

1123 PLEASANTVILLE ROAD

BRIARCLIFF MANOR, NY

NEW RETAIL SPACE AVAILABLE FOR LEASE
871 RSF WITH OUTDOOR SEATING AREA



Outdoor Seating Area

Froggy's Now Open

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION

871 RSF retail space available for lease

Located in a thriving retail corridor

High foot traffic

Outdoor seating area

10'-6" Ceilings

Co-Tenant: Froggy's Sandwiches (Now Open)



NEIGHBORS

FROGGY'S CHASE



Gentle Family Dentistry
Briarcliff Dental Associates

THE PATIO
RESTAURANT

Briarcliff
MARKET & DELI

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,997	51,139	100,029
NUMBER OF HOUSEHOLDS	1,838	19,202	34,893
AVERAGE HH INCOME	\$298,522	\$232,480	\$251,233
ANNUAL HH EXPENDITURE	\$305.55 M	\$2.8 B	\$5.27 B
ANNUAL RETAIL EXPENDITURE	\$135.92 M	\$1.26 B	\$2.37 B

TRANSPORTATION

2 min drive (0.5m)
to 9A



3 min drive (1.2m)
to Taconic Parkway



6 min drive (2.6m)
to Saw Mill River Parkway



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Contact Exclusive Listing Agent:
Mia Abdou
914.968.8500 x326
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All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

INTERIOR IMAGES



1123 PLEASANTVILLE ROAD
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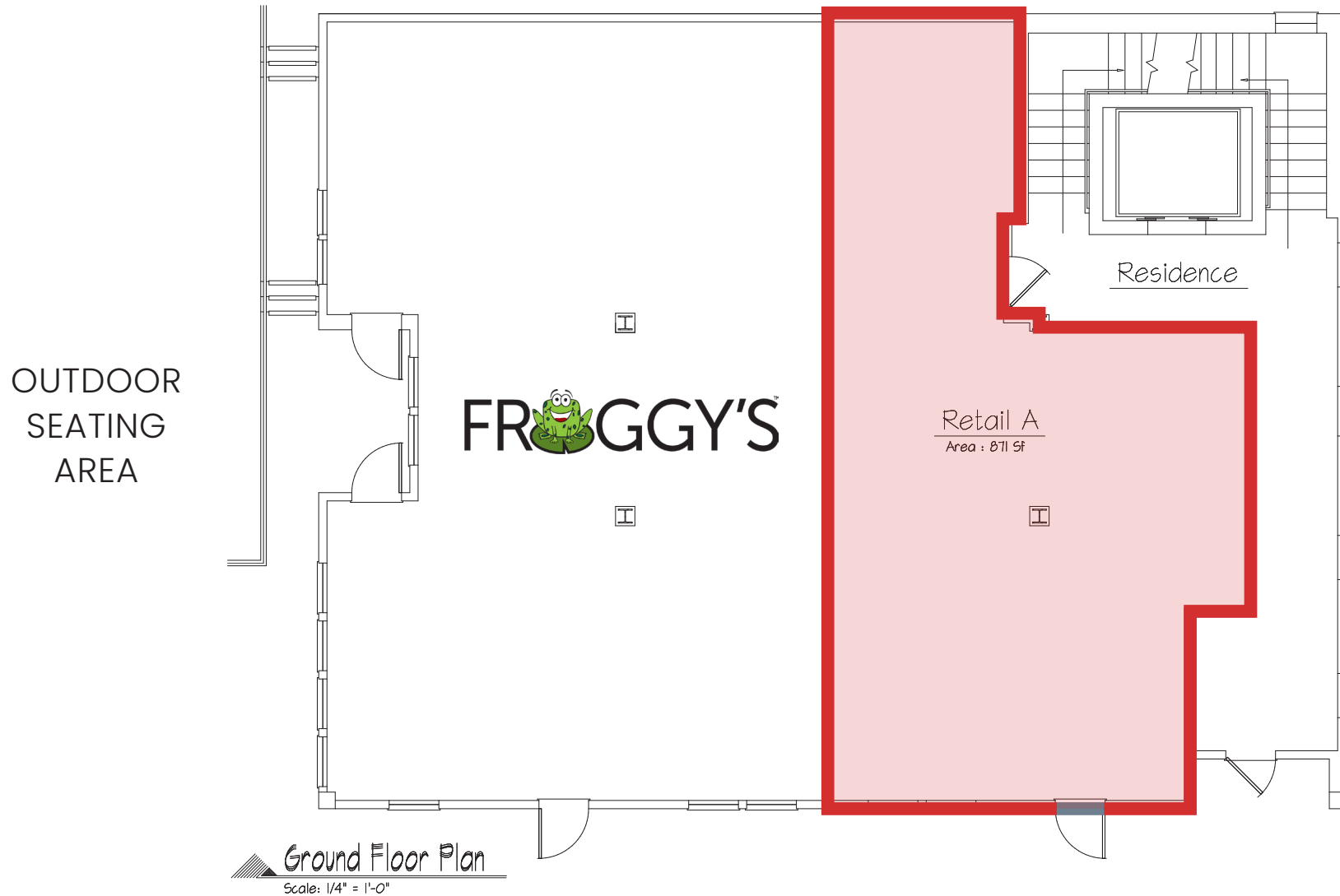
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FLOOR PLAN

871 SF



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AREA MAP



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