

# RETAIL BUILDING FOR LEASE



Commercial Real Estate Group



**65 River Street**  
New Rochelle, New York

## Property Features

- » 28,132 SF
  - 24,667 SF Ground Floor
  - 3,465 SF Second Floor Offices
- » 1.47 Acres - Free Standing
- » 18' Ceiling Heights to the Deck
- » 800 AMPS; 21,000 SF - Central HVAC
- » 1 Dock; 2 Overhead Garage Doors
- » 50+ Parking Spaces
- » Just Off Exit 16 of I-95
- » LSR Zoning - Retail, Sports, Education, Industrial, Food, Banks
- » Real Estate Taxes - \$74,000 Annually

1 Mile   3 Mile   5 Mile

### Demographics

» Population	43,027	148,734	457,742
» Avg HH Income	\$108,923	\$141,858	\$120,312

## Contact:

Exclusive Agent:  
**Eric S. Goldschmidt**  
Phone: 914-723-1616

## **ASKING RENT:**

**\$24 per SF NN**

## **IMMEDIATE OCCUPANCY**

**GOLDSCHMIDT & ASSOCIATES**  
TWO OVERHILL ROAD SUITE 400 - SCARSDALE, NEW YORK 10583 - TEL (914) 723-1616  
[www.gsa.com](http://www.gsa.com)

Dec. 2025

65 River Street  
New Rochelle, New York  
**PROPERTY DESCRIPTION**

Zoning: LSR - Retail, Industrial, Recreation/Sports, Offices, House of Worship, Food, Banks

Property Size: 1.47 acres

Square Footage: Ground Floor 24,567  
Second Floor 3,465 (offices)

Ceiling Heights: 18' to the deck

Utilities: Con Ed gas and electric

Power: 800 AMPS, HVAC- 1/20, 3/10's, 1/5 ton units

Environmental: Phase 1 and 2 done. No environmental issues.

HVAC: 21,000 +/- SF AC and Heat

Alarm: Fully alarmed including cameras

Parking: 50 +/- Cars

Loading: 1 Dock; 2 OH doors with 1 inside dock

Sprinklers: Wet

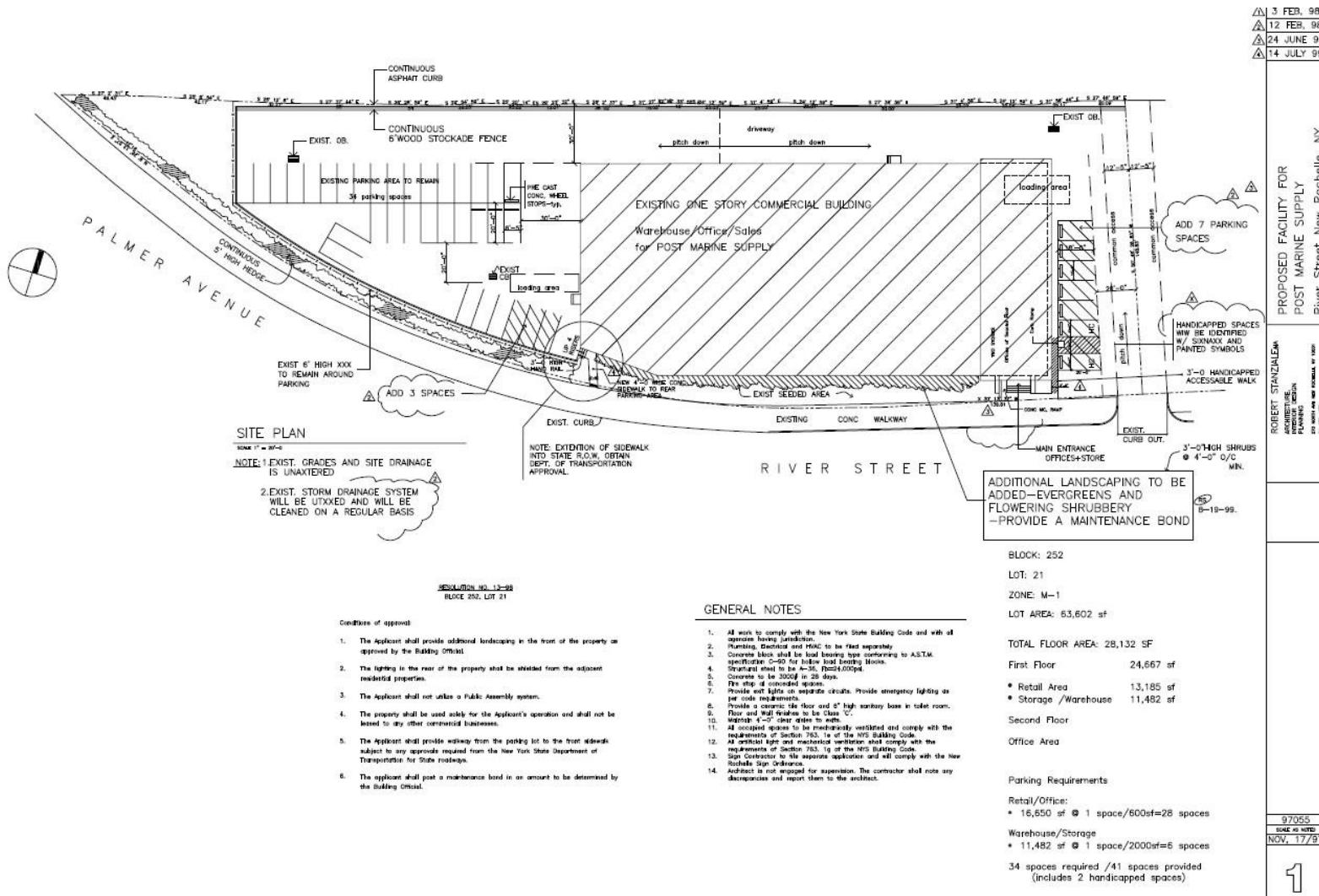
Roof: Under Warranties

Real Estate Taxes: \$ 74,000

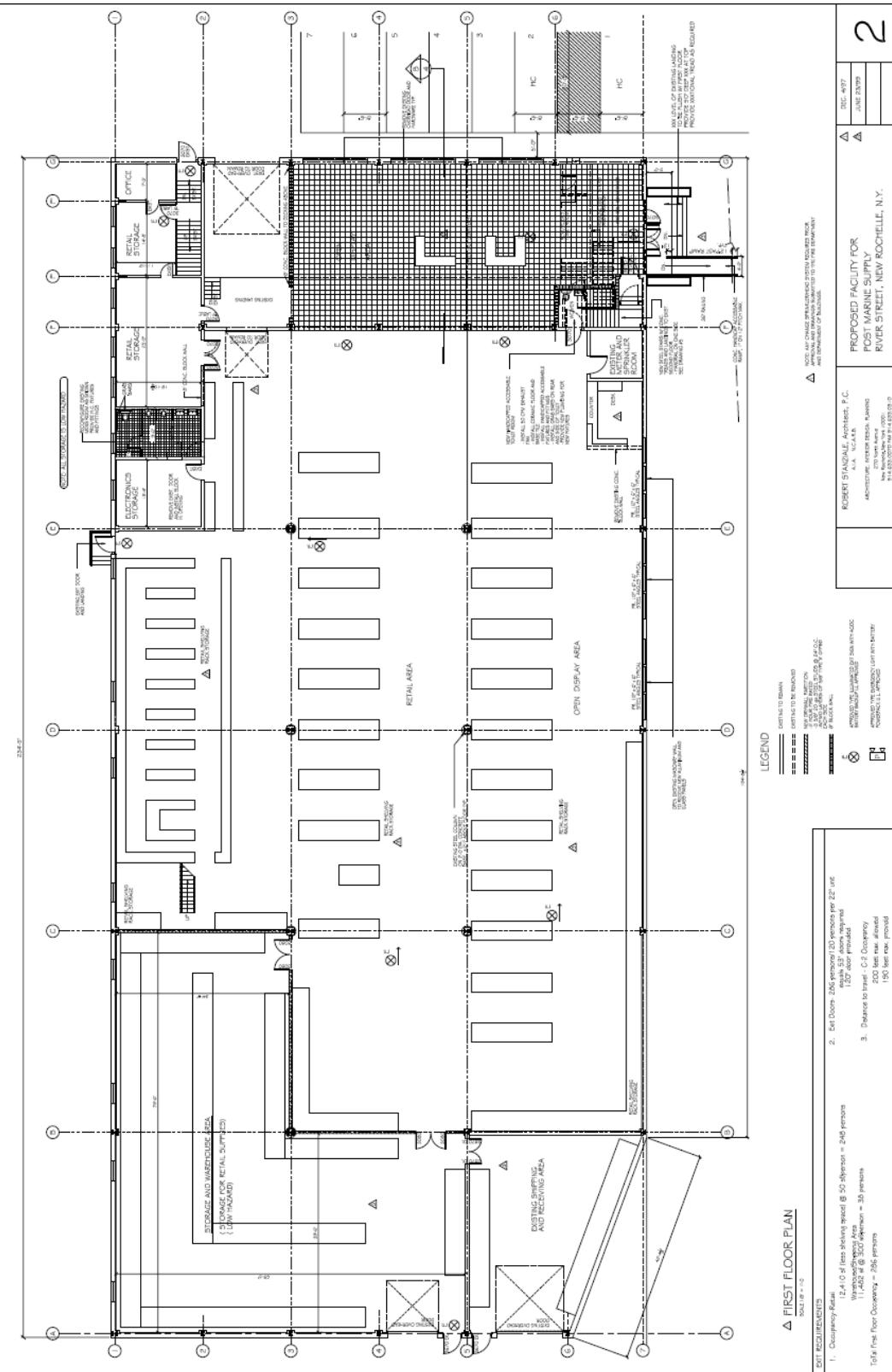
Trucks: 53' Access

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