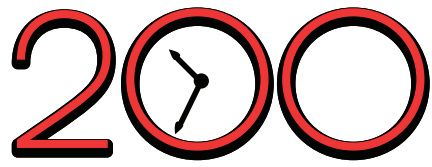


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PETERSVILLE ROAD  
NEW ROCHELLE, NY

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

**Adjacent to** Professional Physical Therapy

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

**Parking:** 4-story garage, ±300 spaces

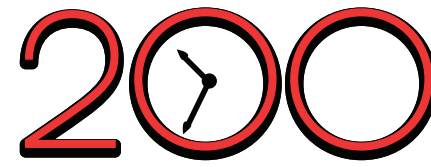
Shared access with adjacent Super Stop & Shop

**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

CONTACT EXCLUSIVE AGENT:

**Katelin Van Voorhis**

914.968.8500 x313

kvanvoorhis@rmfriedland.com



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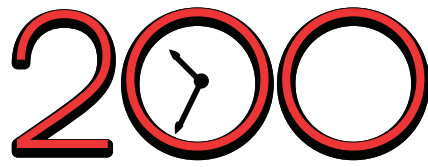
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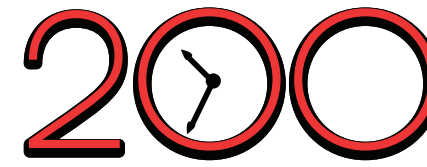
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PETERSVILLE ROAD  
NEW ROCHELLE, NY

6,228 SF OPEN SPACE



PETERSVILLE ROAD  
NEW ROCHELLE, NY



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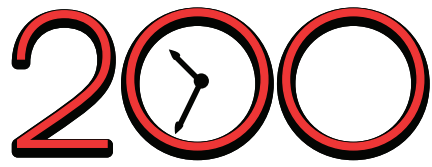
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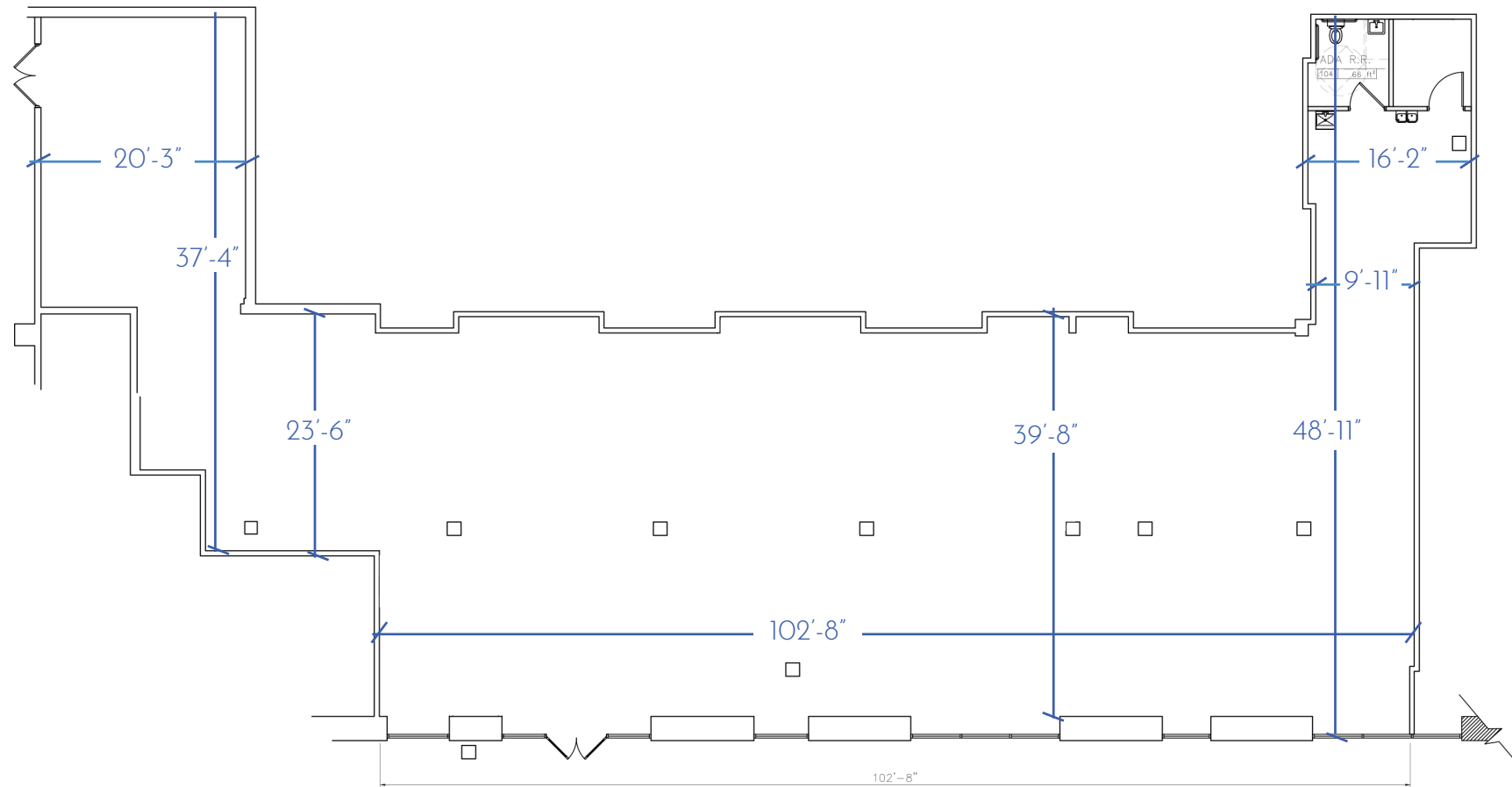
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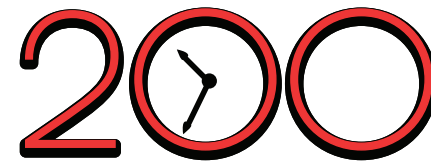
### FLOOR PLAN - 6,228 SF



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914.968.8500 x313  
kvanvoorhis@rmfriedland.com

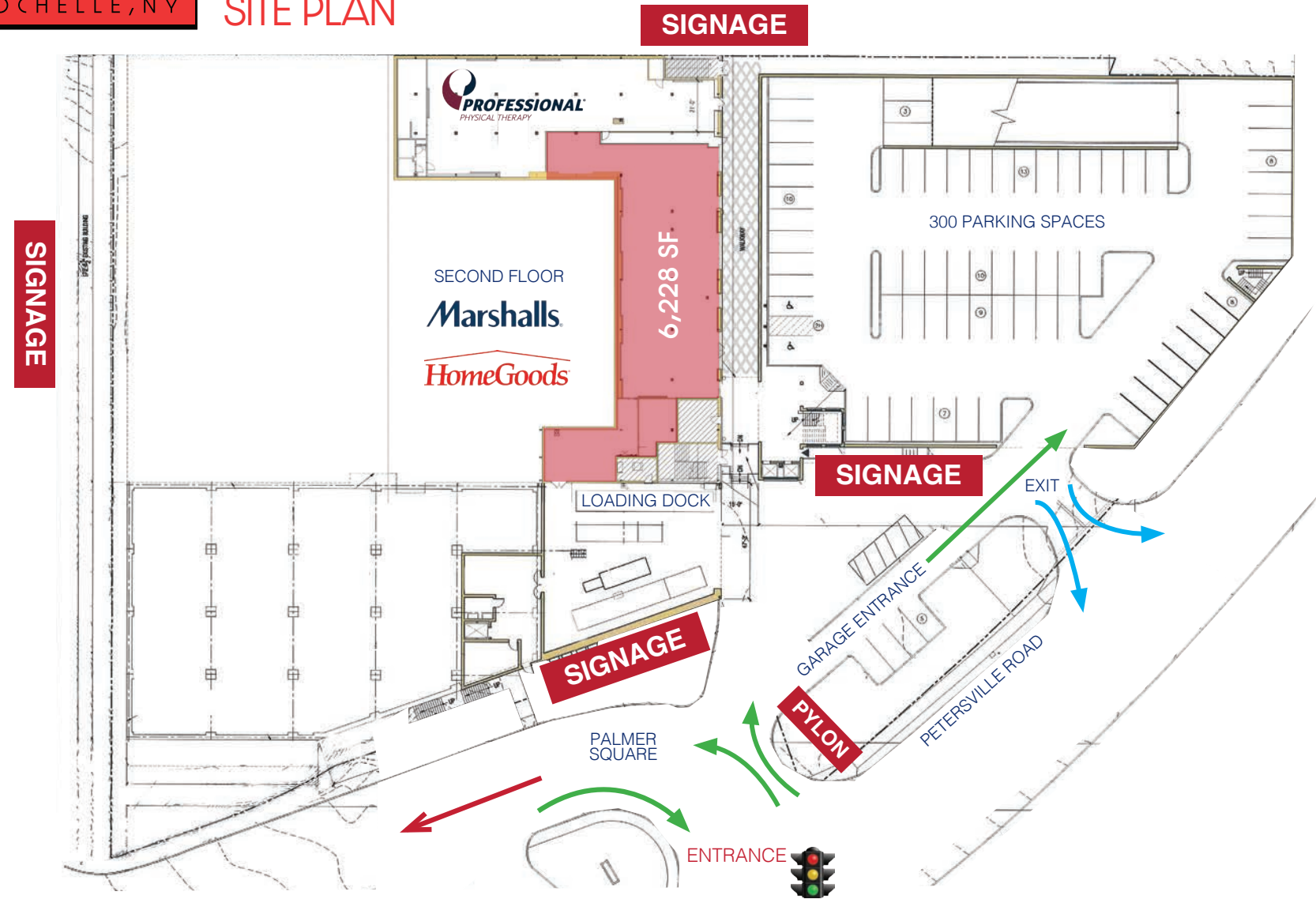


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### SITE PLAN



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914.968.8500 x313  
kvanvoorhis@rmfriedland.com



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AREA MAP



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 914.968.8500 x313  
 kvanvoorhis@rmfriedland.com

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 COMMERCIAL REAL ESTATE SERVICES  
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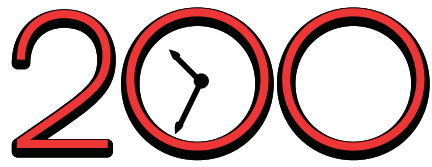
AERIAL MAP



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 914.968.8500 x313  
 kvanvoorhis@rmfriedland.com

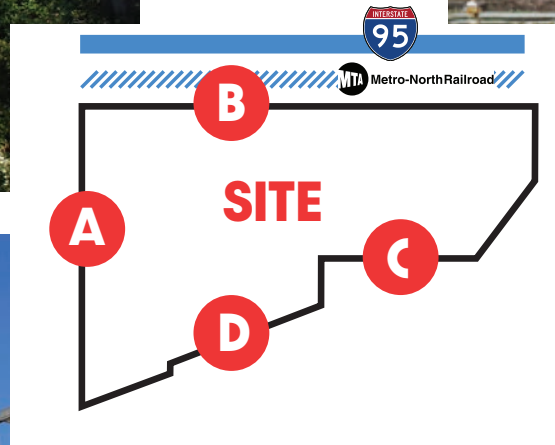
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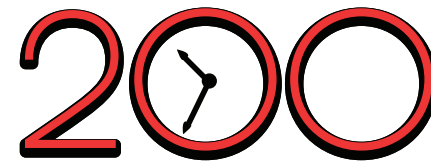
## SIGNAGE OPPORTUNITIES



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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 65% of adults in the greater New Rochelle area are college educated

**\$203,664**  
Average HH Income in New Rochelle

### WESTCHESTER COUNTY

**1,000,000** Population  
**370,906** Number of HH  
**\$178,385** Avg HH Income

### NEW ROCHELLE

**81,549** Population  
**29,553** Number of HH  
**\$203,664** Avg HH Income

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	25,175	147,390	446,500
Households	8,607	56,537	171,657
Average HH Income	\$187,794	\$221,732	\$171,675



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KATELIN VAN VOORHIS

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[kvanvoorhis@rmfriedland.com](mailto:kvanvoorhis@rmfriedland.com)

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Avenue, Harrison, NY 10528 | 914-968-8500 | [rmfriedland.com](http://rmfriedland.com)