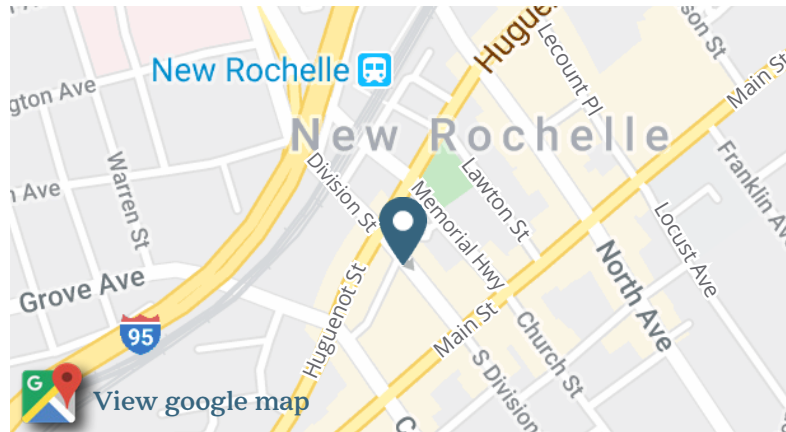




For Lease

SIZE	Up to 4,000 SF Sub-divisions available
ASKING RENT	Upon Request
FRONTAGE	TBD
CEILING HEIGHTS	14'
POSSESSION	Immediate



Description

- Located at the base of 588 unit residential building
- Over 2,000 new residential units coming to New Rochelle market
- Outdoor seating opportunity

Neighboring Tenants



Demographics

	1 MILE	3 MILE	5 MILE
Total Population	45,079	155,834	533,199
Number of Households	16,352	57,832	201,700
Average Household Income	\$56,893	\$75,946	\$68,156

Year: 2019 | Source: Esri

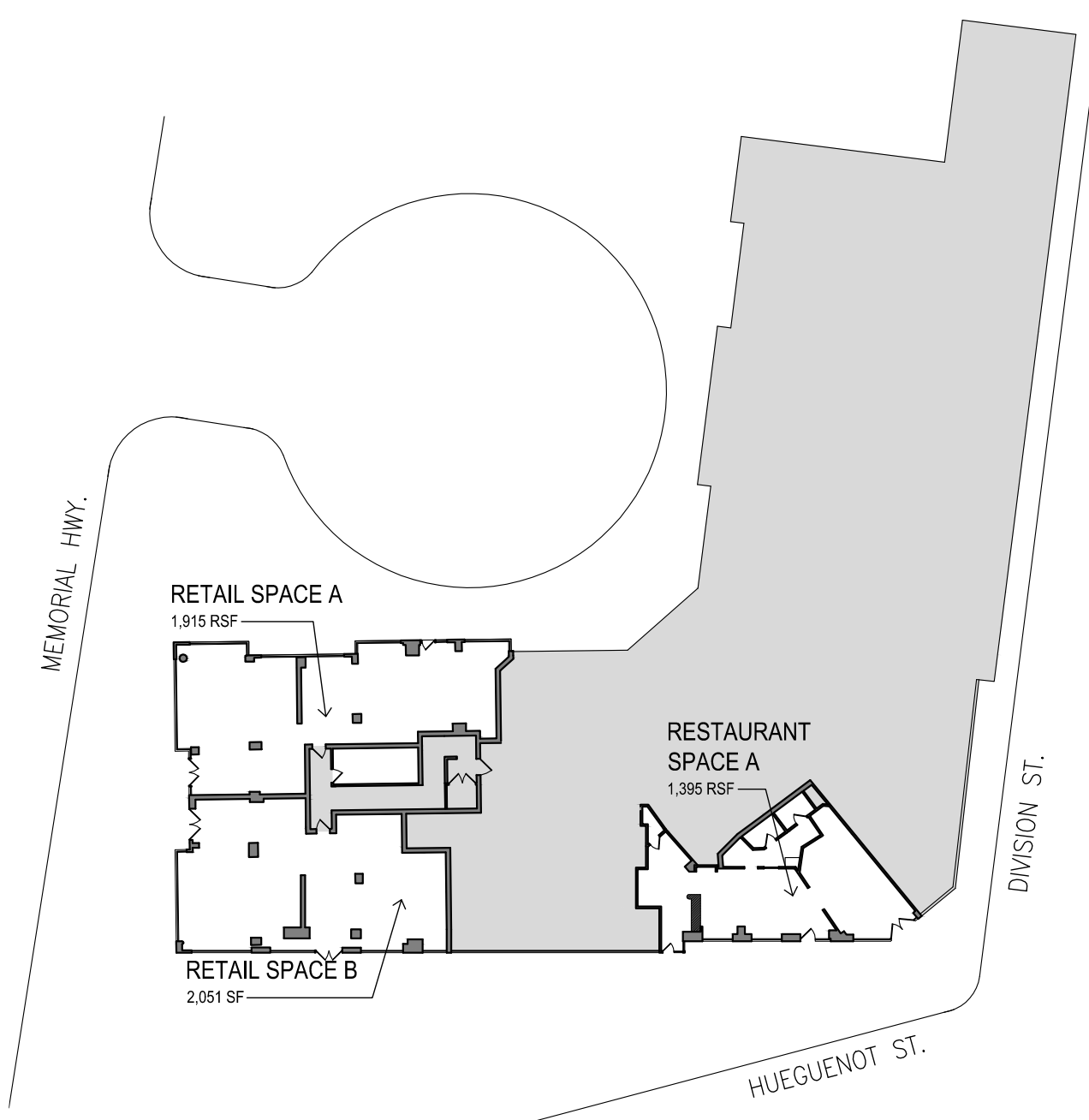
Contact

BRIAN VON SCHMID
212.710.5259 | brian.vonschmid@srsre.com



SRS REAL ESTATE PARTNERS | 340 Madison Avenue, Suite 3E | New York, NY | 212.710.5250

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



Residential Developments

- 1 Skyline**
588 Units / 4,000 SF of retail
- 2 Halstead Station**
408 Units
- 3 Church / Division (Under Development)**
730 Units / 20,000 SF of retail
- 4 587 Main Street**
280 Units / 14,000 SF of retail
- 5 11 Lawton Street (Under Development)**
600 Units / 190 Room hotel
- 6 The Huguenot**
60 Units / 1,500 SF of retail
- 7 14 LeCount Place (Under Development)**
380 units / 6,200 SF of retail
- 8 Trump Plaza**
112 units / Texas Roadhouse, NY Sports Club and The Learning Experience
- 9 The Printhouse**
71 Units
- 10 The Lofts at New Roc**
100 Units
- 11 Firehouse Development (Under Development)**
282 units / 20,000 SF of retail

Transit System

Amtrak Service in New Rochelle
91,468 passengers in 2018
(arrivals & departures)

Metro-North Railroad
By 2021, New Rochelle will be the only rail station providing MTA service to the East/West sides of Manhattan 30 minutes to Grand Central w/ MTA service to Penn Station (Coming Soon)



SITE - SKYLINE



Montefiore Hospital
242 Hospital Beds

ShopRite
CHASE

Radisson

CVS
pharmacy

MONROE
COLLEGE
6,310 Students

NEWROCCITY

CVS
pharmacy

CHASE

TOWN
TOWN