



SCALZO
COMMERCIAL
NEW DEVELOPMENT

520 NORTH AVENUE

New Rochelle, NY 10801

For Lease





PROPERTY DESCRIPTION

Conveniently situated in the heart of New Rochelle, this prime commercial property at 520 North Avenue offers a host of exceptional features tailored to meet the needs of modern businesses. Boasting versatile office spaces, state-of-the-art amenities, and ample parking options, the property provides a flexible and functional workspace for a diverse range of tenants. With its strategic location and proximity to major transportation routes, tenants can easily access and navigate the area. The property’s sleek and contemporary design, combined with its professional management and maintenance services, ensures a superior environment for businesses to thrive. Discover the ideal setting for your organization to achieve success and productivity at this prestigious New Rochelle address.

PROPERTY HIGHLIGHTS

- 7,800 SF of prime, rentable commercial space
- High visibility and traffic count on North Avenue
- Modern and versatile layout for diverse business needs
- Dual frontage for increased visibility and accessibility
- Ample parking for employees and visitors
- Proximity to major transportation hubs for convenience
- Well-maintained exterior and appealing curb appeal
- High-speed internet connectivity and modern utilities
- Customizable signage opportunities for branding visibility

LOCATION DESCRIPTION

Located in the city of New Rochelle, NY, the area surrounding the property offers a dynamic mix of amenities and attractions for office tenants. With its convenient access to a variety of dining options, retail spaces, and recreational facilities, tenants will enjoy a bustling urban environment. Additionally, the area is home to a diverse range of cultural and historic sites, providing numerous opportunities for tenants to explore and enjoy the local community. Experience the perfect blend of work and leisure in the heart of New Rochelle.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,200 SF
Building Size:	8,750 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,122	4,051	14,852
Total Population	2,794	10,596	38,836
Average HH Income	\$69,895	\$80,458	\$101,873

Property Details

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Lease Rate	\$20.00 SF/YR
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	6

UTILITIES & AMENITIES

TAXES & VALUATION

Foreclosure / Distressed	No
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LOCATION INFORMATION

Street Address	520 North Avenue
City, State, Zip	New Rochelle, NY 10801
County	Westchester
Township	New Rochelle
Nearest Highway	I-95

BUILDING INFORMATION

Building Size	8,750 SF
Building Class	C
Number of Floors	2
Average Floor Size	4,350 SF
Year Built	1968
Year Last Renovated	2013





LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3 months
Total Space:	2,200 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	Available	2,200 SF	NNN	\$20.00 SF/yr	Full Build-Out
Basement	Available	2,200 SF		Upon Request	Full Build-Out

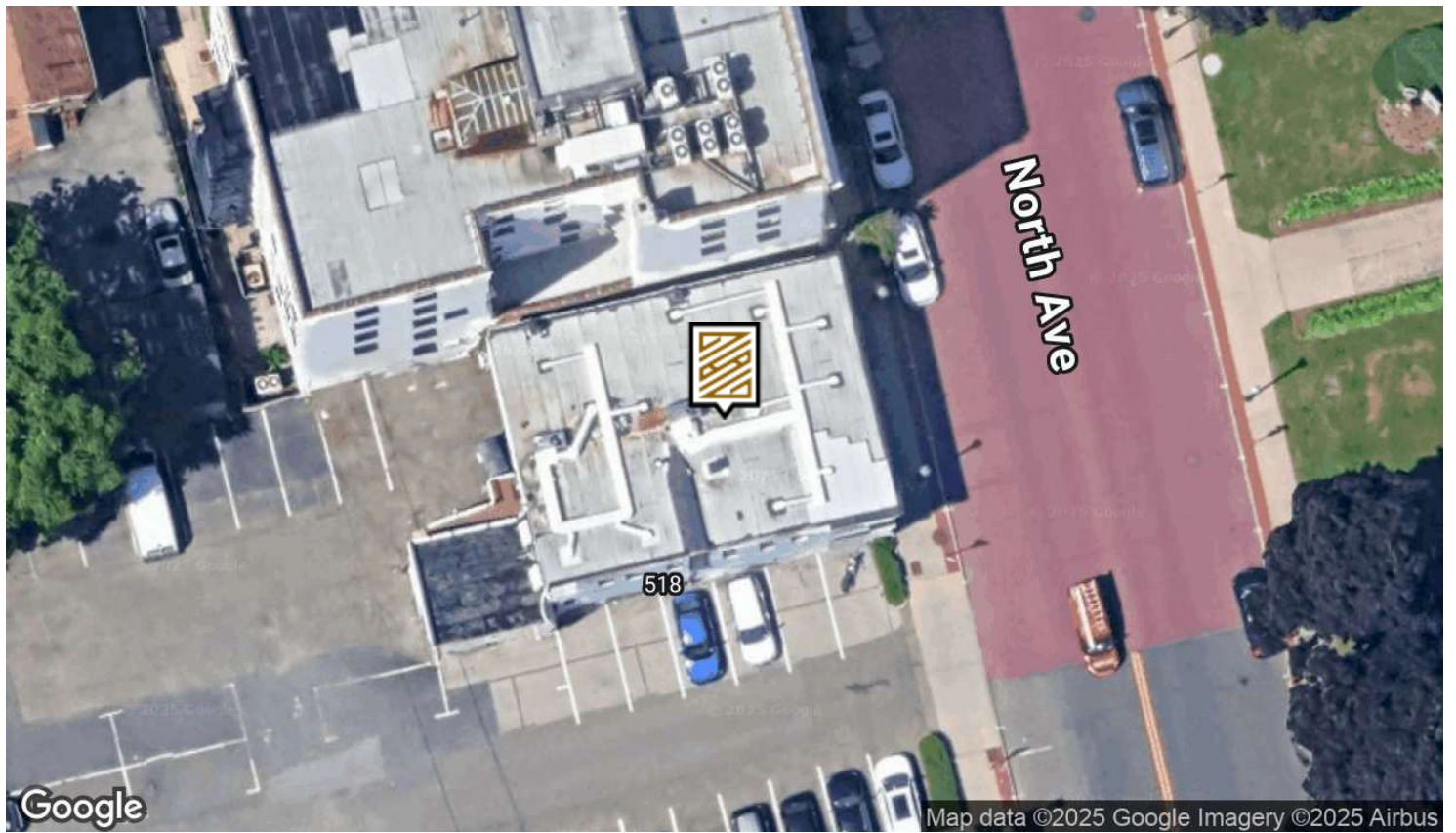
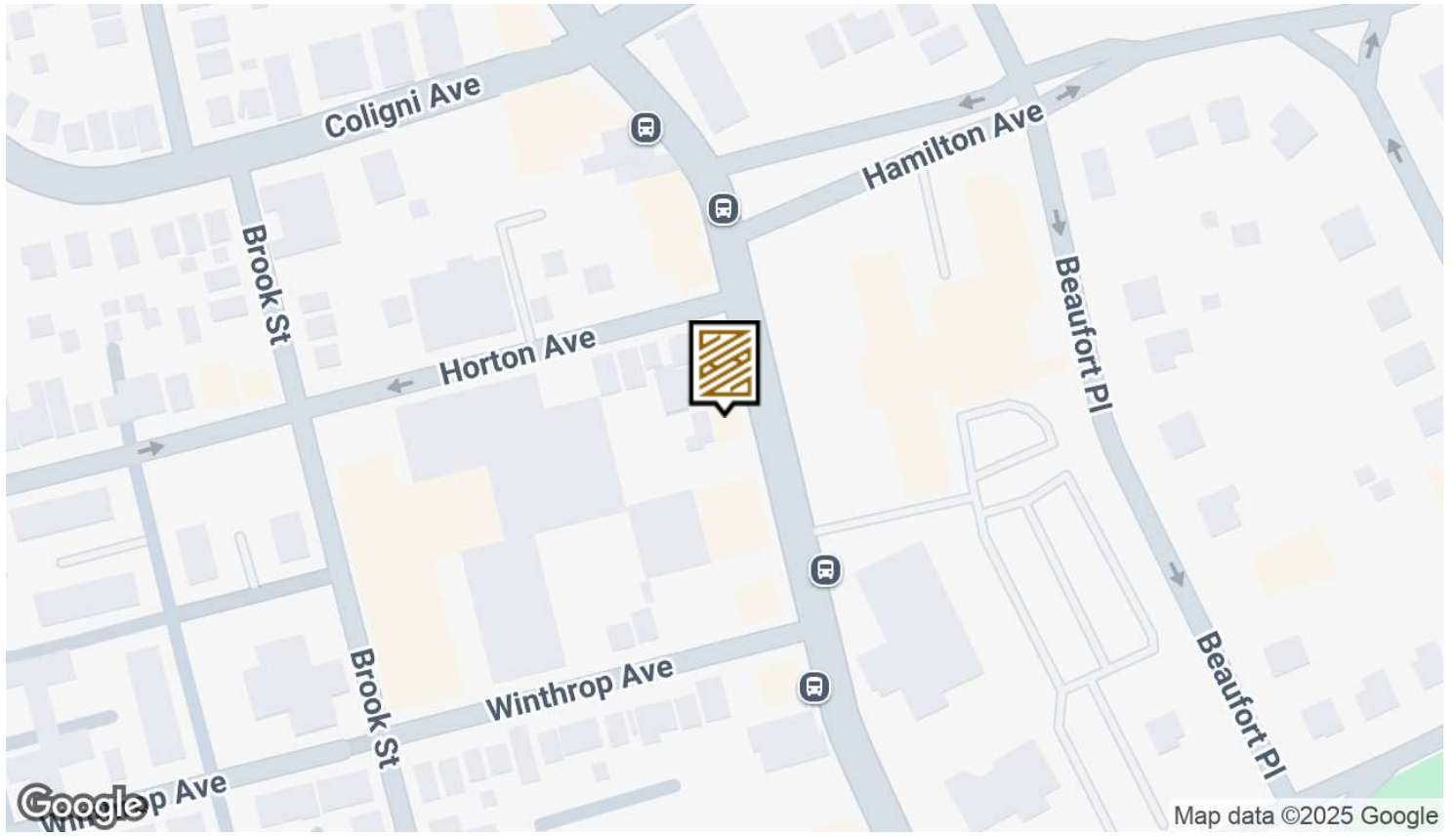
Additional Photos

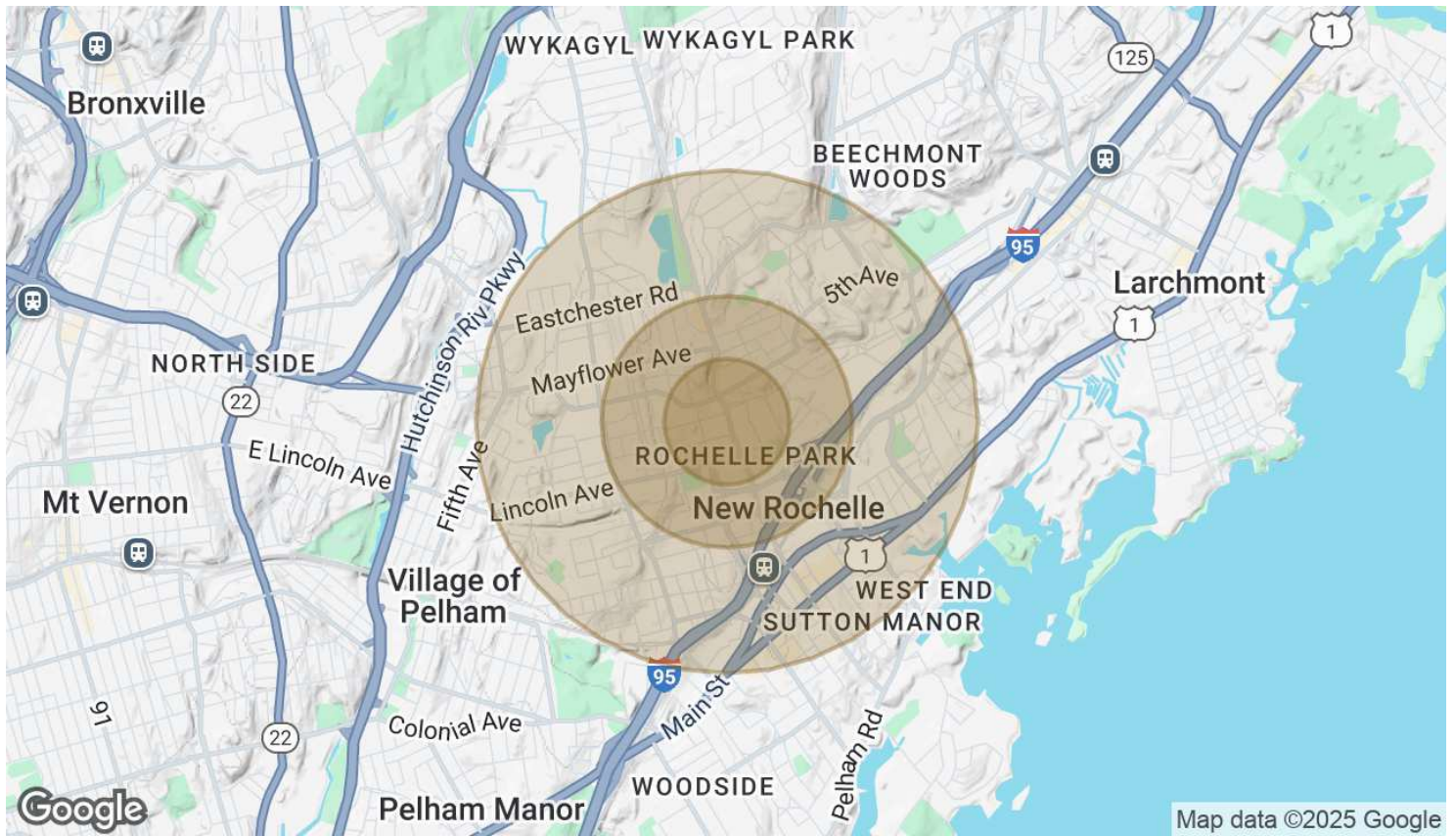
**520 North Avenue
New Rochelle, NY 10801**



Location Map

**520 North Avenue
New Rochelle, NY 10801**

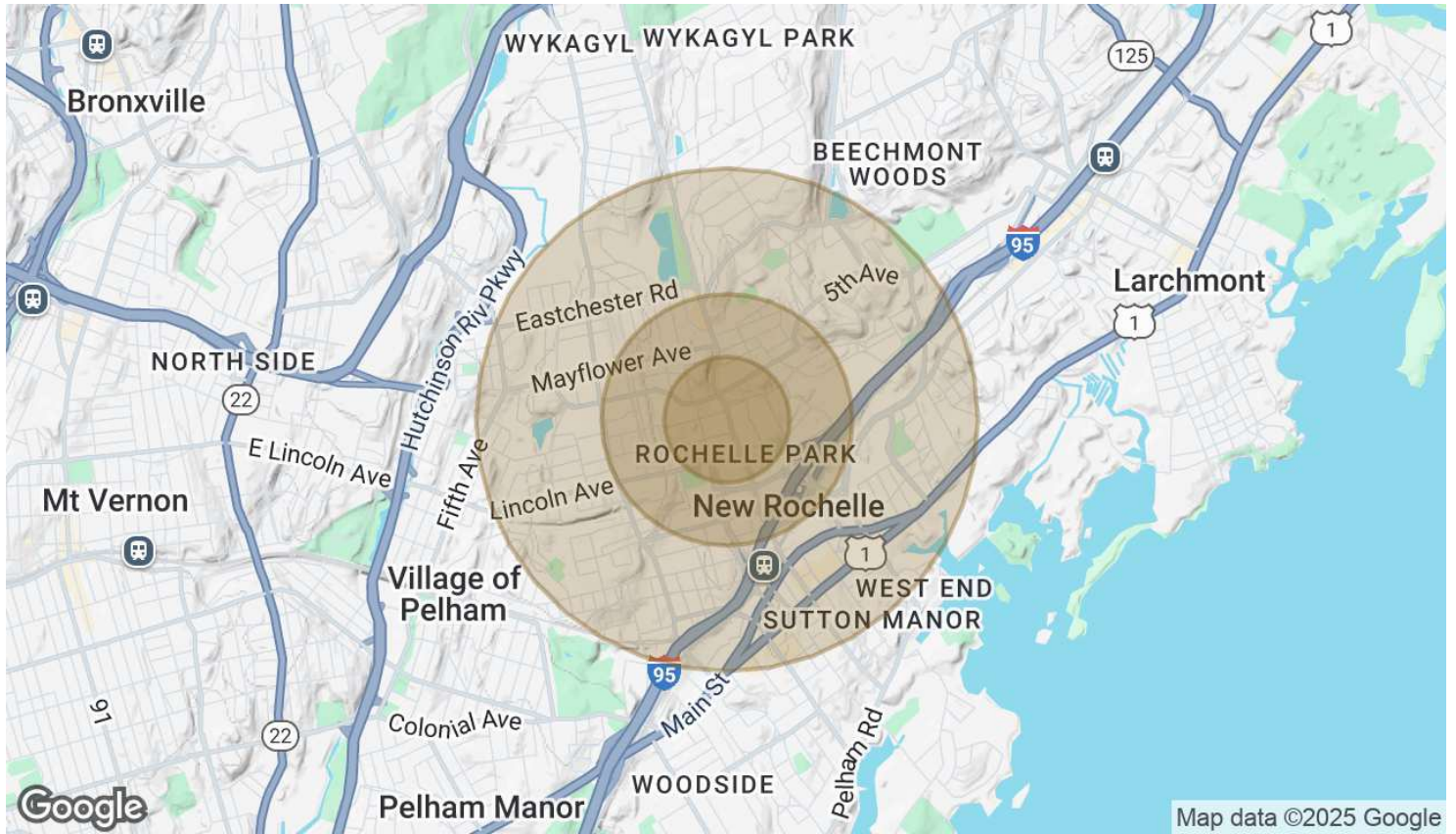




POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,794	10,596	38,836
Average Age	33.5	36.3	38.6
Average Age (Male)	33.4	35.4	37.0
Average Age (Female)	32.0	34.8	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,122	4,051	14,852
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$69,895	\$80,458	\$101,873
Average House Value	\$453,931	\$436,084	\$426,356

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	847	4,360	17,761
% White	30.3%	41.1%	45.7%
Total Population - Black	1,544	4,502	10,388
% Black	55.3%	42.5%	26.7%
Total Population - Asian	83	398	2,777



% Asian	3.0%	3.8%	7.2%
Total Population - Hawaiian	0	25	47
% Hawaiian	0.0%	0.2%	0.1%
Total Population - American Indian	0	6	61
% American Indian	0.0%	0.1%	0.2%
Total Population - Other	212	808	5,803
% Other	7.6%	7.6%	14.9%

2020 American Community Survey (ACS)

Agents Contact

**520 North Avenue
New Rochelle, NY 10801**

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