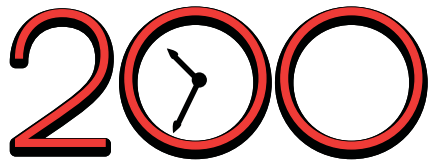


2000

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
Professional Physical Therapy

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

Parking: 4-story garage, ±300 spaces
Shared access with adjacent Super Stop & Shop

Loading: 1 dock

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



CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

914.968.8500 x326

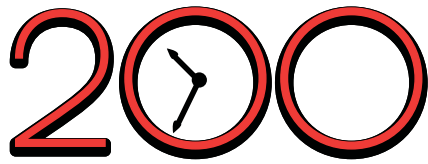
mabdou@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



PETERSVILLE ROAD
NEW ROCHELLE, NY

EXTERIOR



SKYLIT WALKWAY



COVERED BREEZEWAY - 100' OF FRONTAGE



DIRECT PARKING ACCESS

CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

914.968.8500 x326

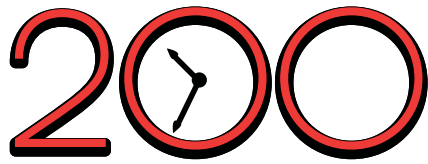
mabdou@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

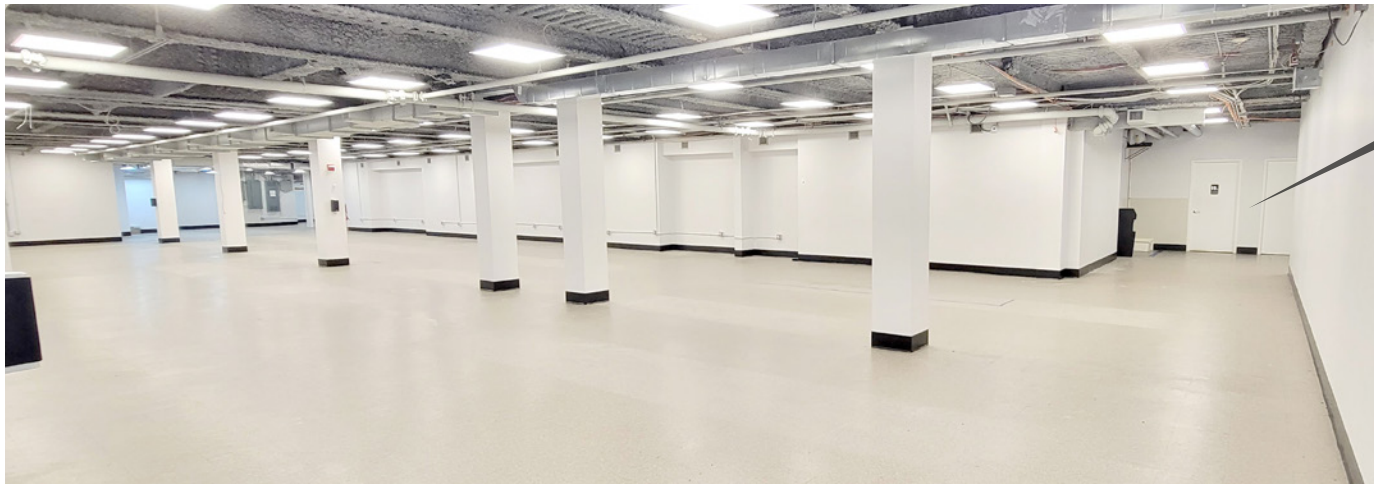
440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



PETERSVILLE ROAD
NEW ROCHELLE, NY

6,228 SF OPEN SPACE



CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

914.968.8500 x326

mabdou@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

914.968.8500 x326

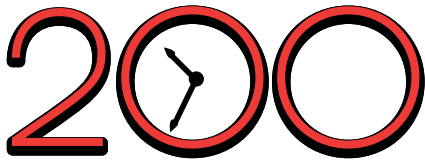
mabdou@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

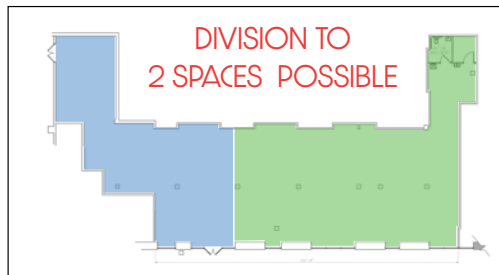
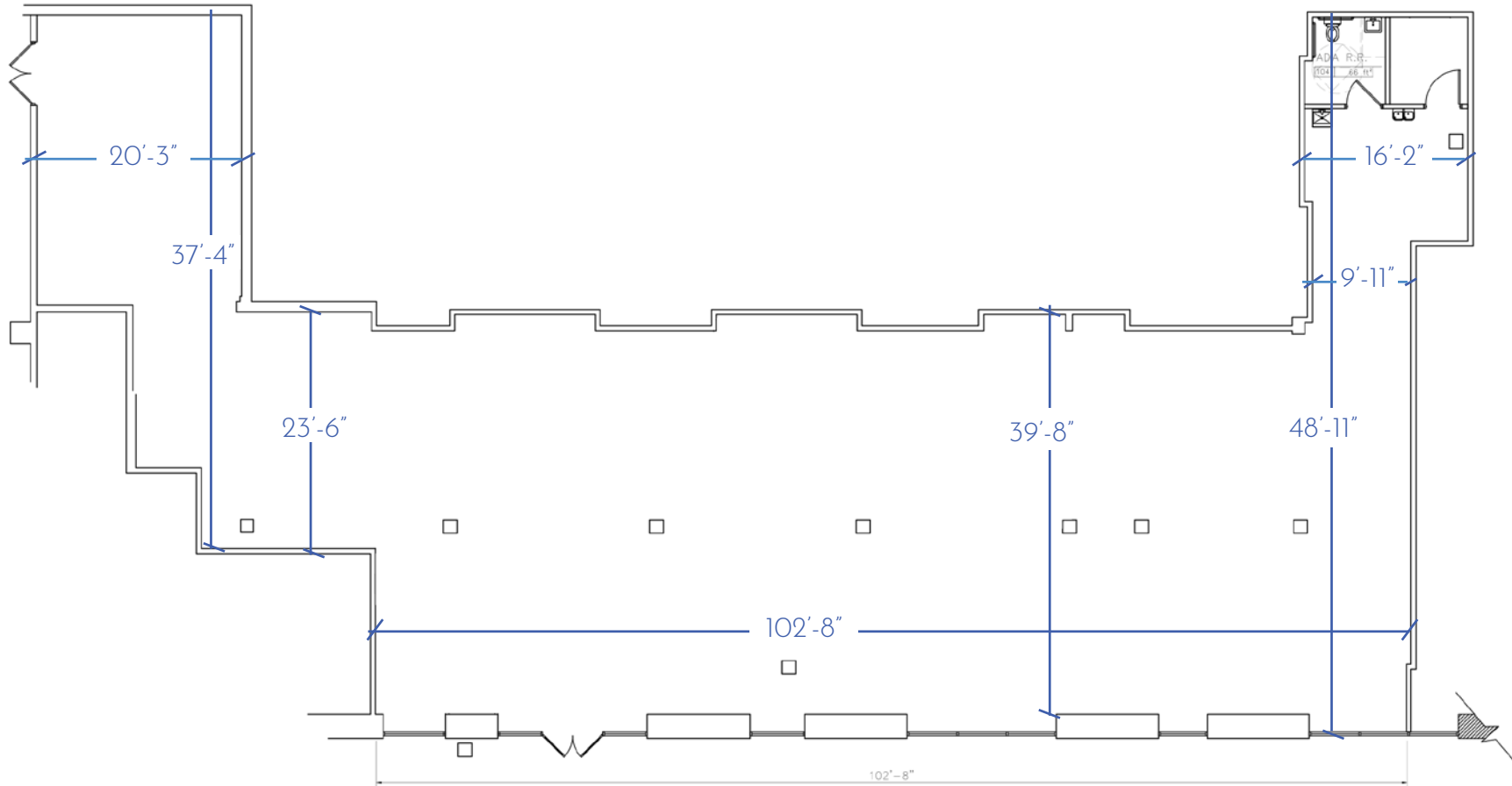
440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



PETERSVILLE ROAD
NEW ROCHELLE, NY

FLOOR PLAN - 6,228 SF



CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

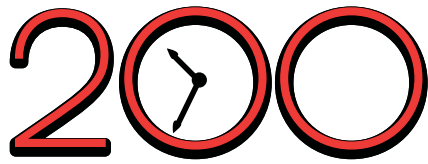
914.968.8500 x326

mabdou@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

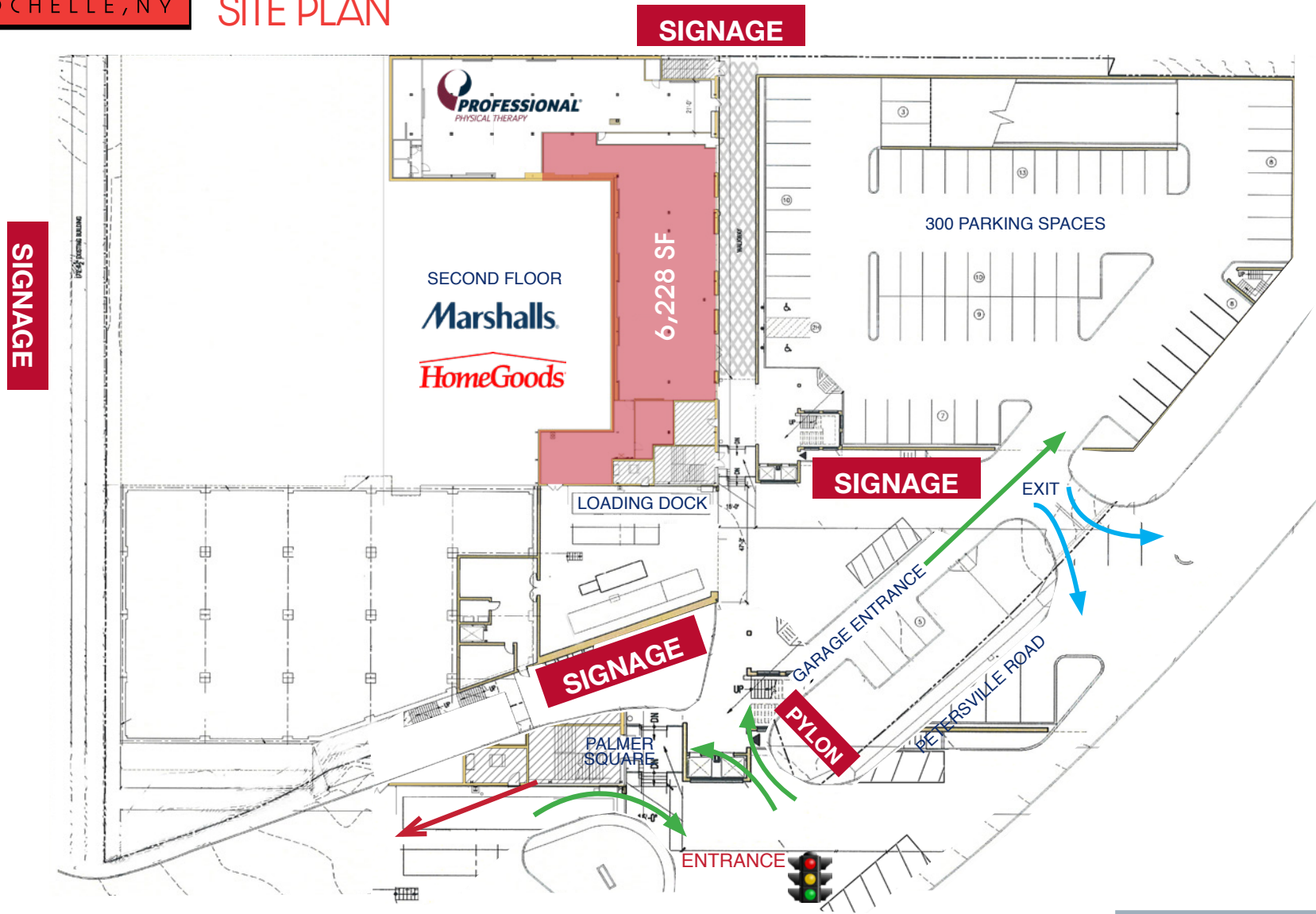
440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



PETERSVILLE ROAD
NEW ROCHELLE, NY

SITE PLAN



CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

914.968.8500 x326

mabdou@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

200

PETERSVILLE ROAD
NEW ROCHELLE, NY

AREA MAP



CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

914.968.8500 x326

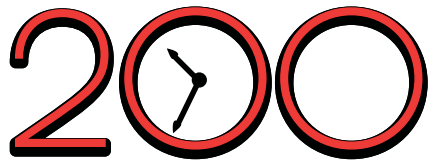
mabdou@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

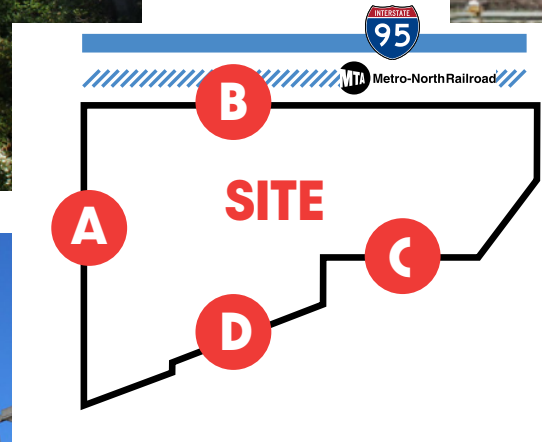
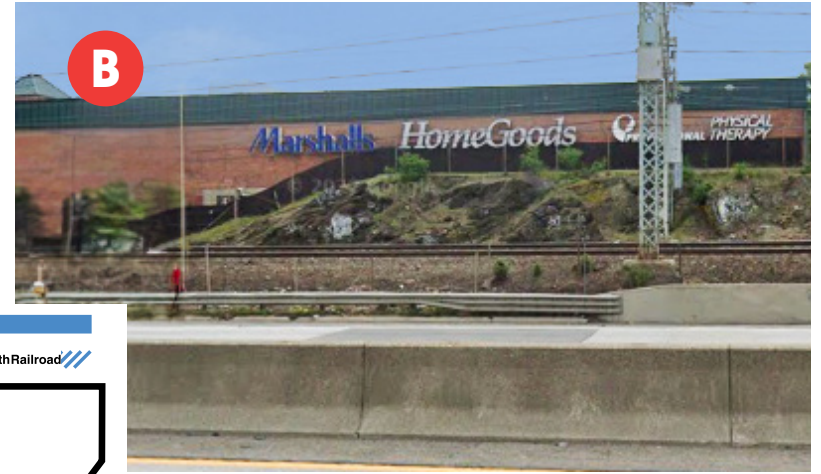
440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



PETERSVILLE ROAD
NEW ROCHELLE, NY

SIGNAGE OPPORTUNITIES



CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

914.968.8500 x326

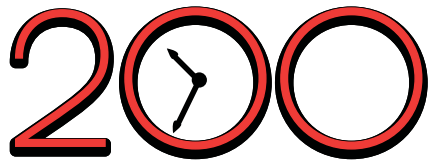
mabdou@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



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 68% of adults in the greater New Rochelle area are college educated

\$187,237

Average HH Income in New Rochelle

WESTCHESTER COUNTY

1,010,000

Population

380,183

Number of HH

\$211,807

Avg HH Income

NEW ROCHELLE

88,995

Population

32,695

Number of HH

\$187,237

Avg HH Income

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	28,639	154,451	448,674
Households	9,917	56,776	172,916
Average HH Income	\$200,796	\$229,497	\$183,530



CONTACT EXCLUSIVE LISTING AGENT:

Mia Abdou

914.968.8500 x326

mabdou@rmfriedland.com

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave Harrison, NY | rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.



PETERSVILLE ROAD
NEW ROCHELLE, NY

CONTACT EXCLUSIVE LISTING AGENT:

MIA ABDON
914.968.8500 x326
mabdou@rmfriedland.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Avenue, Harrison, NY 10528 | 914-968-8500 | rmfriedland.com