

# New Rochelle, NY

# RETAIL SPACE FOR LEASE

## 8 Joyce Road at Palmer Avenue

## ShopRite Plaza



### AVAILABLE:

643 – 2,255 SF

### CO-TENANTS:

ShopRite, Daiso, Popeyes, and Wine & Spirits Discount Warehouse

### NEIGHBORING RETAILERS:

Stop & Shop, Starbucks, Marshalls, HomeGoods, McDonald's European Wax Center, Taco Bell, People's United Bank, CubeSmart, Wine Bazaar, SkyZone, WestMed, Pine Brook Fitness Center, and many more

### ADDITIONAL INFORMATION:

- High Traffic Shopping Center at Signalized Intersection
- 416 Parking Spaces
- High Ceilings
- Excellent Signage and Visibility on Palmer Avenue
- Close Proximity to the Regentrified Area of Downtown New Rochelle with 30+ Residential Developments Underway Bringing 2,456 New Rental Units with a Possible 3,836 more within the Next Few Years
- Convenient to I-95 (Exit 16)

### TRAFFIC COUNTS:

14,780 Cars Per Day Along River Street  
 15,660 Cars Per Day Along Palmer Avenue  
 120,005 Cars Per Day Along I-95

### RENT:

Call for Details

### CAM/TAXES:

\$10.82/SF

AREA DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	44,004	157,999	502,177
Avg. HH Income	\$129,036	\$203,533	\$156,983

For More Information, Please Contact:

914-237-3400

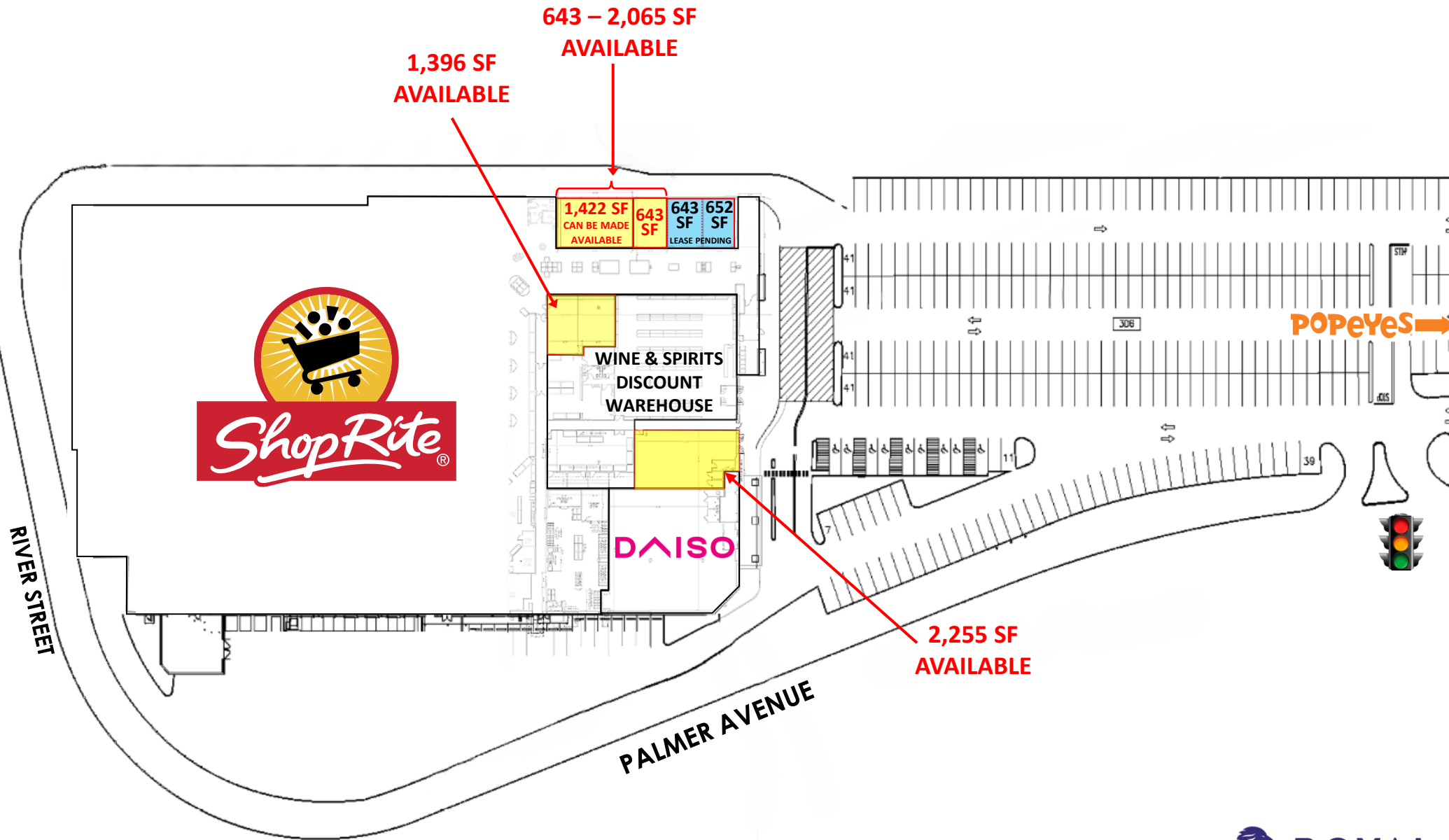
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**PALMER CENTER**

- STOP & SHOP
- Peoples United Financial, Inc.
- SHERWIN WILLIAMS
- FedEx Office
- EUROPEAN WAX CENTER
- Starbucks
- winebazaar

**PALMER SQUARE**

- Marshalls
- HomeGoods
- PROFESSIONAL PHYSICAL THERAPY

**THE ROCKWELL**  
NEW DEVELOPMENT  
COMPLETED  
114 TOTAL UNITS

**THE ATELIER**  
NEW DEVELOPMENT  
UNDER CONSTRUCTION  
65 TOTAL UNITS

**PINE BROOK**  
FITNESS

**CUBESMART**  
self storage + logistics

**SHOPRITE PLAZA SITE**

- ShopRite
- DAISO
- POPEYES LOUISIANA KITCHEN

**NISSAN**

**McDonald's**

**NoMa**  
WebsterBank

**TRUMP PLAZA**

- TEXAS REGGIES
- Regus
- THE LEARNING EXPERIENCE

**westmed**  
A Summit Health Company

**Post Office**

**CVS**

**TACO BELL**

**GAME SPORTS**  
MATTRESS FIRM

**Drive-Up Storage**

**NEW ROCHELLE DINER**

**DUNKIN'**

**AutoZone**

**TOWN TOWN SUPERMARKETS**

**NEW ROC CITY**

- REGAL
- GameStop
- BURGER KING
- SKY ZONE TRAMPOLINE PARK
- planet fitness
- SOCCEROOF
- Applebee's
- Audi
- MONROE COLLEGE
- BUFFALO WILD WINGS

**JAGUAR**  
**LAND ROVER**

**BANK OF AMERICA**

**NARDOZZI PLACE**

- LA FITNESS
- MY SALON
- PXG PARSONS XTREME GOLF

**CVS**  
goldfish  
swim school

**MOTOR HARLEY-DAVIDSON CYCLES**

**THE HOME DEPOT**

**safeguard self storage**

**COSTCO WHOLESALE**

**ROYAL PROPERTIES**



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