

33 CALVERT STREET
HARRISON, NY

**615 SF RETAIL AVAILABLE
AT NEW HARRISON MEWS DEVELOPMENT**



PROPERTY HIGHLIGHTS

- < 5 min walk to Metro-North Station (Harrison)
- Vanilla shell delivery w/ADA bathroom & 3-ton HVAC unit
- +/- 16' ceiling height
- Zoned PB: Professional Business
- 2 dedicated parking spots in controlled access garage (lower level of building)
- Street & municipal parking adjacent to property for customer use
- Harrison Mews features 24 luxury townhouse & penthouse rental units

PROXIMITY TO

33 CALVERT STREET
HARRISON, NY

- WPH Physician Assoc. of Harrison
- The Avalon Harrison
- Harrison Public Library
- Downtown Harrison
- Halstead Ave Retail Corridor
- Rye Racquet Club



CONVENIENT ACCESS

- Walk to Harrison Metro-North Train Station
- Walk to #61 & #5 Bee Line Bus Stops
- 6 min drive (1.8 m) to I-95



33 Calvert Street

Contact Exclusive Listing Agent:

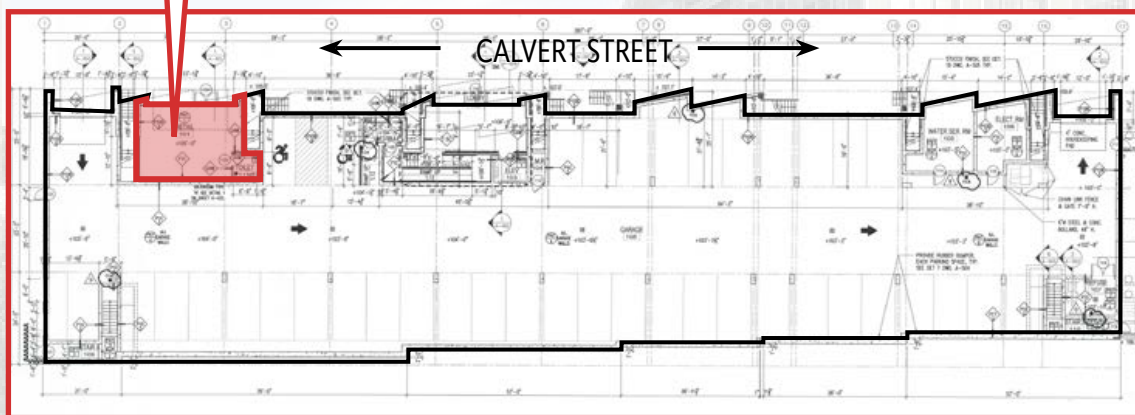
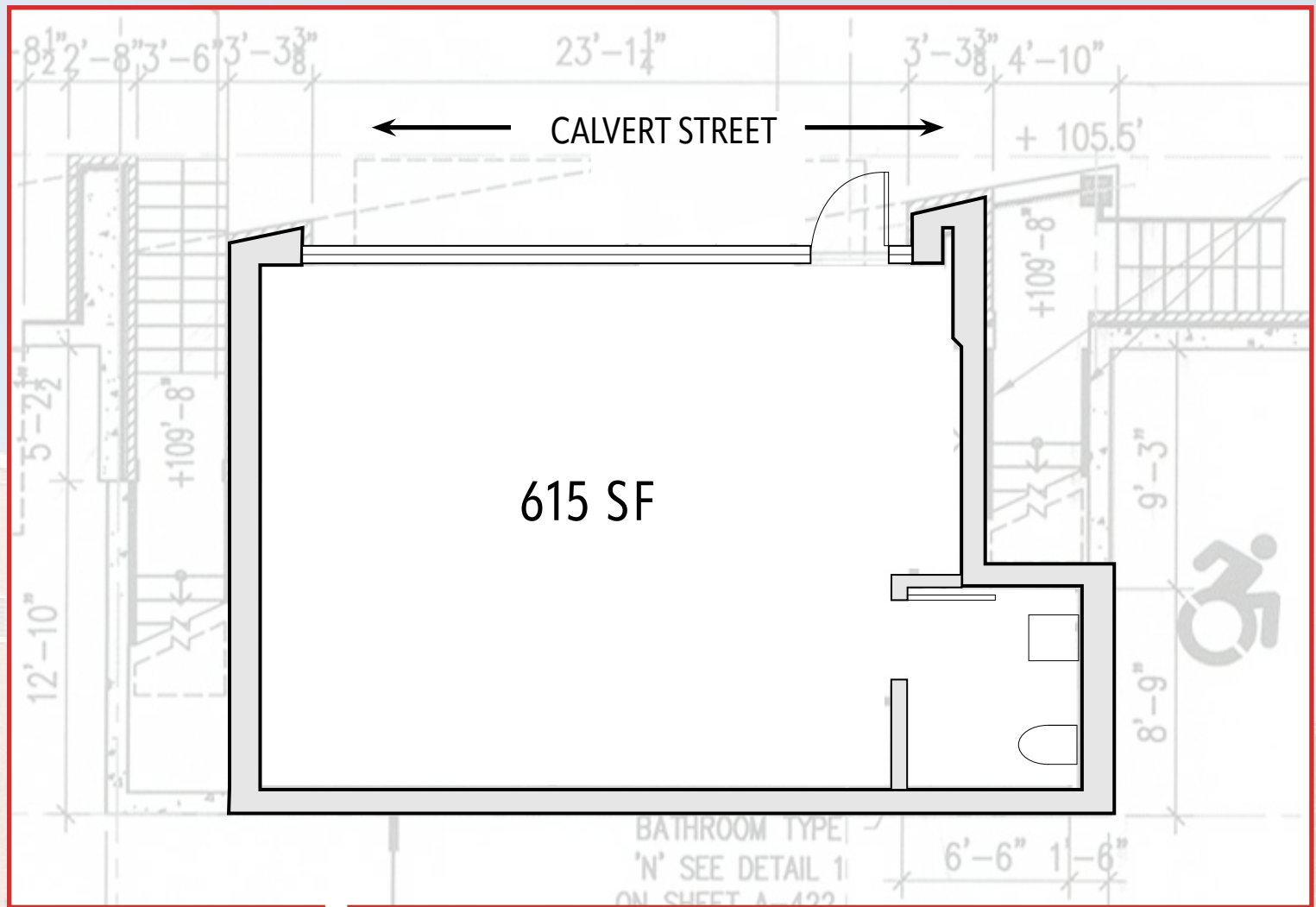
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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KATELIN VAN VOORHIS
914.968.8500 x313
kvanvoorhis@rmfriedland.com

FLOOR PLAN

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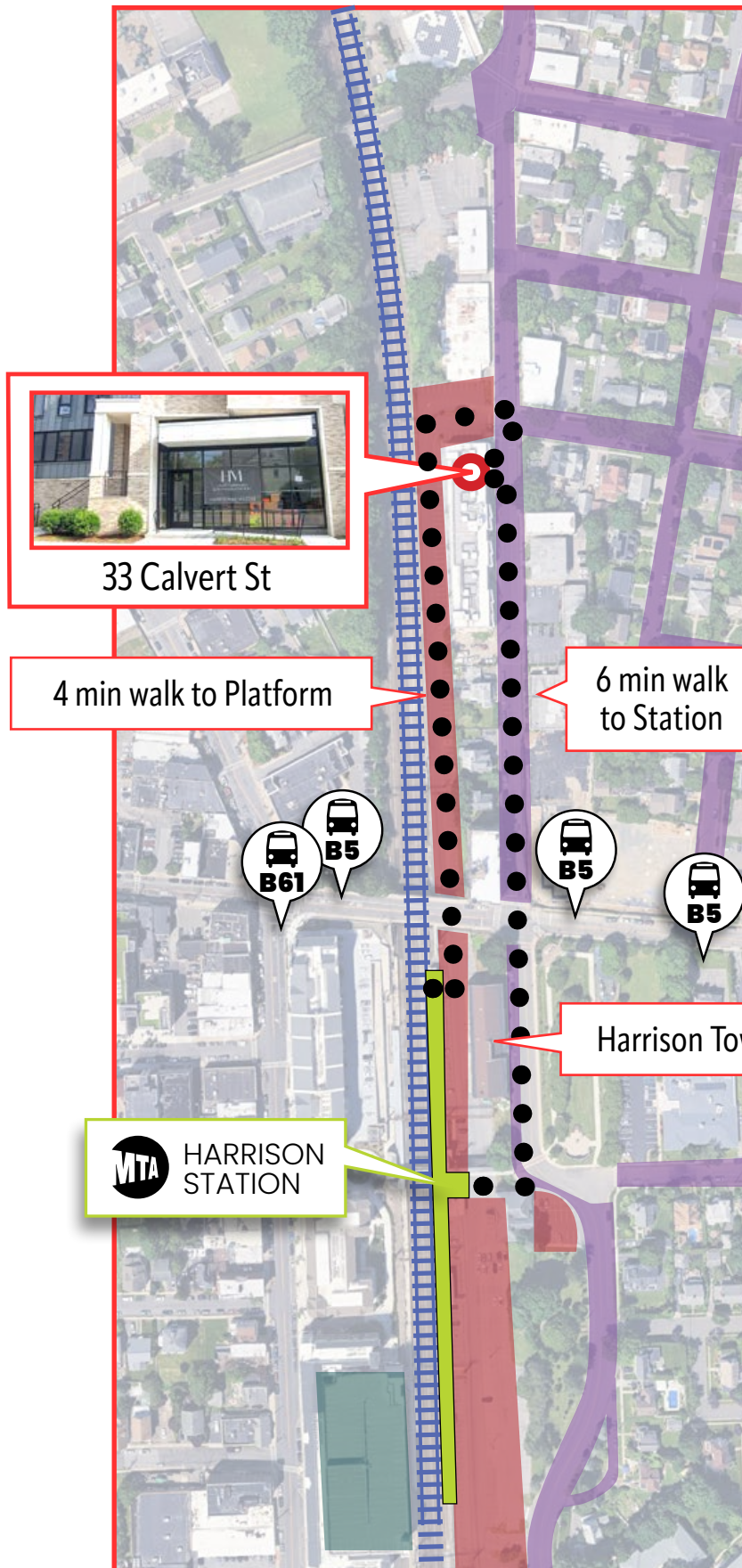
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TRANSIT/PARKING

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- Municipal Parking (Permit Only)
- Street Parking
- Harrison Train Station
- MTA Commuter Parking & Public Parking
- Metro-North New Haven Line
- Walk from 33 Calvert Street

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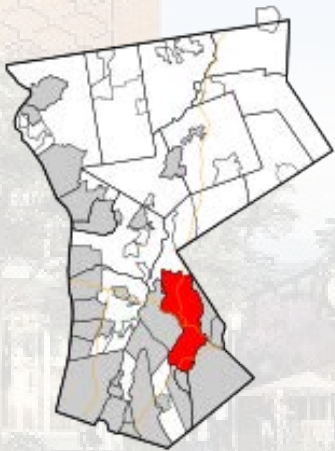
DEMOGRAPHICS

33 CALVERT STREET
HARRISON, NY



Population	15,998	70,802	208,758
Number of Households	5,983	25,286	74,809
Average HH Income	\$253,682	\$331,603	\$295,691
Annual HH Expenditure	\$862.19 M	\$3.9 B	\$11.24 B
Annual Retail Expenditure	\$385.24 M	\$1.73 B	\$5.02 B
Annual Food & Beverages Expenditure	\$87.85 M	\$390.3 M	\$1.13 B
Annual Health Care Expenditure	\$42.68 M	\$180.88 M	\$530.23 B

NEARLY 3X AVERAGE NEW YORK STATE AVG. HH INCOME!



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MARKET AREA

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