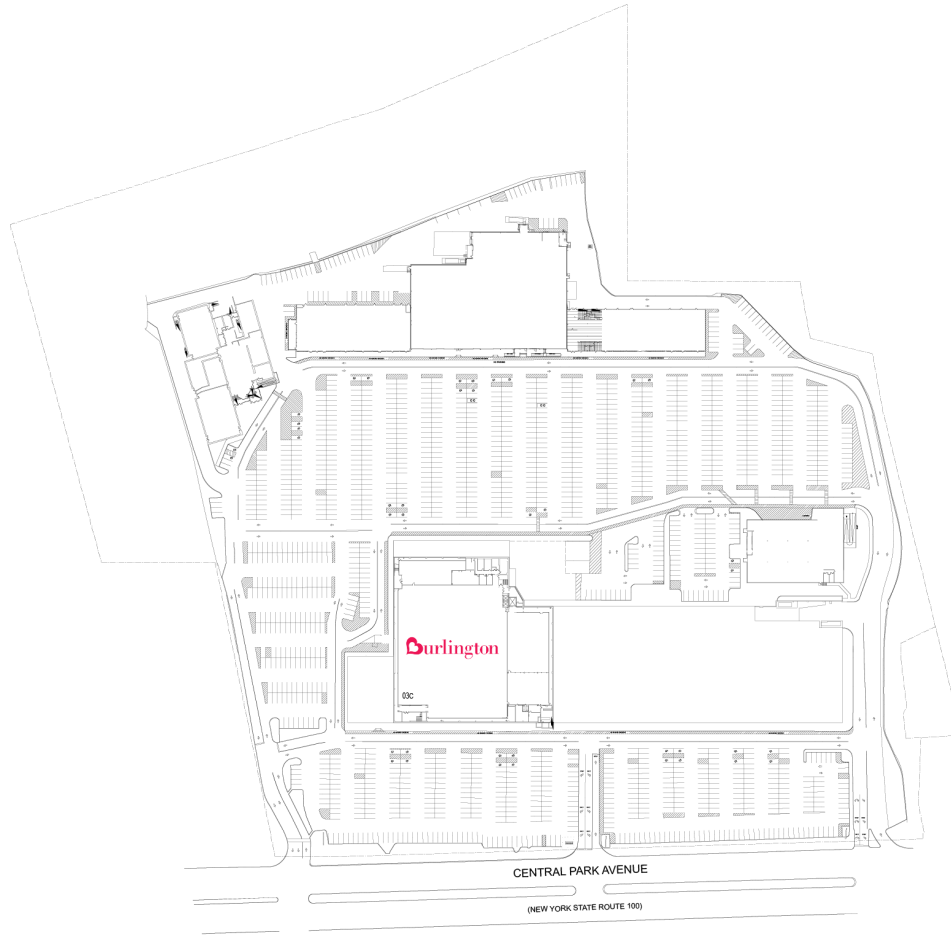
# YONKERS GATEWAY CENTER

2500 CENTRAL PARK AVENUE, YONKERS, NY 10710



## FLOOR -1

#	TENANTS	SQFT
03C	Burlington	72,180



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.