

## RETAIL SPACE

# PLEASANTVILLE, NY

## PLEASANTVILLE LOFTS

70 Memorial Plaza



### SIZE

3,308 SF

### ASKING RENT

Upon Request

### CEILING HEIGHTS

Over 10 feet

### POSSESSION

Immediate

### NEIGHBORS

Wonder, Starbucks, Playa Bowls, Subway, Chase, Key Foods, Valvoline, Mavis Discount Tires, 7-Eleven

### COMMENTS

- Three minute drive from Pace University with over 5,000+ students

- New Construction
- Across from Metro North Train Station
- Below 79 brand new high end luxury-concierge residential units
- Food allowed
- 10,392 VPD - Memorial Plaza
- 14,710 residential units in a 3-mile radius
- Weekly Farmers Market across the street bringing in over 1,500+ people on the weekend

## CONTACT EXCLUSIVE AGENT

**LISA DANIEL**

ldaniel@ripcony.com

203.302.1701

**RIPCO**  
REAL ESTATE

Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



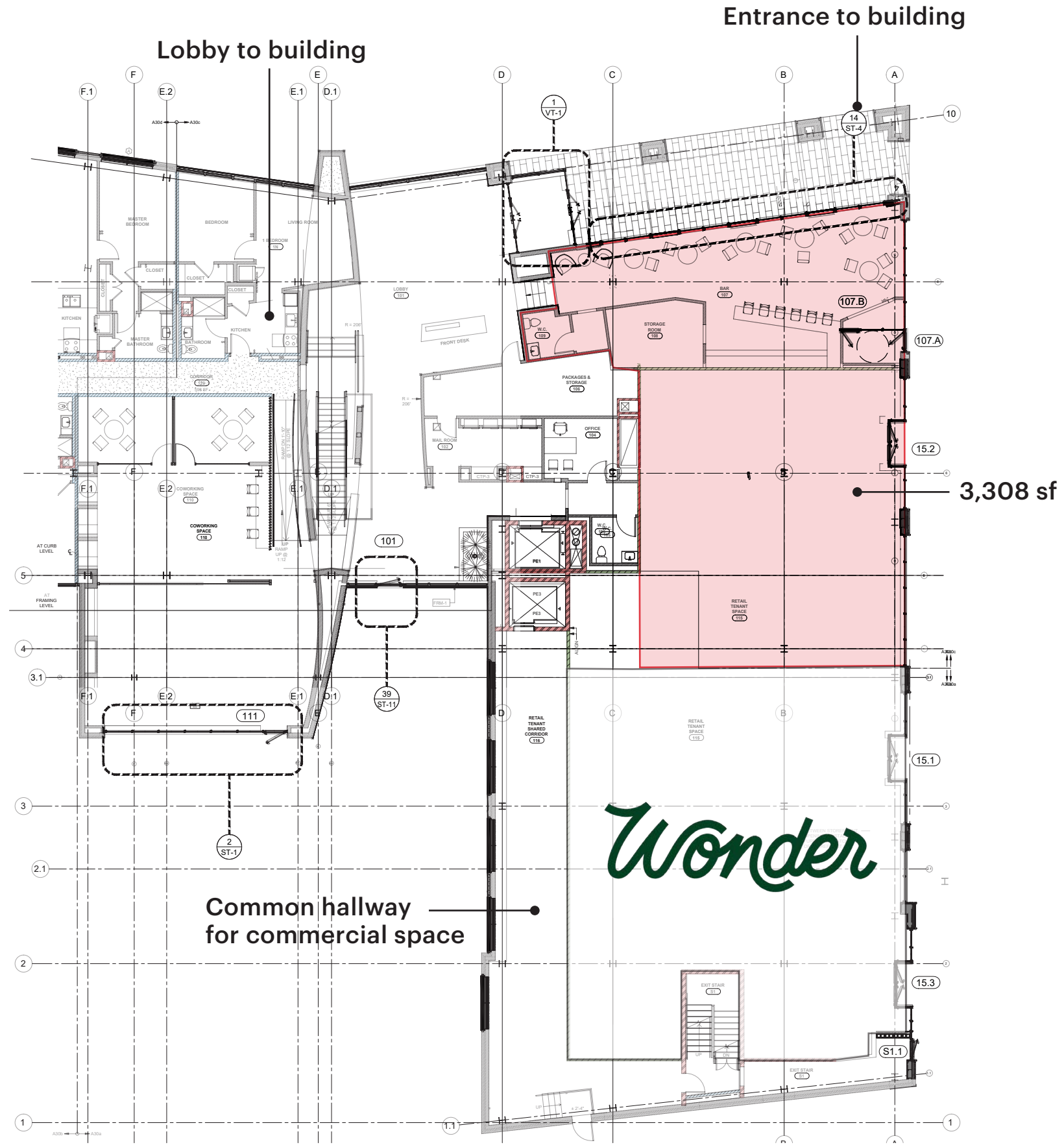
**AERIAL PHOTO**



**PLEASANTVILLE LOFTS 70 MEMORIAL PLAZA PLEASANTVILLE, NEW YORK**



**SITE PLAN - 3,308 SF**



**1ST FLOOR PLAN**  
ARCH REF: A/A13

SCALE: 1/8" = 1'-0"

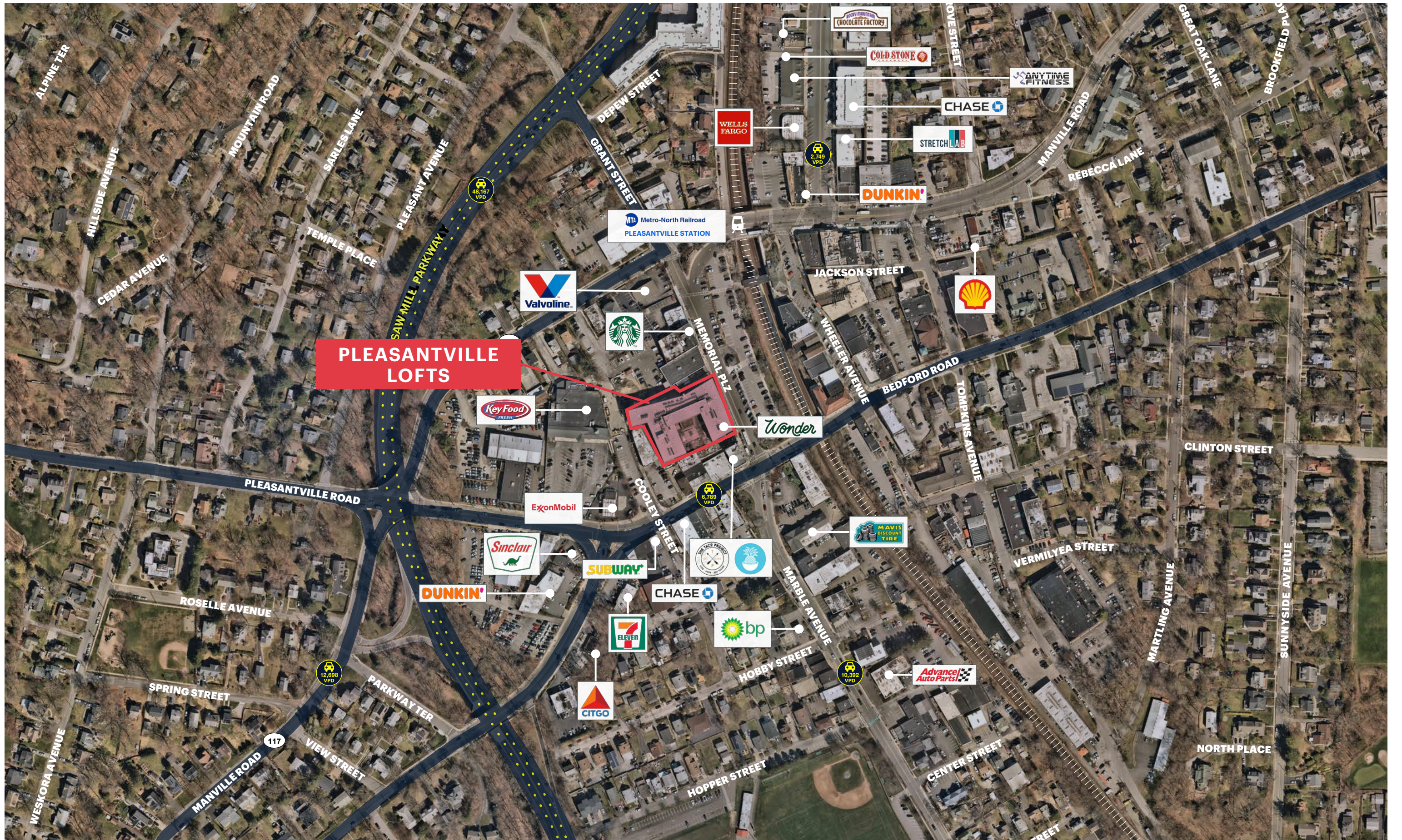


# MARKET AERIAL





AERIAL



PLEASANTVILLE LOFTS 70 MEMORIAL PLAZA PLEASANTVILLE, NEW YORK



# AREA DEMOGRAPHICS



**PLEASANTVILLE  
LOFTS**

**SITE**

## .5 MILE RADIUS

**POPULATION**  
3,637

**HOUSEHOLDS**  
1,353

**AVERAGE HOUSEHOLD INCOME**  
\$219,917

**MEDIAN HOUSEHOLD INCOME**  
\$155,994

**COLLEGE GRADUATES (Bachelor's +)**  
1,806 - 73%

**TOTAL BUSINESSES**  
405

**TOTAL EMPLOYEES**  
3,107

**DAYTIME POPULATION (w/ 16 yr +)**  
4,785

## 1 MILE RADIUS

**POPULATION**  
8,849

**HOUSEHOLDS**  
2,972

**AVERAGE HOUSEHOLD INCOME**  
\$238,748

**MEDIAN HOUSEHOLD INCOME**  
\$170,031

**COLLEGE GRADUATES (Bachelor's +)**  
3,990 - 72%

**TOTAL BUSINESSES**  
691

**TOTAL EMPLOYEES**  
6,304

**DAYTIME POPULATION (w/ 16 yr +)**  
10,533

## 3 MILE RADIUS

**POPULATION**  
41,950

**HOUSEHOLDS**  
13,848

**AVERAGE HOUSEHOLD INCOME**  
\$260,725

**MEDIAN HOUSEHOLD INCOME**  
\$187,884

**COLLEGE GRADUATES (Bachelor's +)**  
20,355 - 72%

**TOTAL BUSINESSES**  
2,218

**TOTAL EMPLOYEES**  
25,232

**DAYTIME POPULATION (w/ 16 yr +)**  
45,592

\*2024 estimates



# AREA DEMOGRAPHICS

