

NEW ROCHELLE, NY - 490A Main Street



FOR LEASE: FORMER DENTIST SITE RETAIL/OFFICE USES APPROVED

1,500 SF | \$3,750/Mon. Modified Gross

- Fantastic Vehicle & Foot Traffic and Exposure to Busy Downtown Main Street
- Street and Metered Parking Available
- Basement Available
- 9 Ft Ceilings
- Steps from New Roc City
- More than 2,000 Residential Units Under Development within a 0.25 Mile Radius

By Drive-Time	1-Min	5-Min	7-Min
Average HH Income	\$75,645	\$86,934	\$113,102
Median HH Income	\$51,526	\$59,044	\$70,225
Population	2,336	39,493	67,383
Total Households	683	14,683	24,452
Retail Potential	\$20.8M	\$561M	\$1.2B





Call Owner's Exclusive Agent:

Haryn Intner 914-779-8200 x123 haryn@admiralrealestate.com

Brokers Protected

ADMIRAL REAL ESTATE SERVICES CORP. 62 Pondfield Rd Bronxville, NY 10708 Jonathan H. Gordon, Corporate Broker admiralrealestate.com All information furnished regarding property for sale or rental is from sources deemed reliable, but no representations or warranties, express or implied, are made as to the accuracy thereof.