

New Rochelle Development Opportunity



INTRODUCING 69 Pelham Road

NEW ROCHELLE, NY 10805

5,662
SQFT

100+
FRONTAGE FT

\$1,850,000
OFFERED AT

We are pleased to present, 69 Pelham Road for sale.

This well-established auto service business location situated on 5,662 square foot lot is now available for the first time since 1999.

With a NB zoning designation this has the potential for a variety of other uses including retail, banks, health clubs, schools, professional offices and other uses.

Well positioned for quick-lube, tire shop, or other auto related uses.

Possibility to acquire an additional neighboring 2,614 square foot lot for a total of 8,276 square feet with 165 feet of frontage.

Rare opportunity to assemble 2 lots in this desired location.

Over 11,000 daily average traffic count.



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HOULIHAN LAWRENCE
COMMERCIAL

ZONING

§ 331-56NB Neighborhood Business District.
See § 331-28C(2).

A. Permitted principal uses.

- (1) Business, professional, or governmental offices.
- (2) Stores and shops exclusively for sale at retail or the performance of customary personal services. Notwithstanding the foregoing, stores and shops exclusively for retail sale located within 150 feet of a residential district or use shall not exceed 3,000 square feet, including all accessory spaces, unless the current parking requirements are met on site.
[Amended 5-17-2016 by Ord. No. 117-2016]
- (3) Manufacture of products for retail sale on the premises only, provided that not more than five persons shall be so employed at any one time, and provided further that not more than 30% of the gross floor area of any establishment be so used.
- (4) Retail laundries or retail dry cleaners.
- (5) Banks.
- (6) Restaurants.
- (7) Restaurants, carry-out.
- (8) Health clubs.
- (9) Community purpose buildings.
- (10) Off-street parking facilities. (See Article XIV.)
- (11) Houses of worship.
- (12) Martial arts studios, dance studios and aerobic exercise studios.
[Added 4-13-2009 by Ord. No. 71-2009]
- (13) Dwelling units located on the second floor and above only, including living/loft or office arrangements as regulated by § 331-72C of this chapter.
[Added 7-19-2011 by Ord. No. 135-2011]
- (14) Animal hospitals.
[Added 3-18-2014 by Ord. No. 52-2014]

B. Permitted accessory uses.

- (1) Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which they are located.
- (2) Amusement devices as regulated by Chapter 86 of the Code.
- (3) Satellite earth station or dish antennas as regulated by § 331-24, but only when accessory to a permitted principal use on the lot on which it is located.

C. Uses allowed by special permit. (See Article XII for body having jurisdiction to issue special permit.)

[Amended 7-16-2002 by Ord. No. 139-2002]

(1) (Reserved)[1]

[1]Editor's Note: Former Subsection C(1), Day-care centers, as amended, was repealed 9-19-2017 by Ord. No. 187-2017.

- (2) Schools.
- (3) Catering establishments.
- (4) Motor vehicle filling and service stations as regulated by § 331-100.
- (5) Outdoor dining as regulated by § 331-95.
- (6) Public utility uses and structures as regulated by § 331-106.
- (7) Billiard halls as regulated by § 331-113.
- (8) Membership clubs as regulated by § 331-94.
- (9) (Reserved)[2][2]Editor's Note: Former Subsection C(9), Self-storage facilities, was repealed 10-19-2021 by Ord. No. 2021-150.
- (10) Cellular antennas and associated facilities as per § 331-99.
- (11) Car washes as regulated by § 331-105. [Added 5-21-2003 by Ord. No. 106-2003]
- (12) Cabarets as accessory to a restaurant use shall be permitted when the NB District is located in the Cabaret Overlay Zone only as regulated by § 331-113.2.
[Added 3-20-2012 by Ord. No. 50-2012; amended 9-17-2014 by Ord. No. 124-2014]
- (13) Discount variety stores as regulated by § 331-113.13. [Added 5-21-2019 by Ord. No. 2019-105]
- (14) Commercial EV Charging Stations as regulated by § 331-115.4. [Added 2-11-2020 by Ord. No. 2020-29]

TAX PARCEL MAPS



Discover New Rochelle



79,067
POPULATION

18
MILES TO NYC

10.4
SQUARE MILES



CITY OF NEW ROCHELLE

“Queen City of the Sound” New Rochelle was founded in 1688 by the French Huguenots who named their settlements after La Rochelle...their last stronghold in France. Since the founding of New Rochelle, its waterfront has played a key role in the City's development, and today its growing downtown is only six blocks from the City's nine miles of shoreline. Its innovative school system, together with top private schools, colleges and an important medical center, make this sound shore community a stimulating, as well as beautiful, place in which to live.

PARKS & RECREATION

New Rochelle boasts almost 230 acres of parkland, more than 40 parks and playgrounds and 9.3 miles of shoreline along the Long Island Sound. Its variety of parks feature walking and riding paths in the woods, open fields and water views. There are pools, tennis courts and community centers located throughout the

City, and the City Marina has space for 450 boats and mooring for boats 18' and over.

EDUCATION

New Rochelle's award-winning school district offers a comprehensive educational program. Each school provides an environment sensitive to the students' needs. A challenging Kindergarten through 12th grade curriculum, favorable class sizes and a knowledgeable faculty with high expectations enable students to gain the knowledge, confidence and experience necessary for success. Continuing education year-round for adults, special services and programs for students and an active Parent-Teacher Association in each public school continue to improve the quality of life in the community. New Rochelle is home to Iona College. Private and Parochial Schools are also within its borders.

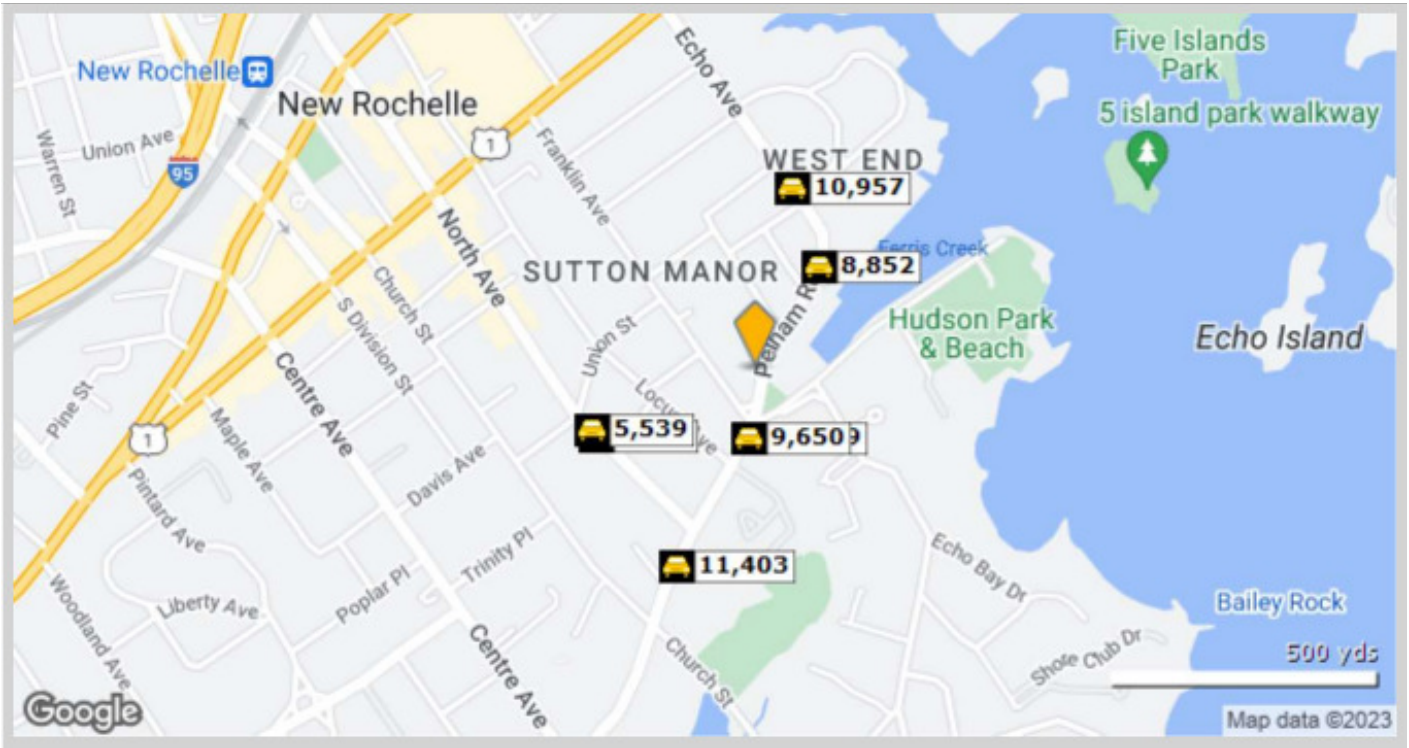
FOR MORE INFORMATION AND HELPFUL TOWN LINKS VISIT HOULIHANLAWRENCE.COM

DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
2023 Households by HH Income	14,528	174,501	907,800
<\$25,000	2,755 18.96%	28,728 16.46%	220,457 24.28%
\$25,000 - \$50,000	2,124 14.62%	27,115 15.54%	167,428 18.44%
\$50,000 - \$75,000	2,466 16.97%	24,744 14.18%	130,504 14.38%
\$75,000 - \$100,000	1,652 11.37%	20,123 11.53%	95,813 10.55%
\$100,000 - \$125,000	1,320 9.09%	14,664 8.40%	68,062 7.50%
\$125,000 - \$150,000	822 5.66%	13,694 7.85%	51,193 5.64%
\$150,000 - \$200,000	982 6.76%	15,290 8.76%	61,821 6.81%
\$200,000+	2,407 16.57%	30,143 17.27%	112,522 12.40%
2023 Avg Household Income	\$109,584	\$115,882	\$94,529
2023 Med Household Income	\$74,201	\$83,278	\$61,861
Population			
2028 Projection	39,901	457,146	2,527,415
2023 Estimate	37,934	454,035	2,510,296
2010 Census	32,443	466,686	2,438,477
Growth 2023 - 2028	5.19%	0.69%	0.68%
Growth 2010 - 2023	16.93%	-2.71%	2.95%
2023 Population by Occupation	39,045	495,171	2,675,701
Real Estate & Finance	1,417 3.63%	20,975 4.24%	98,772 3.69%
Professional & Management	8,998 23.05%	120,563 24.35%	539,370 20.16%
Public Administration	751 1.92%	9,688 1.96%	39,931 1.49%
Education & Health	4,982 12.76%	72,509 14.64%	350,592 13.10%
Services	4,999 12.80%	49,285 9.95%	314,527 11.75%
Information	574 1.47%	6,686 1.35%	28,115 1.05%
Sales	3,705 9.49%	47,720 9.64%	244,773 9.15%
Transportation	5,219 13.37%	80,790 16.32%	543,543 20.31%
Retail	1,667 4.27%	19,761 3.99%	116,214 4.34%
Wholesale	793 2.03%	4,492 0.91%	26,984 1.01%
Manufacturing	890 2.28%	7,371 1.49%	42,809 1.60%
Production	1,790 4.58%	16,654 3.36%	116,362 4.35%
Construction	1,434 3.67%	14,445 2.92%	72,251 2.70%
Utilities	654 1.67%	12,007 2.42%	72,928 2.73%
Agriculture & Mining	28 0.07%	331 0.07%	1,640 0.06%
Farming, Fishing, Forestry	3 0.01%	205 0.04%	1,294 0.05%
Other Services	1,141 2.92%	11,689 2.36%	65,596 2.45%
2023 Worker Travel Time to Job	18,274	213,279	1,112,549
<30 Minutes	9,049 49.52%	81,743 38.33%	372,118 33.45%
30-60 Minutes	6,034 33.02%	70,286 32.95%	399,700 35.93%
60+ Minutes	3,191 17.46%	61,250 28.72%	340,731 30.63%

Source: CoStar

TRAFFIC



MAPS

