

RETAIL SPACE

PELHAM MANOR, NY

PELHAM MANOR SHOPPING PLAZA

825 PELHAM PARKWAY



SIZE

2,000 SF Pre Leasing

ASKING RENT

Upon Request

NNN'S

\$14.16 PSF

CO-TENANTS

BJ's Wholesale Club, LIDL (Coming Soon), Petsmart, Five Below, Five Guys, Dollar Tree, Chipotle, Feel Beauty, The Vitamin Shoppe, Rainbow, Crab Du Jour, Optimum (Coming Soon)

NEIGHBORS

Dave & Busters, Fairway Market, HomeGoods, GNC, Panera Bread, Target, Bed Bath & Beyond, T.J. Maxx, Petco, Best Buy, Staples, Stop & Shop, Lane Bryant, Sally Beauty, Smashburger, Marshalls Shoes

COMMENTS

- Rare opportunity in Pelham Manor, NY
- Direct access off the Hutchinson River Parkway & Route 1 (Boston Post Road)
- 1/2 mile from Interstate 95
- 400,000 people within a 3 mile radius
- 10,940 businesses with 87,379 employees and a daytime population of 214,522

CONTACT EXCLUSIVE AGENTS

DANIEL GLAZER
dglazer@ripcony.com
516.933.8880

JEFFREY L. NABLE
jnable@ripcony.com
203.302.1701

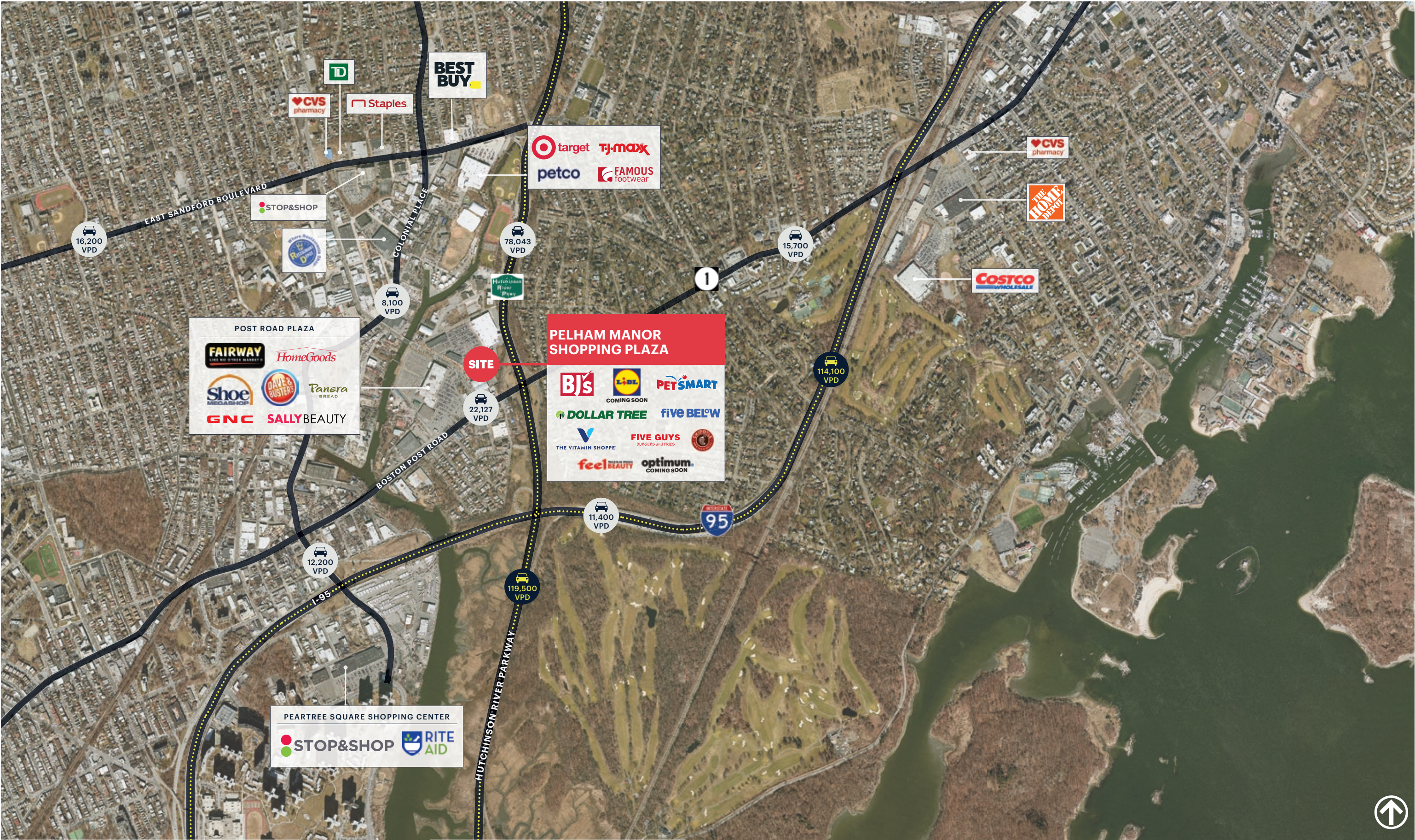


1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL





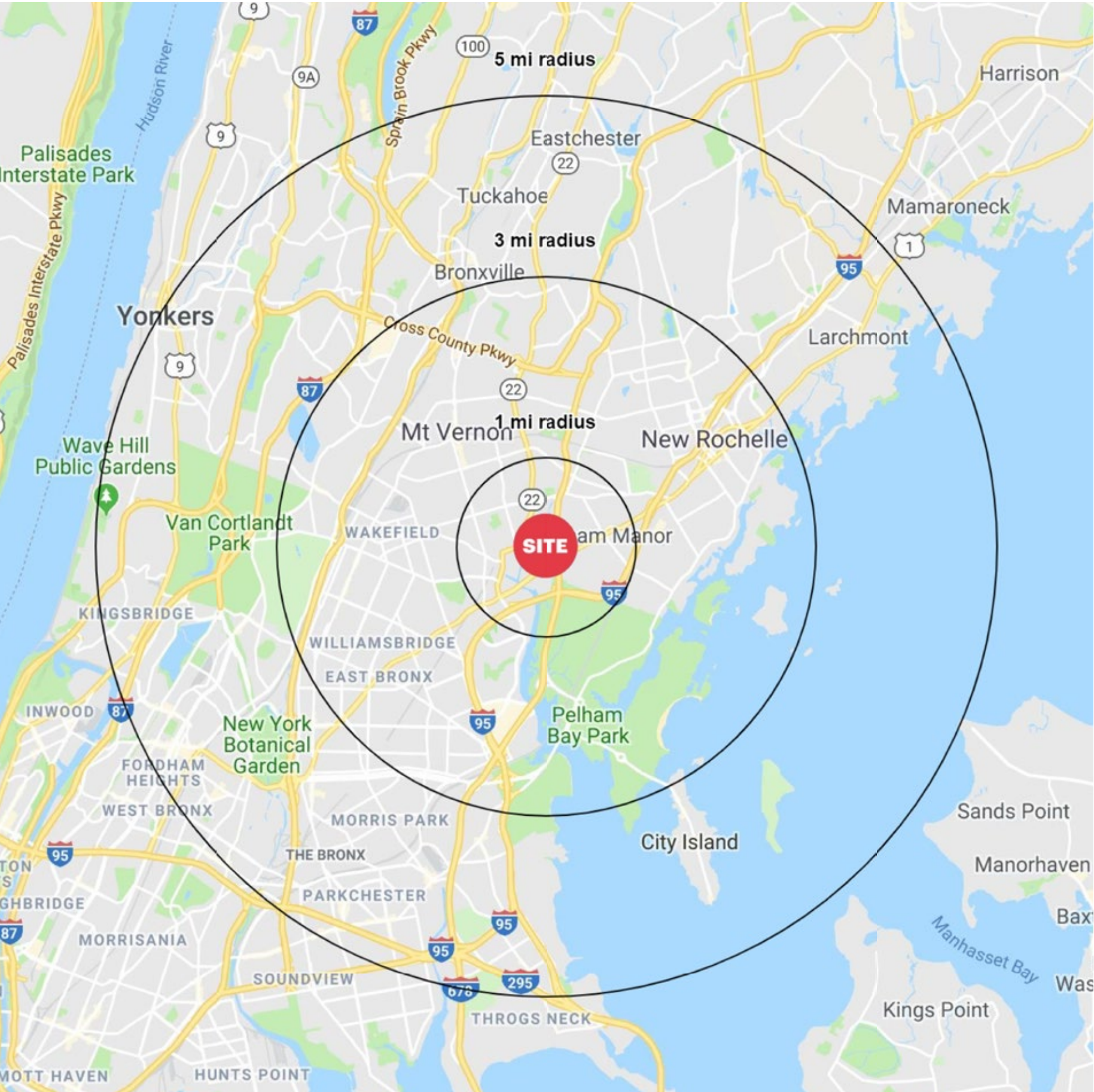
PELHAM MANOR SHOPPING PLAZA PELHAM MANOR, NEW YORK

SITE PLAN

GROUND FLOOR



AREA DEMOGRAPHICS



PELHAM MANOR SHOPPING PLAZA PELHAM MANOR, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
21,475	5,503 - 38.1%
HOUSEHOLDS	TOTAL BUSINESSES
7,468	941
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$140,710	9,211
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$101,792	15,693

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
398,524	80,321 - 29.2%
HOUSEHOLDS	TOTAL BUSINESSES
150,859	10,940
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$85,517	87,379
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$66,324	214,522

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
1.1M	212,742 - 28.5%
HOUSEHOLDS	TOTAL BUSINESSES
412,557	30,620
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$82,217	274,916
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$62,749	629,072

AREA DEMOGRAPHICS

