

4,000 SF BANK PAD FOR LEASE

895 PELHAM PARKWAY (HUTCHINSON RIVER PARKWAY) | PELHAM MANOR, NY 10803

LEVIN
MANAGEMENT



4,000 SF Bank Pad for lease at ShopRite anchored power center

Rare opportunity at highly visible signalized corner of Boston Post Road and Pelham Parkway

- **Available for Lease:** 4,000 SF Bank Branch Building with fully built out Financial Services Office.
- **Latest Placer Data:** The existing bank tenant at this location ranks as the 4th busiest branch in the state and 5th busiest in the chain, with over \$333 million in deposits.
- **High Traffic:** 4 million annual visits with traffic growth of +5.7% year-over-year and +27.4% compared to two years ago.

- **Average Daily Vehicular Traffic:** 42,497 on Hutchinson River Pkwy and 22,894 on Boston Post Road

- **Thriving Power Center:** 257,143 Square Foot multi-anchored power center with ShopRite of Pelham Parkway, Dave & Buster's, 24-Hour Fitness, Panera Bread, HomeGoods, Michaels and another big box national retailer coming soon!

- **Exceptional Location and Accessibility:** Direct access from Hutchinson River Parkway (Exit 7) and Boston Post Road (Route 1). Situated in Southern Westchester County, just 10 miles north of Manhattan.

- **Broker Incentives:** Full 5% commission to tenant brokers

Average Daily Traffic

22,894 Boston Post Road
42,497 Hutchinson River Parkway

Demographics

3-mile radius



390,825
POPULATION



155,475
HOUSEHOLDS



\$115,836
AVERAGE HH INCOME



143,243
DAYTIME POPULATION

Source: sitesusa.com

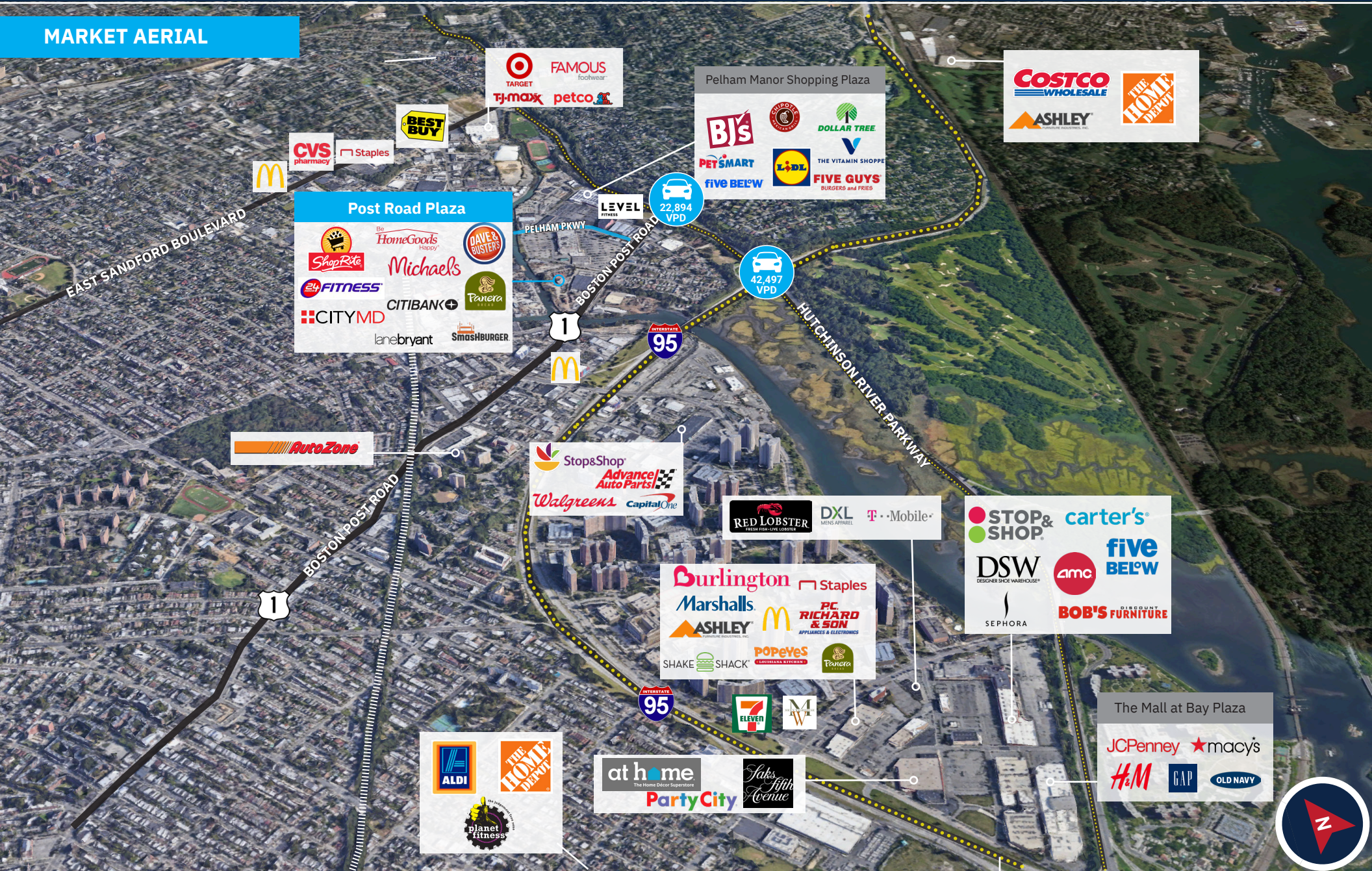


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MARKET AERIAL



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CLOSE-UP AERIAL



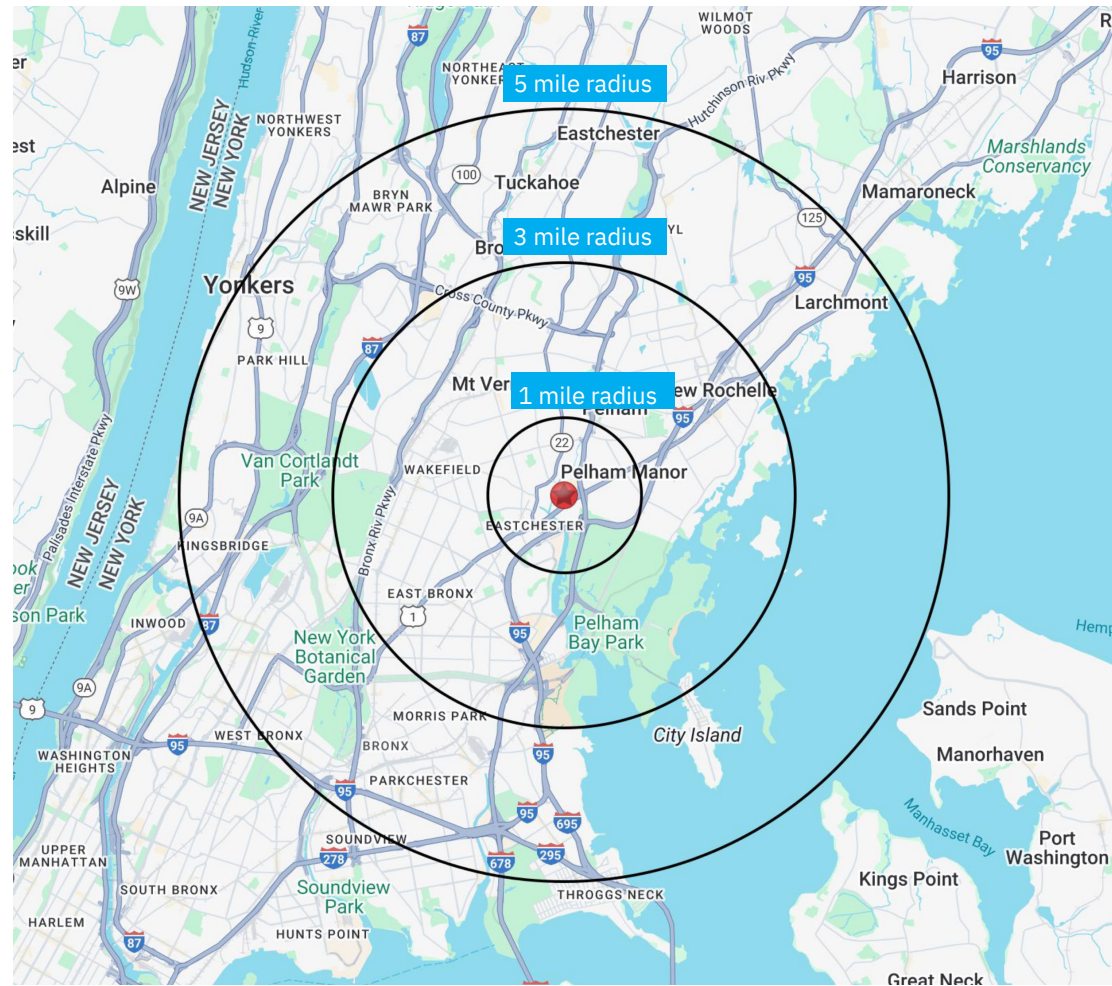
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	24,271	390,825	1.11 M
Households	9,004	155,475	419,811
Average Household Income	\$164,288	\$115,836	\$109,401
Projected Average Household Income (2028)	\$191,012	\$130,779	\$123,753
Median Household Income	\$108,143	\$84,307	\$77,562
Total Businesses	1,306	12,470	32,068
Total Employees	13,467	99,882	249,148
Daytime Population	15,949	143,243	366,944
Total Annual Household Expenditure	\$917.03 M	\$12.11 B	\$31.31 B
HH Income \$200K or more	1,804	21,469	51,595
College Degree + (Bachelor Degree or Higher)	6,522	93,107	242,465

Source: sitesusa.com



CONTACT EXCLUSIVE AGENT

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