

# RETAIL PROPERTY FOR SALE



**GOLDSCHMIDT  
& ASSOCIATES**

Commercial Real Estate Group



**34 Weyman Avenue  
New Rochelle, New York**

## Property Features

- » 6,000 SF
- » Free Standing Building Lease to Desire DKB Home
- » 10 On Site Parking Spaces
- » Adjacent To CVS, Across From Home Depot
- » Close to Costco, Ashley Furniture, Mattress Firm, Harley Davidson, LA Fitness, Land Rover, Diner
- » Lease Expiration - 2027 plus 2 Five-year Options

Annual Income -	\$137,555	(1/27 \$141,682)
Real Estate Taxes	\$36,000	\$36,000
NOI -	\$93,658	\$105,682

## Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
» Population	44,142	225,498	594,317
» Avg HH Income	\$109,817	\$105,661	\$101,986

**» Sale Price: \$1,950,000**

## Contact:

Exclusive Agent:

**Pam Bren Goldschmidt**

Phone: 914-723-1616

Email: [pam@ga-re.com](mailto:pam@ga-re.com)

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## 34 Weyman Avenue New Rochelle, NY



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# 34 Weyman Avenue New Rochelle, NY

**Aaron's**  
36 Weyman Avenue  
New Rochelle, NY 10805-1409

**MAX**  
ARCHITECTURE

1000 W. 20th St. Suite 100  
New Rochelle, NY 10801  
Tel: (914) 235-1100  
Fax: (914) 235-1101  
www.maxarch.com

Prepared by: Architect: Date: 10/10/10

Scale: 1/8" = 1'-0"

Sheet: 1 of 1

Project: 10805-1409

Client: Aaron's

Address: 36 Weyman Avenue, New Rochelle, NY 10805-1409

Notes: See attached documents for details.

Revisions: 1. 10/10/10

2. 10/10/10

3. 10/10/10

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**NOTES**  
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NEW YORK STATE ELECTRICAL CODE (NYSEC).  
2. THE DESIGN AND LAYOUT OF THE DRAWINGS ARE CONSISTENT OF ALL CURRENT AARON'S SPECIFICATIONS.  
3. THE DRAWINGS HAVE BEEN UPDATED WITH THE MOST CURRENT INTERIOR SPECIFICATIONS.  
4. NO DEVIATION FROM THESE PLANS WILL BE FORWARDED WITHOUT WRITTEN CONSENT.



1. SITE PLAN SCALE 1/8" = 1'-0"

2. LOT 11, BLOCK 11, DISTRICT 11

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/10/10	PRELIMINARY	MAX	MAX
2	10/10/10	REVISED	MAX	MAX
3	10/10/10	REVISED	MAX	MAX
4	10/10/10	REVISED	MAX	MAX
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6	10/10/10	REVISED	MAX	MAX
7	10/10/10	REVISED	MAX	MAX
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9	10/10/10	REVISED	MAX	MAX
10	10/10/10	REVISED	MAX	MAX
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96	10/10/10	REVISED	MAX	MAX
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98	10/10/10	REVISED	MAX	MAX
99	10/10/10	REVISED	MAX	MAX
100	10/10/10	REVISED	MAX	MAX

3. FLOOR PLAN SCALE 1/8" = 1'-0"

4. LOT 11, BLOCK 11, DISTRICT 11

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4. LOCATION PLAN SCALE 1/8" = 1'-0"

5. LOT 11, BLOCK 11, DISTRICT 11

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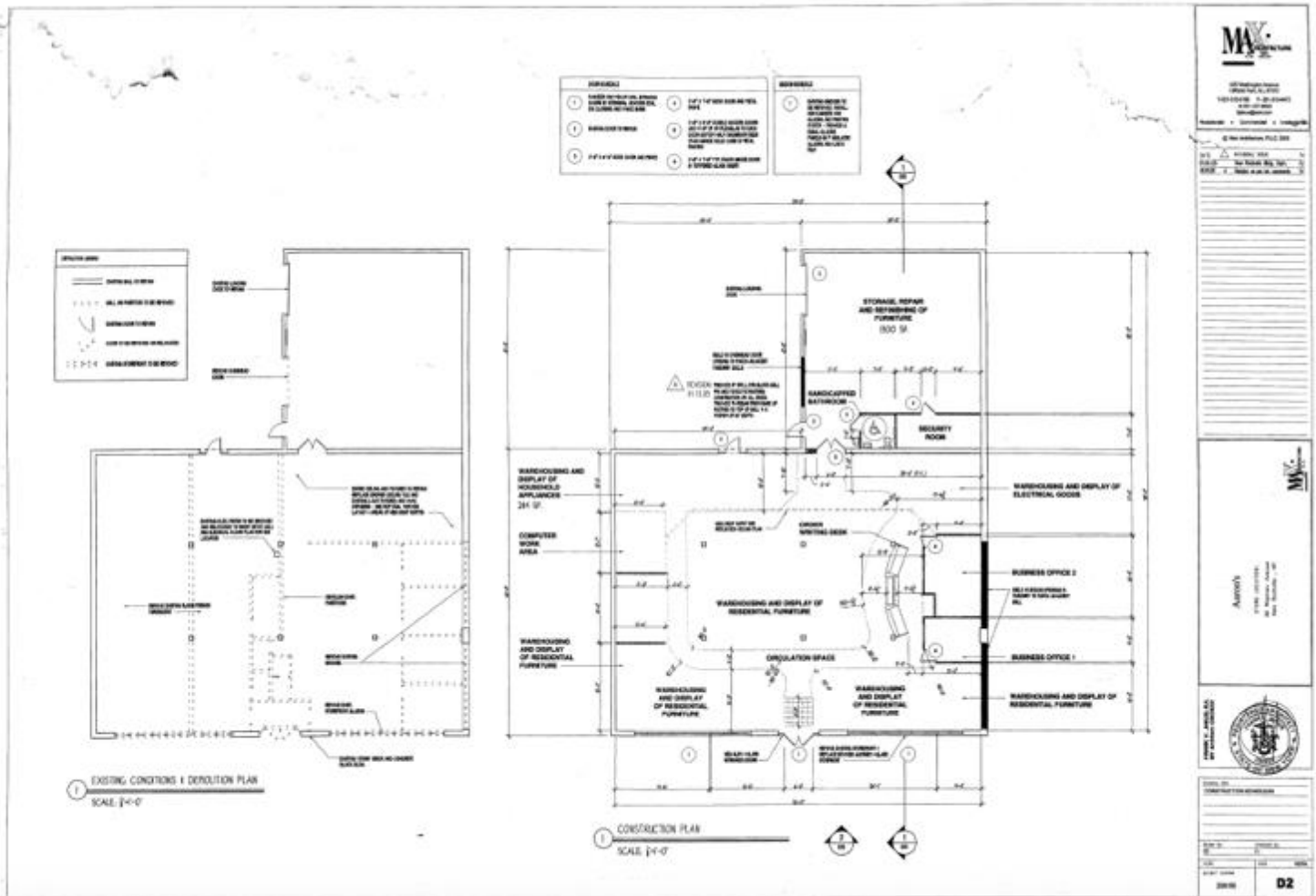
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