# Pelham Manor, NY RETAIL SPACE FOR LEASE 4360-4370 Boston Post Road (Route 1)



#### **AVAILABLE:**

1,800 SF

#### **TENANTS:**

Verizon and Wing Stop

#### **NEIGHBORING RETAILERS:**

ShopRite, Stop & Shop, BJ's Wholesale Club, TJ Maxx, Famous Footwear, Target, IHOP, Dunkin', Panera Bread, 24 Hour Fitness, HomeGoods, Party City, Petco, Citibank, and more

#### TRAFFIC COUNT:

22,471 Cars Per Day Along Boston Post Road (Route 1) 21,731 Car Per Day Along Ropes Avenue

#### **ADDITIONAL INFORMATION:**

- Strong Demos
- Busy Corner Location on Boston Post Road (Route 1) and the Hutchinson Parkway
- Close Proximity to I-95

#### **RENT:**

\$55.00/SF

#### CAM/TAXES:

\$17.00/SF

AREA DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	19,053	383,542	1,081,250
Avg. HH Income	\$180,253	\$115,889	\$109,951

For More Information,
Please Contact:

914-237-3400

John Williams – Ext. 115 John@RoyalPropertiesInc.com



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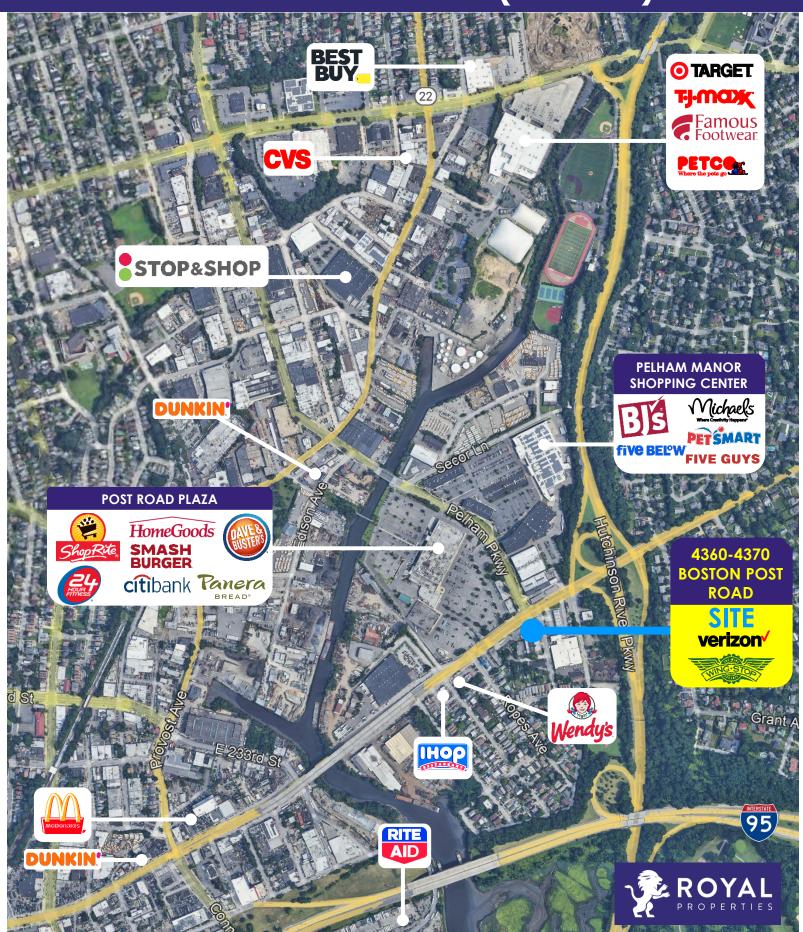




**BOSTON POST ROAD** 



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