

728  
NORTH  
AVENUE

NEW ROCHELLE  
NEW YORK



THE  
YOUNG  
COMPANIES

COLLEEN MORRISSEY  
212.687.2400  
CMORRISSEY@DARTCO.COM

PETER LYONS  
212.687.2432  
PLYONS@DARTCO.COM

MIKE HUBBARD  
203.618.1212  
MHUBBARD@DARTCO.COM

2,105 SF  
AVAILABLE NOW





## Site Overview

Ground floor retail space available next to Starbucks

- **Size:** 2,105 SF
- **Possession:** Arranged

## Comments

- Beautiful white box space
- Ground floor of 16-unit residential building across from Iona College (4,000 students)
- 10' ceiling height
- ADA ramp in front of space
- Parking available in adjacent garage and in rear of building

## Demographics

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Daytime Population</b>	36,483	190,030	529,363
<b>Population</b>	33,419	159,768	426,434
<b>Med. HH Income</b>	\$71,809	\$78,487	\$71,326



**NEW ROCHELLE  
HIGH SCHOOL**  
3,334 STUDENTS

**IONA COLLEGE**  
4,000 STUDENTS  
**BARNES & NOBLE**

**PIZZERIA GEMELLI**  
**BEACHMONT**  
ESTABLISHED 1958

**SITE**  
728 NORTH AVE  
**STARBUCKS**

**WESTCHESTER**  
TACO GRILL  
**AVENUE**  
deli • cafe • catering

**IONA COLLEGE  
DORMS**

**Waffle  
cafe**  
**PRESTIGE  
BARBER**  
**ANO1 PIZZA**

**DUNKIN'**  
**Domino's**

**THE ROCKWELL**  
114 NEW APARTMENTS  
FALL 2020  
**CVS**

**NEW ROCHELLE  
CITY HALL,  
POLICE STATION  
& COURTHOUSE**

**KFC**

**Tim Hortons**

**MAVIS  
DISCOUNT  
TIRE**

**ShogSite**

**Marshalls**  
HomeGoods

**StopsShop**



NEW ROCHELLE  
HIGH SCHOOL  
3,334 STUDENTS

**SITE**  
728 NORTH AVE  
STARBUCKS

PIZZERIA  
**GEMELLI**  
NEW ROCHELLE, NY  
BEECHMONT  
ESTABLISHED 1959

Chicken Joe's  
**COOL**  
EST. 1994

**WESTCHESTER**  
TACO GRILL  
**AVENUE**  
deli • cafe • catering

McDonald's

*The Mirage*  
RESTAURANT & CAFE

**IONA  
COLLEGE  
DORMS**

*Waffle*  
-cafe-  
PRESTIGE  
BARBER  
**A#1 PIZZA**

**DUNKIN'**

"THE ILLUSTRATOR"  
RESIDENTIAL  
DEVELOPMENT  
DELIVERY 2022

North Ave

13,170 ADT

North Ave

Hubert Pl

**Mobil**

**IONA  
COLLEGE**  
4,000 STUDENTS  
**BARNES & NOBLE**

THE ROCKWELL  
114 NEW APARTMENTS  
FALL 2020

**TACO**  
RESTAURANTS

Brookside Pl

Tieno St

President St

  
**CVS**







728  
NORTH  
AVENUE

NEW ROCHELLE  
NEW YORK

**COLLEEN MORRISSEY**

212.687.2400

CMORRISSEY@DARTCO.COM

**PETER LYONS**

212.687.2432

PLYONS@DARTCO.COM

**MIKE HUBBARD**

203.618.1212

MHUBBARD@DARTCO.COM



**270 LAFAYETTE ST, SUITE 806**

NEW YORK | NY 10012

212.687.2400

WWW.DARTCO.COM