

# RETAIL/MEDICAL SPACE FOR LEASE

3,708 - 8,890 SF | 20,224 SF

NEW ROCHELLE, NY

71 - 110 NARDOZZI PLACE



FOR MORE INFORMATION, PLEASE CONTACT:

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**ROYAL**  
PROPERTIES

OWNED & MANAGED BY  
**SIMONE**<sup>®</sup>  
DEVELOPMENT COMPANIES



**PRIME SIGNAGE | NEW FACADE & STOREFRONTS**

**AVAILABLE:**

8,890 SF End Cap (Divisible to 3,708 & 5,182 SF)  
20,224 SF End Cap

**ADDITIONAL INFORMATION:**

- 114,000 SF Shopping Center
- Excellent Visibility & Signage from I-95
- Loading Docks
- Ample Parking

**ASKING RENT:**

Call for Details

**CAM/TAXES:**

\$10.43/SF

**CO-TENANTS:**

LA Fitness, Parsons Xtreme Golf, My Salon Suite and Dello Russo Laser Vision (coming soon)

**NEIGHBORING RETAILERS:**

Costco, Home Depot, AutoZone, Harley Davidson, Jaguar/Land Rover, Mattress Firm, CVS, Goldfish Swim School, Bank of America, Dunkin', Wallauer and many more

**ADJACENT TO:**



RETAIL/MEDICAL END CAP SPACE FOR LEASE

71 NARDOZZI



- 3,000 SF End Cap - LEASED
- 58' of Frontage
- Adjacent to LA Fitness

80 NARDOZZI

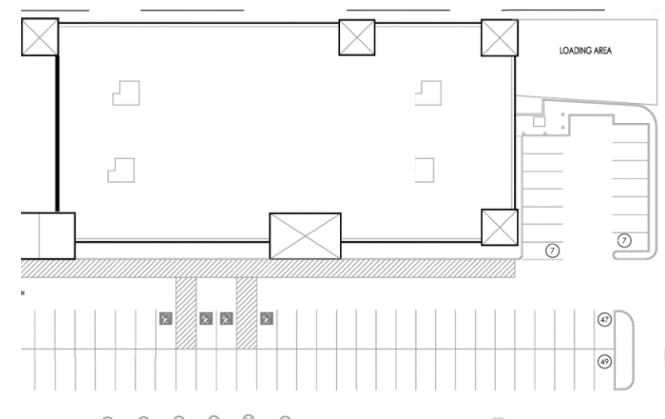
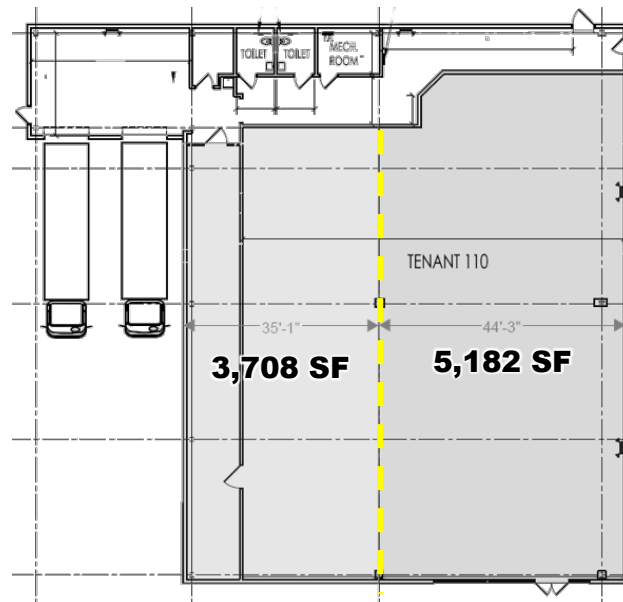


- 3,708-8,890 SF End Cap
- Shared Loading Docks
- 24' Clear Ceiling Heights

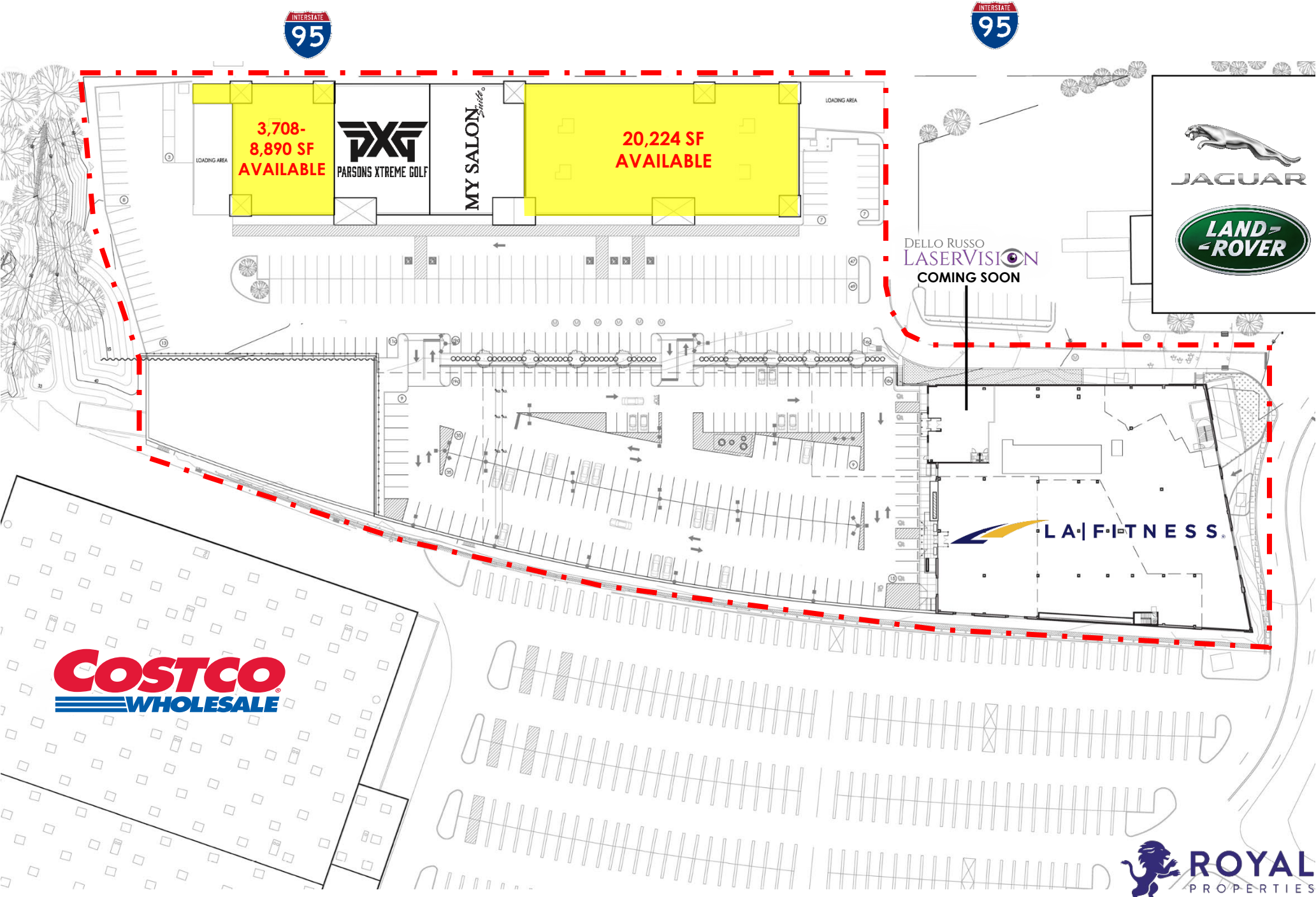
110 NARDOZZI



- 20,224 SF End Cap
- 204' of Frontage
- 24' Clear Ceiling Heights



# SITE PLAN



AERIAL

**71-110 NARDOZZI PLACE**

**SITE**

LAIFITNESS. **PXG**  
PARSONS XTREME GOLF

MY SALON  
Suite  
DELLO RUSSO  
LASERVISION  
COMING SOON



## DEMOGRAPHICS

### 1 MILE RADIUS

POPULATION



31,268

AVERAGE HH  
INCOME



\$174,132

### 2 MILE RADIUS

POPULATION



95,966

AVERAGE HH  
INCOME



\$154,844

### 3 MILE RADIUS

POPULATION



257,089

AVERAGE HH  
INCOME



\$128,413

## TRAFFIC COUNTS

### NARDOZZI PLACE ADT

TRAFFIC  
COUNTS



6,052

### MAIN STREET ADT

TRAFFIC  
COUNTS



24,511

### I-95 ADT

TRAFFIC  
COUNTS



121,326

### LEASING CONTACTS:

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### VISIT OUR WEBSITE:

[WWW.ROYALPROPERTIESINC.COM](http://WWW.ROYALPROPERTIESINC.COM)