

# 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, Wine & Spirits Discount Warehouse, and Nut Factory

### 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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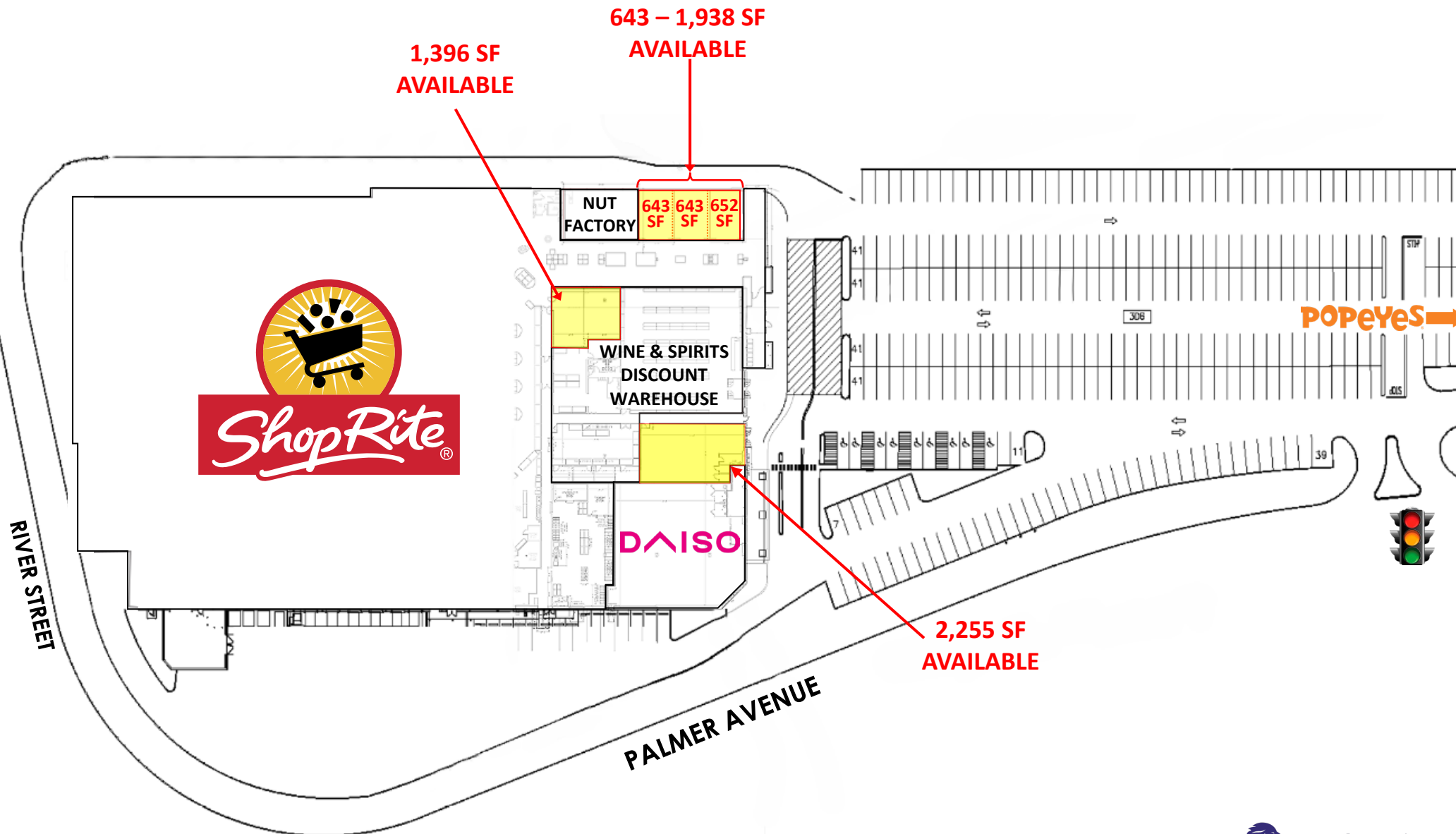
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# ROYAL PROPERTIES

www.RoyalPropertiesInc.com

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