

RETAIL/MEDICAL SPACE FOR LEASE

3,708 - 8,890 SF | 20,224 SF

NEW ROCHELLE, NY

71 - 110 NARDOZZI PLACE



FOR MORE INFORMATION, PLEASE CONTACT:

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ROYAL
PROPERTIES

OWNED & MANAGED BY

SIMONE[®]
DEVELOPMENT COMPANIES



PRIME SIGNAGE | NEW FACADE & STOREFRONTS

AVAILABLE:

8,890 SF End Cap (Divisible to 3,708 & 5,182 SF)
20,224 SF End Cap

ADDITIONAL INFORMATION:

- 114,000 SF Shopping Center
- Excellent Visibility & Signage from I-95
- Loading Docks
- Ample Parking

ASKING RENT:

Call for Details

CAM/TAXES:

Call For Details

CO-TENANTS:

LA Fitness, Parsons Xtreme Golf, and My Salon Suite

NEIGHBORING RETAILERS:

Costco, Home Depot, AutoZone, Harley Davidson, Jaguar/Land Rover, Mattress Firm, CVS, Goldfish Swim School, Bank of America, Dunkin', Wallauer and many more

ADJACENT TO:



RETAIL/MEDICAL END CAP SPACE FOR LEASE

71 NARDOZZI



- 3,000 SF End Cap
- 58' of Frontage
- Adjacent to LA Fitness

80 NARDOZZI

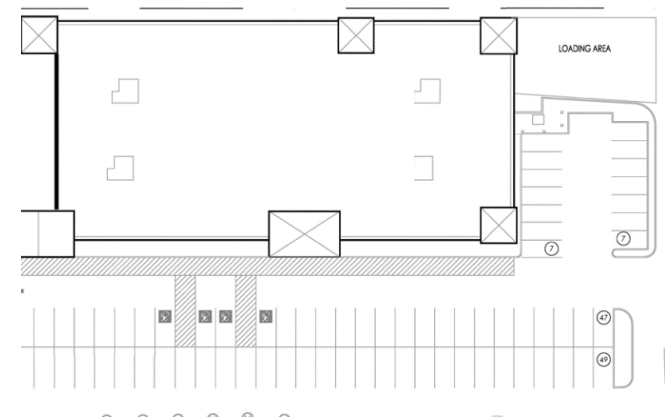
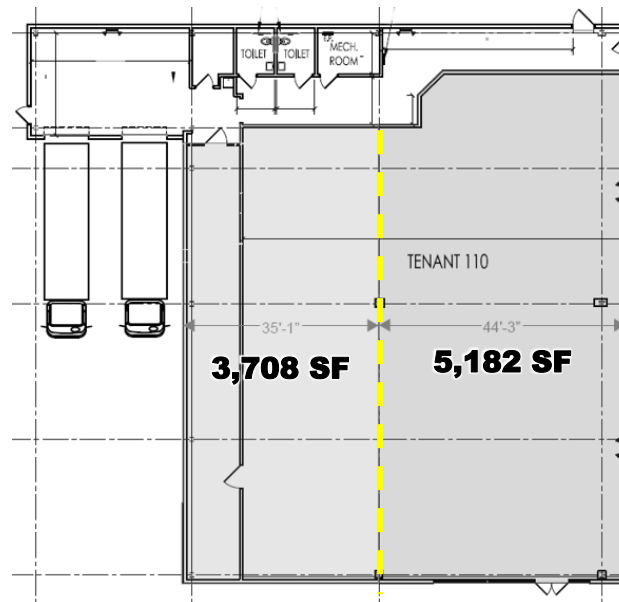
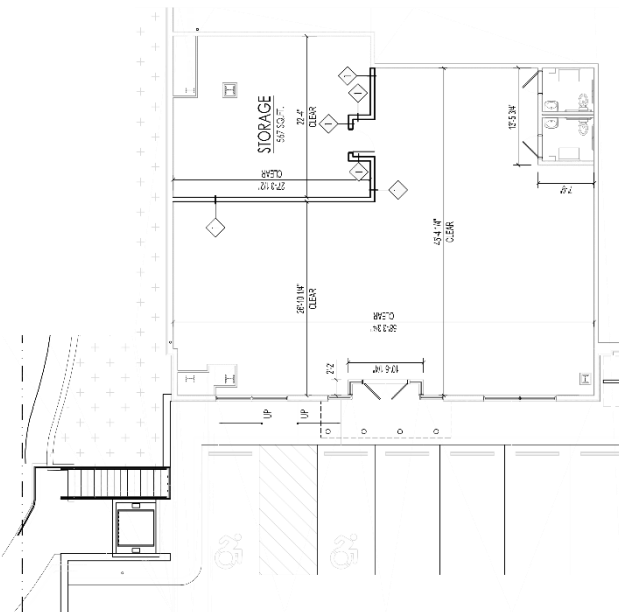


- 3,708-8,890 SF End Cap
- Shared Loading Docks
- 24' Clear Ceiling Heights

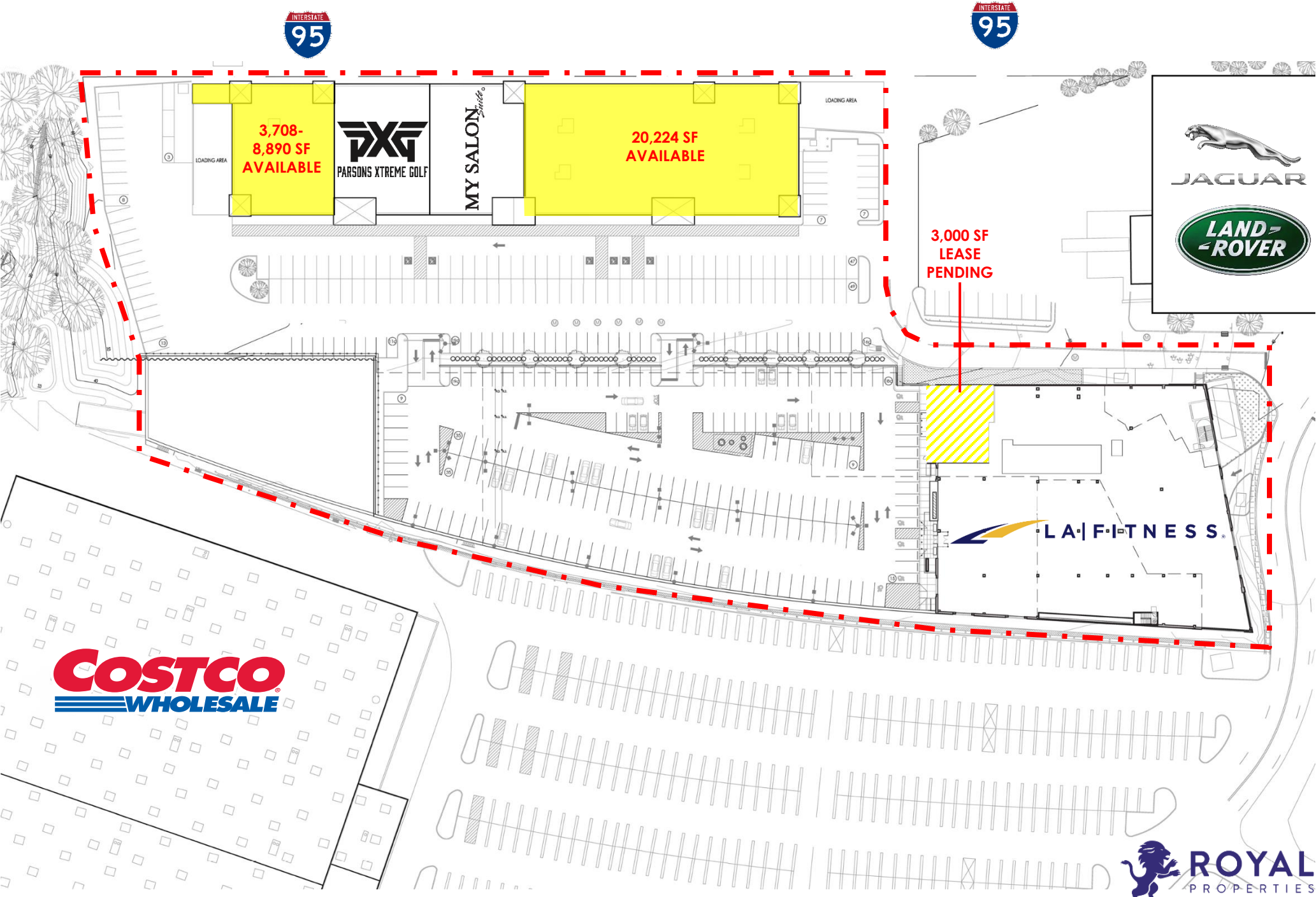
110 NARDOZZI



- 20,224 SF End Cap
- 204' of Frontage
- 24' Clear Ceiling Heights



SITE PLAN



AERIAL

71-110 NARDOZZI PLACE

SITE

LA|FITNESS

PXG **MY SALON Suite**
PARSONS XTREME GOLF



DEMOGRAPHICS

1 MILE RADIUS

POPULATION



31,268

AVERAGE HH
INCOME

\$174,132

2 MILE RADIUS

POPULATION



95,966

AVERAGE HH
INCOME

\$154,844

3 MILE RADIUS

POPULATION



257,089

AVERAGE HH
INCOME

\$128,413

TRAFFIC COUNTS

NARDOZZI PLACE ADT

TRAFFIC
COUNTS

6,052

MAIN STREET ADT

TRAFFIC
COUNTS

24,511

I-95 ADT

TRAFFIC
COUNTS

121,326

LEASING CONTACTS:

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VISIT OUR WEBSITE:

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