

1123 PLEASANTVILLE ROAD

BRIARCLIFF MANOR, NY

NEW RETAIL SPACE AVAILABLE FOR LEASE
871 RSF WITH OUTDOOR SEATING AREA



Outdoor
Seating Area

Froggy's Opening Soon

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION

871 RSF retail space available for lease

Located in a thriving retail corridor

High foot traffic

Outdoor seating area

10'-6" Ceilings

Co-Tenant: Froggy's Sandwiches (Opening Soon)



NEIGHBORS

FROGGY'S

CHASE



Gentle Family Dentistry
Briarcliff Dental Associates

THE PATIO
RESTAURANT

Briarcliff
MARKET & DELI

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|------------|-----------|-----------|
| POPULATION | 4,997 | 51,139 | 100,029 |
| NUMBER OF HOUSEHOLDS | 1,838 | 19,202 | 34,893 |
| AVERAGE HH INCOME | \$298,522 | \$232,480 | \$251,233 |
| ANNUAL HH EXPENDITURE | \$305.55 M | \$2.8 B | \$5.27 B |
| ANNUAL RETAIL EXPENDITURE | \$135.92 M | \$1.26 B | \$2.37 B |

TRANSPORTATION

2 min drive (0.5m)
to 9A



3 min drive (1.2m)
to Taconic Parkway



6 min drive (2.6m)
to Saw Mill River Parkway



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Contact Exclusive Listing Agent:
Mia Abdou
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mabdou@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.

INTERIOR IMAGES



1123 PLEASANTVILLE ROAD
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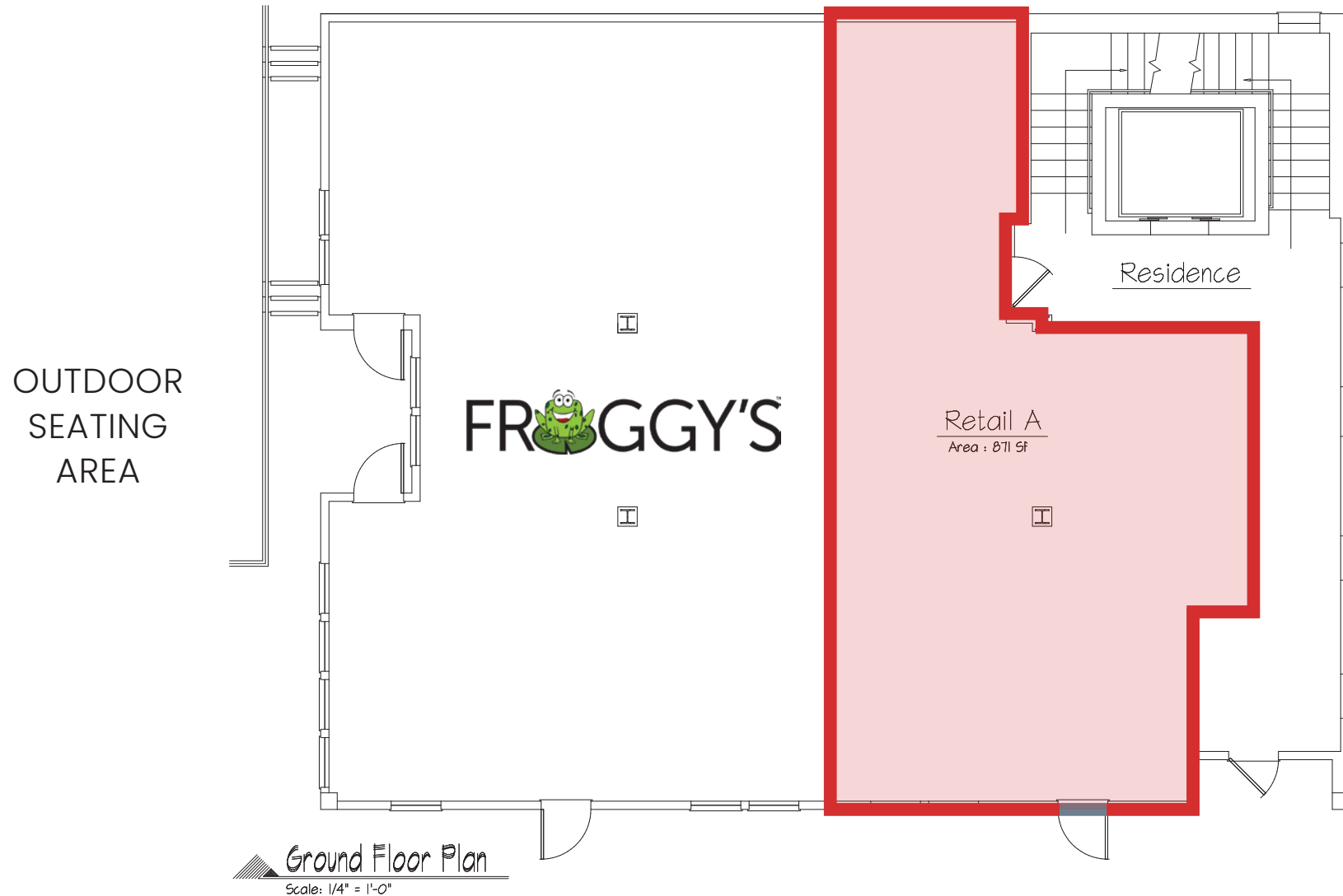
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FLOOR PLAN

871 SF



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AREA MAP



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