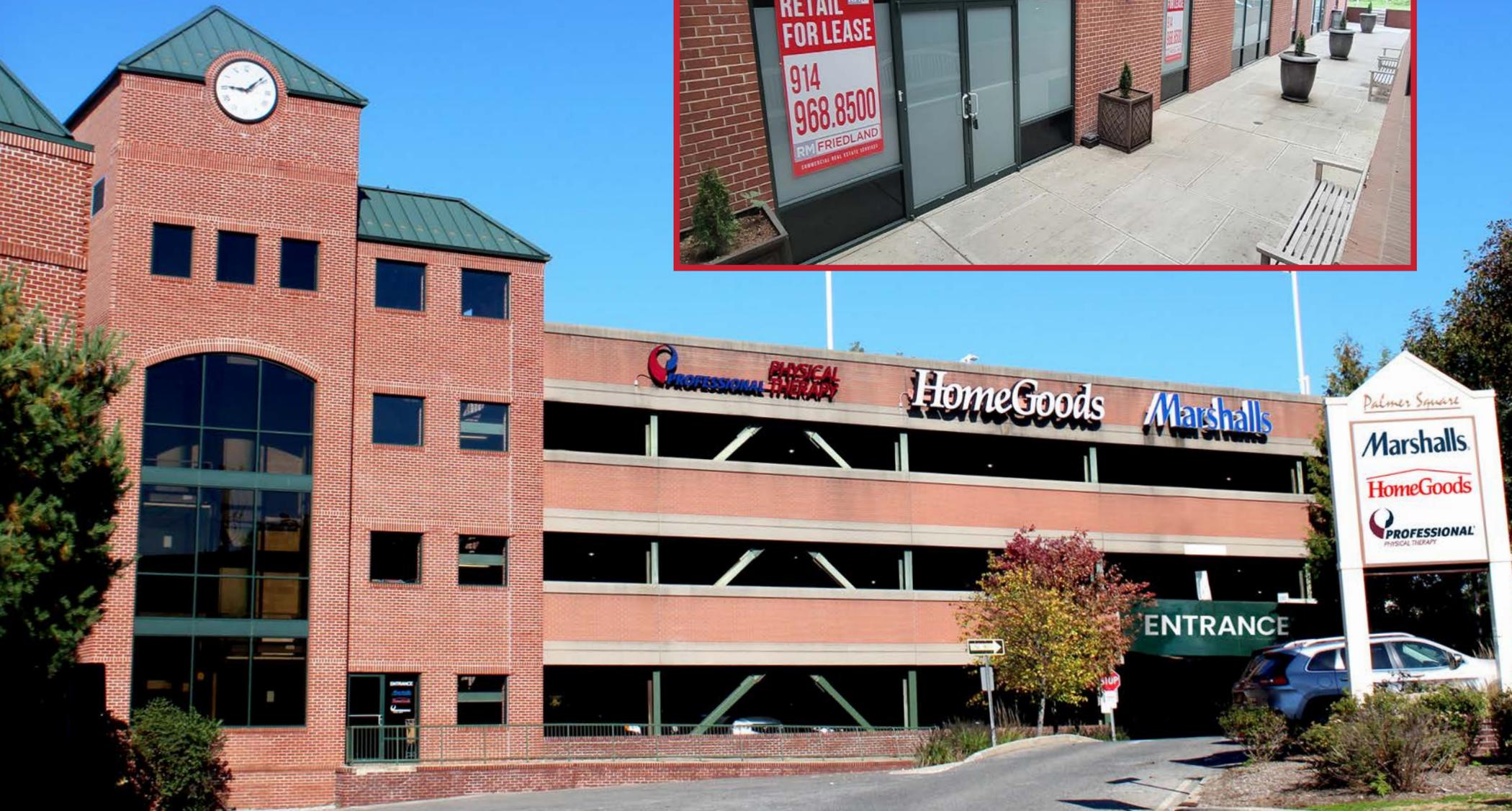


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PETERSVILLE ROAD
NEW ROCHELLE, NY

6,228 SF GROUND FLOOR RETAIL IN HIGH TRAFFIC SHOPPING CENTER





PETERSVILLE ROAD
NEW ROCHELLE, NY

PROPERTY INFORMATION

Available Space: 6,228 SF Divisible

GLA: ±75,000 SF

Co-Tenants: Marshalls-HomeGoods
Professional Physical Therapy

Adjacent to Palmer Center: Super Stop & Shop, European Wax Center, Sherwin Williams, FedEx Office, Wine Bazaar, One Price Dry Cleaning

Parking: 4-story garage, ±300 spaces
Shared access with adjacent Super Stop & Shop

Loading: 1 dock

Signage: Pylon and 4 building facade locations
Approved 60' x 10' LED billboard sign on building facing I-95 and Metro North Railroad

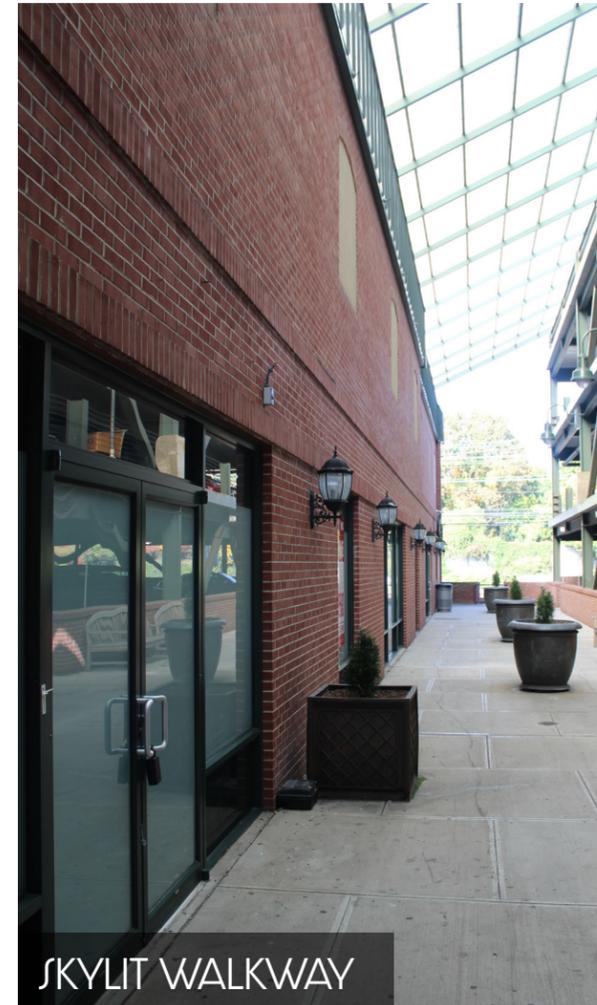
5.7K cars per day on Petersville Rd and 12.8K on Palmer Rd

Pricing and further details available upon request



PETERSVILLE ROAD
NEW ROCHELLE, NY

EXTERIOR



SKYLIT WALKWAY



COVERED BREEZEWAY - 100' OF FRONTAGE



DIRECT PARKING ACCESS

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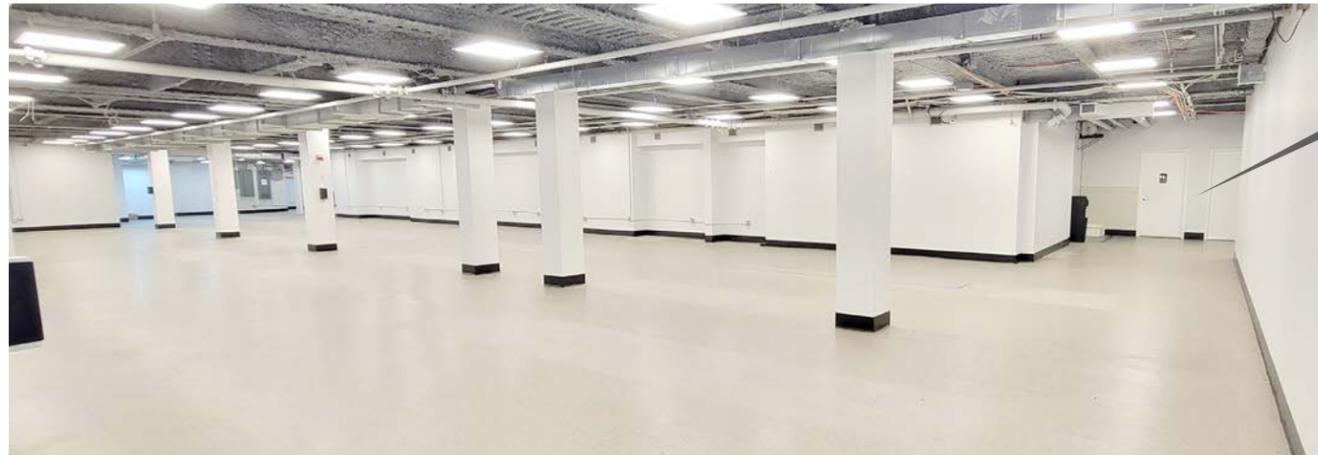


PETERSVILLE ROAD
NEW ROCHELLE, NY

6,228 SF OPEN SPACE



PETERSVILLE ROAD
NEW ROCHELLE, NY



RESTROOM



ACCESS TO LOADING DOCK



ACCESS TO SPACE

PATH TO ENTRANCE

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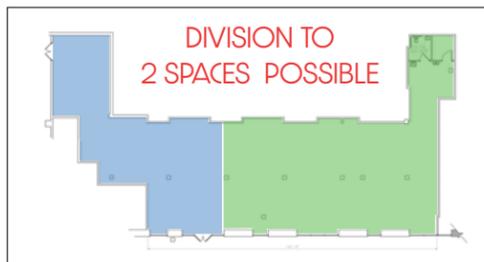
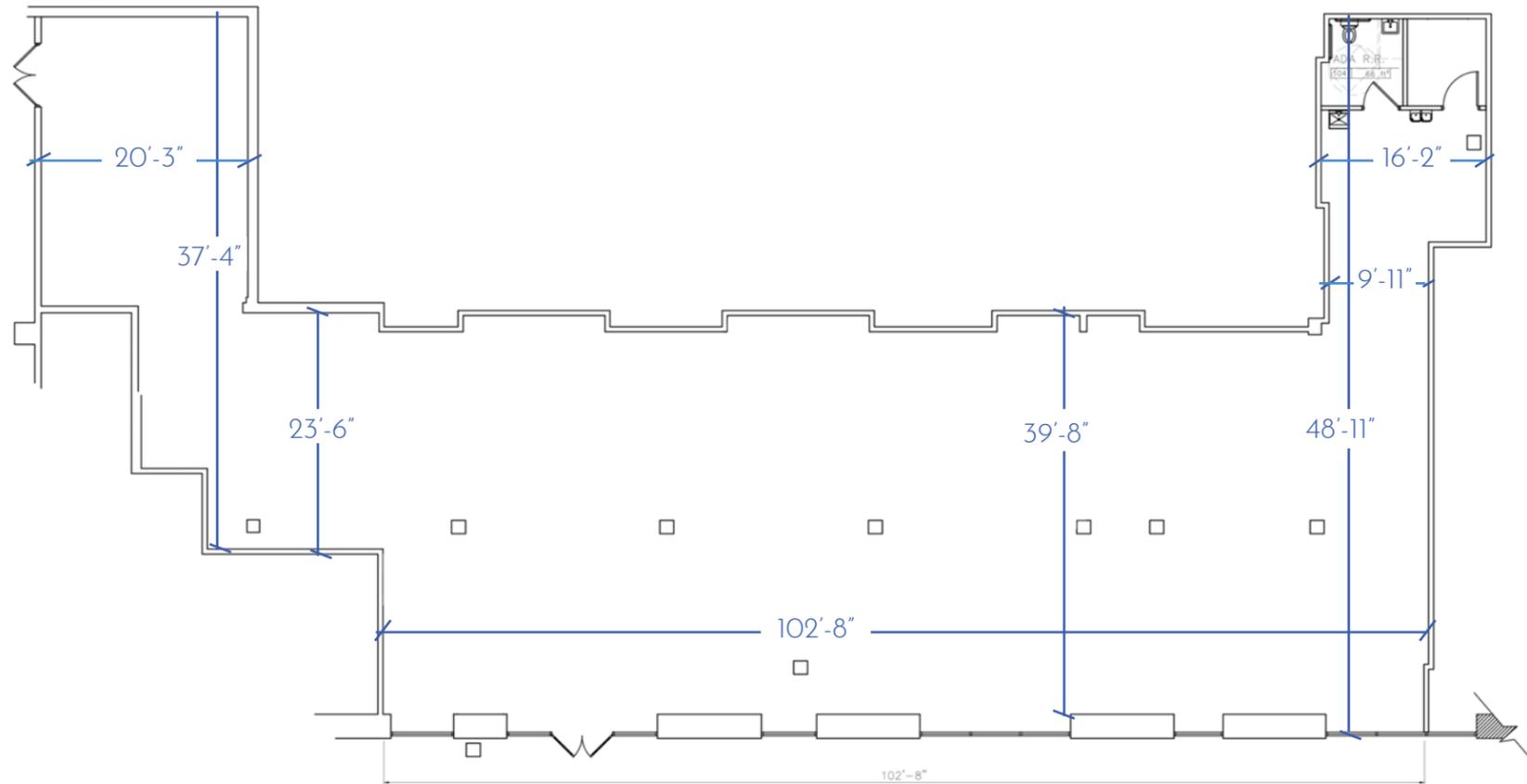
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PETERSVILLE ROAD
NEW ROCHELLE, NY

FLOOR PLAN - 6,228 SF



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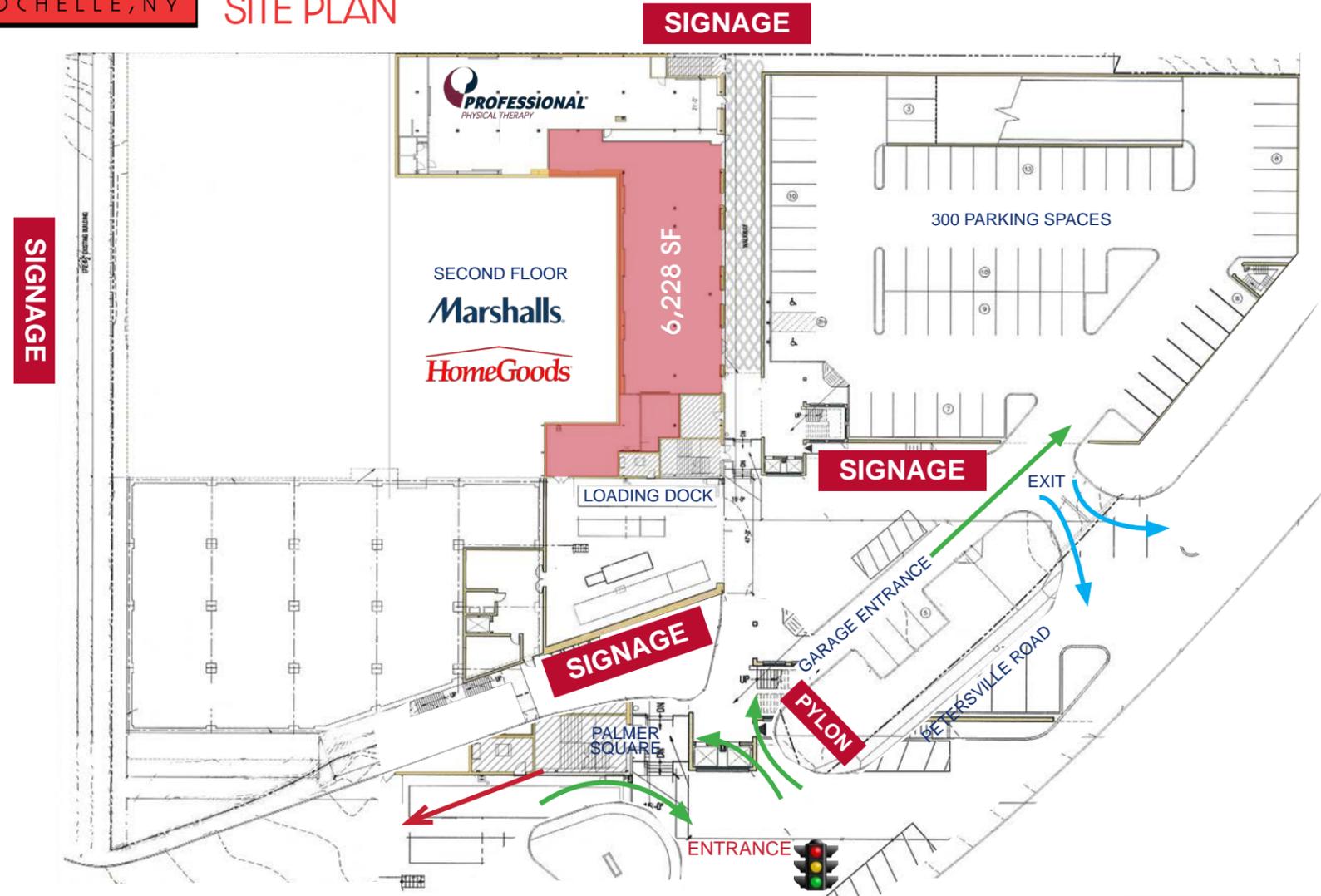


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PETERSVILLE ROAD
NEW ROCHELLE, NY

SITE PLAN



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PETERSVILLE ROAD
NEW ROCHELLE, NY

AREA MAP



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PETERSVILLE ROAD
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AERIAL MAP



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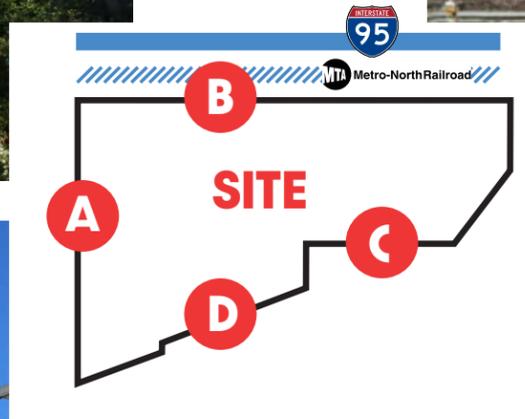
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SIGNAGE OPPORTUNITIES



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PETERSVILLE ROAD
NEW ROCHELLE, NY

NEW ROCHELLE: A CITY ON THE RISE

Westchester County is the seventh wealthiest county in the U.S and the second wealthiest county in New York State. The average home price in New Rochelle is \$807,199.

Home to two Higher Education Institutions: Iona College and Monroe College. Over 68% of adults in the greater New Rochelle area are college educated

\$187,237
Average HH Income in New Rochelle

WESTCHESTER COUNTY

1,010,000 Population
380,183 Number of HH
\$211,807 Avg HH Income

NEW ROCHELLE

88,995 Population
32,695 Number of HH
\$187,237 Avg HH Income

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	28,639	154,451	448,674
Households	9,917	56,776	172,916
Average HH Income	\$200,796	\$229,497	\$183,530



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