

# PELHAM HOUSE

*Leasing Overview*



**Hudson**

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# PROPERTY OVERVIEW

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**Address:**

201-225 5th Avenue Pelham, New York 10801

**Space Available:**

400 SF- 2,800 SF

**Possession:**

- April 2026: TCO of the restaurant space
- May 2027: TCO of remainder of the retail space.

**Property Highlights:**

5,300 SF of brand new retail in the heart of Pelham, NY offering flexible layouts with generous ceiling heights, modern storefronts, and high visibility.

**Prime Downtown Location:**

Positioned in the heart of Pelham's vibrant village center, just one block from DeCicco & Sons and steps from the Metro-North station — a commuter rail with 30-minute service to Grand Central

**Built-in Foot Traffic:**

127 residential units above the retail, plus strong daily activity from nearby civic buildings, commuters, and neighborhood residents.

**Ample Parking:**

219 on-site spaces, including 60 public municipal spaces dedicated to retail and civic visitors.





# PELHAM OVERVIEW

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# GROUND FLOOR SITE PLAN

## Availabilities

- Retail #201: 2,818sf
- Retail #217: 1,003sf
- Retail #219: 463sf



# PROJECT OVERVIEW



## ***Transit Oriented Development in the heart of the Village of Pelham***

- Hudson is developing a new 127-unit rental building in the Village of Pelham's downtown corridor. Pelham House will strengthen the Village's vibrant commercial district by transforming an underutilized site into a mixed-use, transit-oriented development.
- The design of the building was thoughtfully crafted to complement Pelham's architectural character, while also providing first-class apartments and amenities. Residents will have access to business centers, a fitness room, a ground-floor courtyard, a rooftop lounge and terrace, and parking. The development will also add 60 municipal parking spaces and three new retail spaces to the Village's downtown. As part of the same project, Hudson and its partners completed construction on a much-needed, state-of-the-art Municipal Center across the street from Pelham House to house the Village's Fire Department, Police Department, and Administrative Offices. The Municipal Center is designed to be a new welcome center for the Village's evolving downtown and a celebration of civic life.





# NEIGHBORHOOD MAP





JORDAN HALL 10803

*Thank you*

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