

Yonkers | New York
11 Palisade Ave

Prime Storefront Retail Space in a High Traffic Yonkers Zone



CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL

PRICE: **\$8,000/Monthly**

Investment Highlights

Approx 2,500 SF of contiguous open retail space - flexible layout ready for customization to suit your concept

High visibility street front location in a busy commercial district positioning your brand where people walk

Landlord willing to build out space for the tight tenant - turnkey possibilities

Convenient location - close to major transit connections, thriving businesses, and dense residential communities

Excellent walkability - the immediate bloc is part of a high foot traffic neighborhood.



Location Overview

Situated in the dynamic downtown of Getty Square (a key retail, transit, and civic hub of Yonkers) - the property benefits from:

A walk score rating indicating "Walkers Paradise"

Diverse nearby retail and service tenants, including national local franchises, dining and neighborhood serving businesses. For example: Hip Hop Jeans and Palisade Barber Shop occupy nearby units.

Dunkin'
America Runs
On Dunkin'

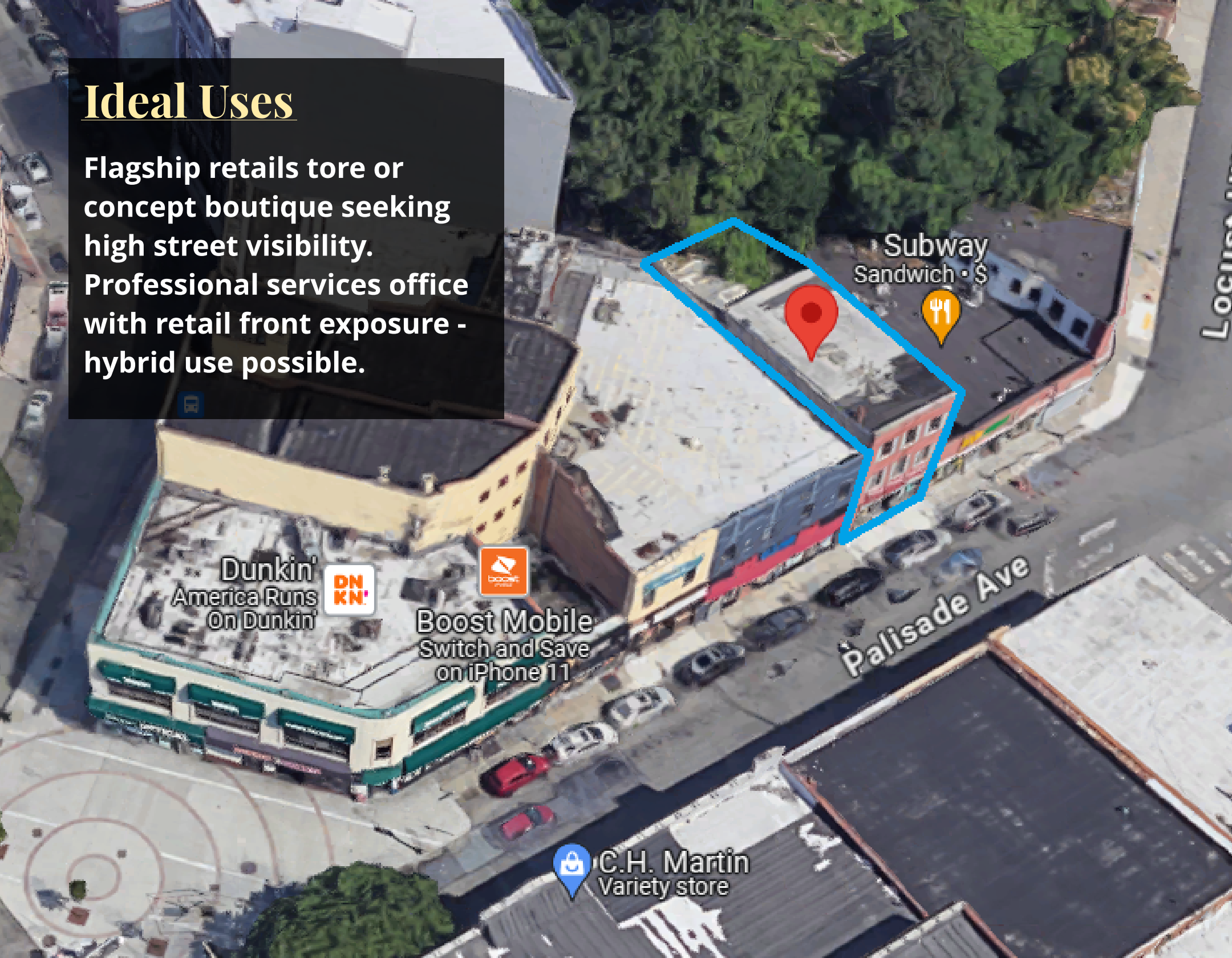
Boost Mobile

Switch and Save
on iPhone 11

Palisade Ave

Ideal Uses

Flagship retail store or concept boutique seeking high street visibility.
Professional services office with retail front exposure - hybrid use possible.



Dunkin'
America Runs
On Dunkin'
DN
KN!

Boost Mobile
Switch and Save
on iPhone 11

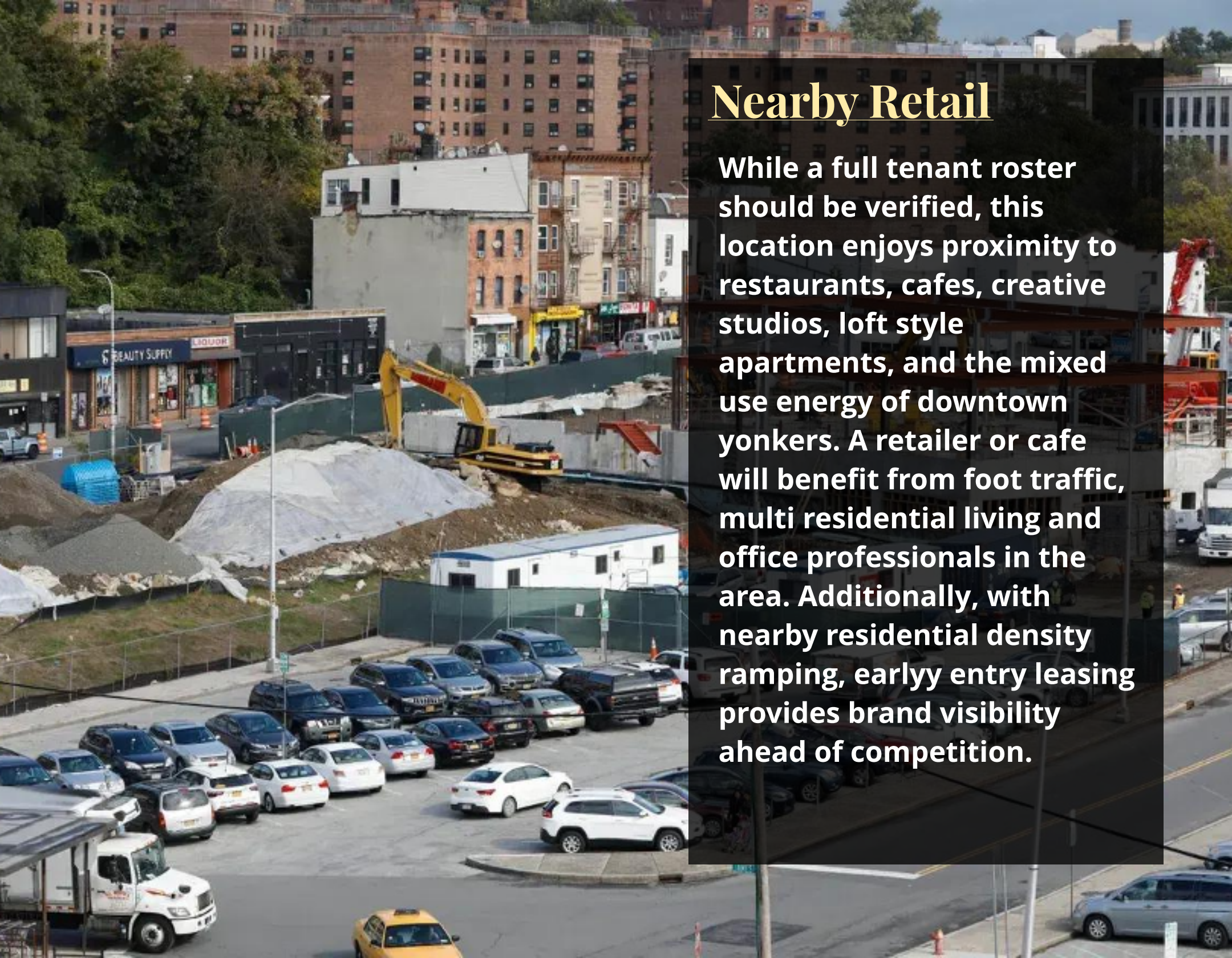
Subway
Sandwich • \$

Palisade Ave

C.H. Martin
Variety store

Nearby Retail

While a full tenant roster should be verified, this location enjoys proximity to restaurants, cafes, creative studios, loft style apartments, and the mixed use energy of downtown yonkers. A retailer or cafe will benefit from foot traffic, multi residential living and office professionals in the area. Additionally, with nearby residential density ramping, early entry leasing provides brand visibility ahead of competition.



Property Overview

Christie's International Real Estate - Commercial Division is pleased to present 11 Palisade Ave, Yonkers NY. 11 Palisades Ave presents a rare chance to establish your business in a downtown Yonkers location that offers strong visibility, heavy pedestrian traffic, and build-out flexibility. With an asking rent of \$8,000/month for 2,500 SF, this is an excellent value in a high momentum zone. Whether you're a retailers, restaurateur or service based tenant, this space offers the foundation for a high impact presence.

LOCATION

CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL





Bryan Lanza
Director of Commercial, Licensed
Associate Real Estate Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com
www.CRECIRE.com



For over 250 years, Christie's International Real Estate has been synonymous with luxury, providing unparalleled service to an elite clientele across more than 50 countries. From New York to Los Angeles, the Alps to the Andes, and the Caribbean to the Mediterranean, we offer a curated collection of the world's most exquisite properties.

Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice and should be personally verified through personal inspection by and/or with the appropriate professionals. Christie's International Real Estate Group and its affiliates (CIREG) make no representation of any kind, warranty or guaranty as to accuracy or completeness of any information, descriptions or measurements contained herein and such should be independently verified, and CIREG expressly disclaims any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. All real estate companies are exclusive affiliates of Christie's International Real Estate, and not wholly owned by Christie's. If your property is currently listed with another broker, this is not intended as solicitation.10301218019 (NY)

