

# NEWLY RENOVATED SPACE

## WITH ON-SITE PARKING FOR LEASE

111 PELHAM ROAD, NEW ROCHELLE, NY



## 1,600 SF SECOND FLOOR AVAILABLE FOR LEASE

- Dedicated entrance
- Free on-site parking
- Busy Pelham Rd location with over 9,300 cars per day
- Beeline bus stop #45 directly across the street
- Densely populated South End neighborhood ideal for any business

NEW RENOVATIONS INCLUDE:

- (2) Bathrooms, (1) Shower
- (1) Kitchenette
- (6) Offices/Treatment Rooms

CONTACT EXCLUSIVE LISTING AGENT:  
**DAVID SCOTTO** 914.968.8500 x306  
dscotto@rmfriedland.com

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES  
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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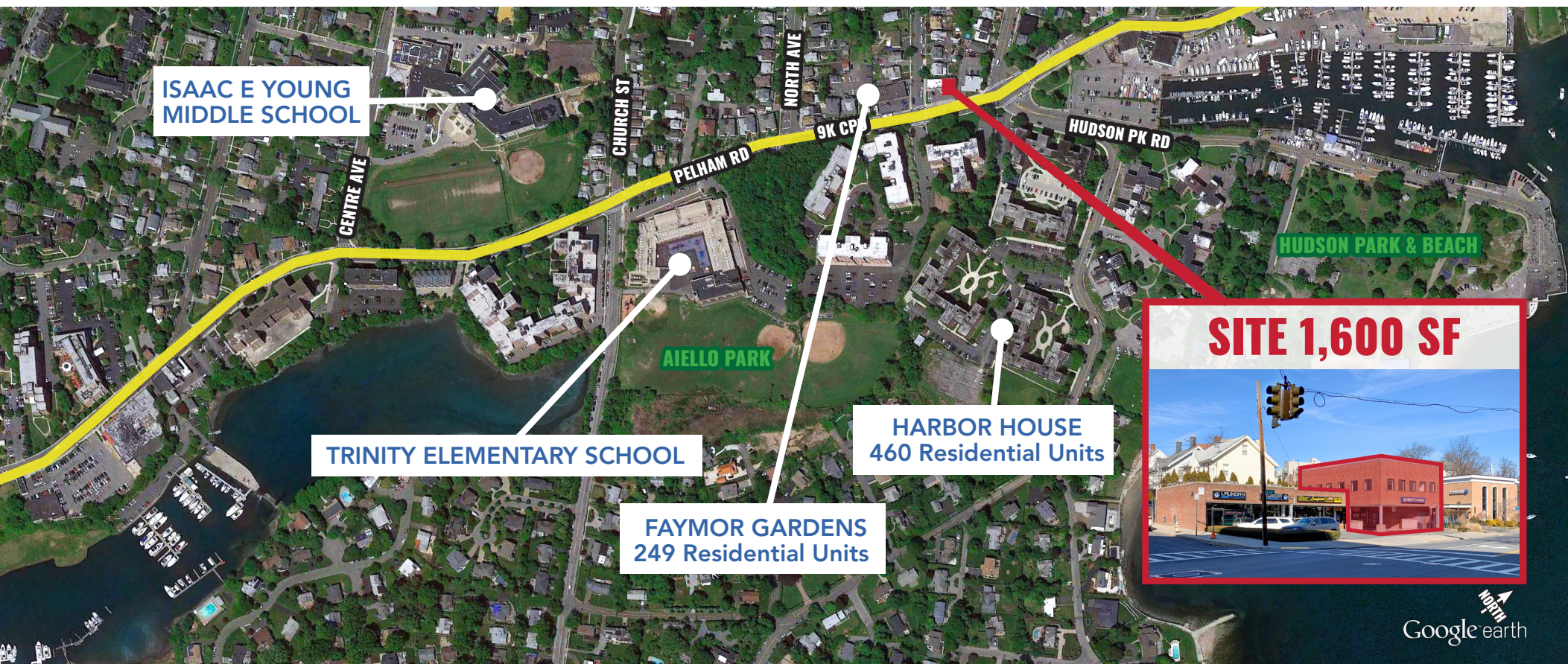


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## WITH ON-SITE PARKING FOR LEASE

### 111 PELHAM ROAD, NEW ROCHELLE, NY



Easy access  
to I-95



1.3 miles to  
New Rochelle Station



Easy access to  
#45 Beeline Bus

#### DEMOGRAPHICS

Population

Number of Households

Average HouseHold Income

Annual HouseHold Expenditure

Annual Retail Expenditure

1 MILE

41,755

16,125

\$146,164

\$1.95 B

\$869.59 M

3 MILES

138,035

50,849

\$204,134

\$6.67 B

\$3.02 B

5 MILES

494,324

190,343

\$158,481

\$21.72 B

\$10.11 B

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