

New Rochelle, NY

80 Nardozzi Place

**RETAIL/MEDICAL
SPACE FOR LEASE**



AVAILABLE:

8,890 SF (Divisible)

CO-TENANT:

LA Fitness, Cloudbound by SkyZone, Parsons Xtreme Golf, My Salon Suite and Dello Russo Laser Vision

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

ADDITIONAL INFORMATION:

- 114,000 SF Shopping Center Adjacent to Costco Wholesale and The Home Depot
- Excellent Visibility & Signage from I-95
- Shared Loading Docks
- 24' Clear Ceiling Heights
- 381 Parking Spaces
- Prime Signage
- New Façade Storefronts

TRAFFIC COUNTS:

121,326 Cars Per Day Along I-95
 24,511 Cars Per Day Along Main Street
 6,052 Cars Per Day Along Nardozzi Place

ASKING RENT:

Call For Details

CAM/Taxes:

\$10.43/SF

AREA DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	31,268	95,966	257,089
Avg. HH Income	\$174,132	\$154,844	\$128,413

**For More Information,
Please Contact:**

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ROYAL
 PROPERTIES

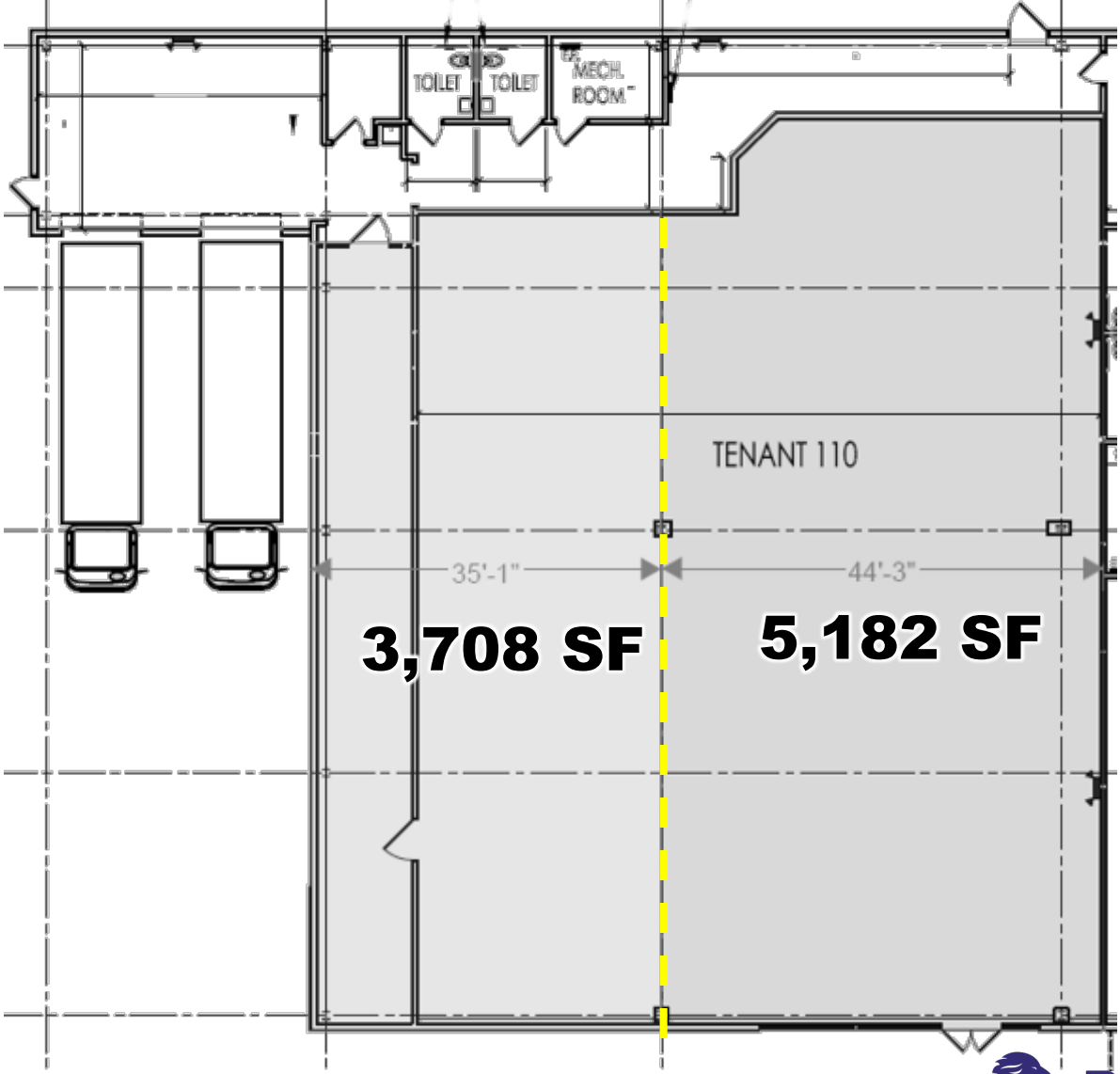
www.RoyalPropertiesInc.com

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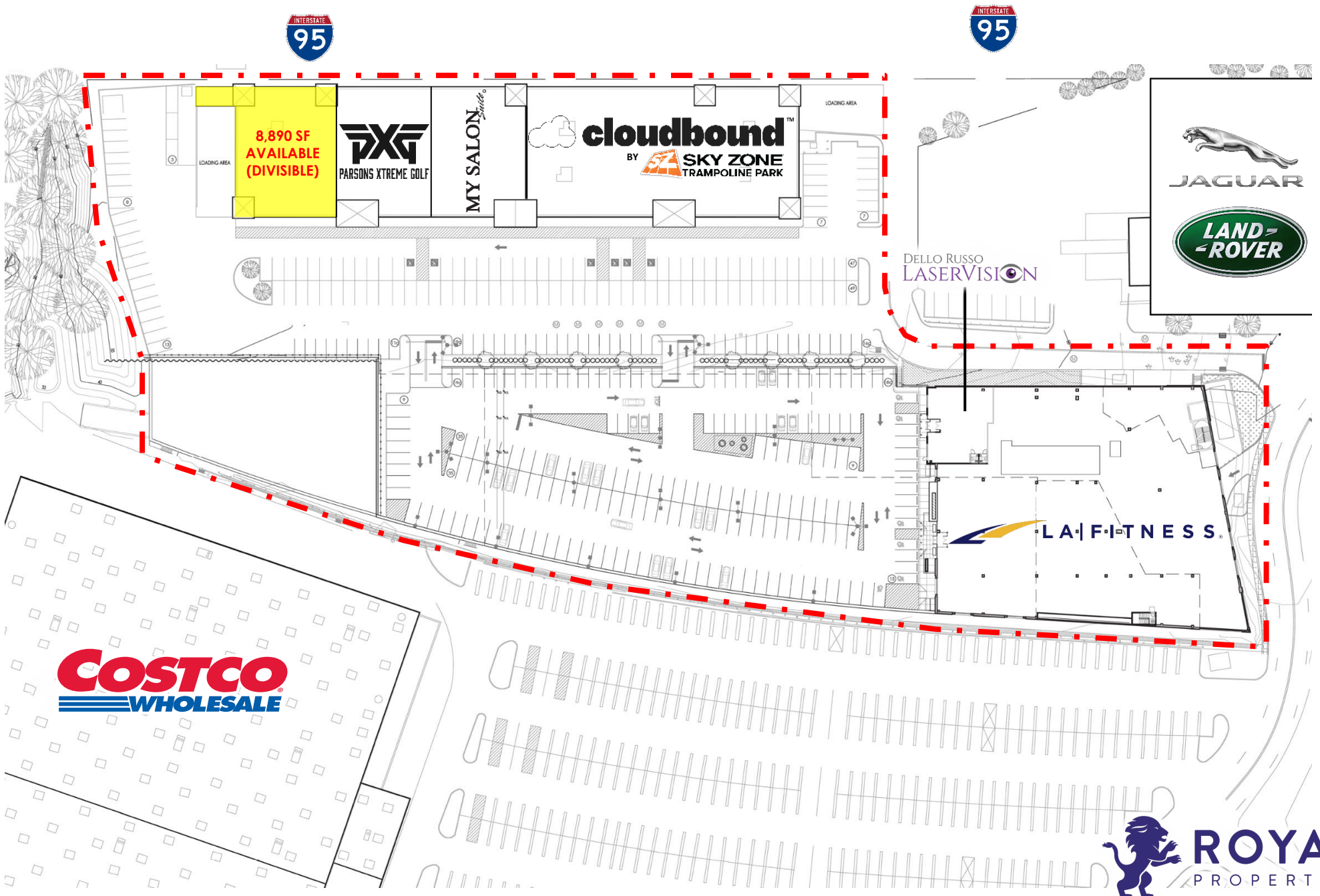
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SITE

LA|FITNESS

cloudbound™
BY SKY ZONE TRAMPOLINE PARK

PXG
PARSONS XTREME GOLF

MY SALON Suite

DELLO RUSSO LASERVISION



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