

# ONE CLINTON PARK

55 CLINTON PLACE NEW ROCHELLE, NY



**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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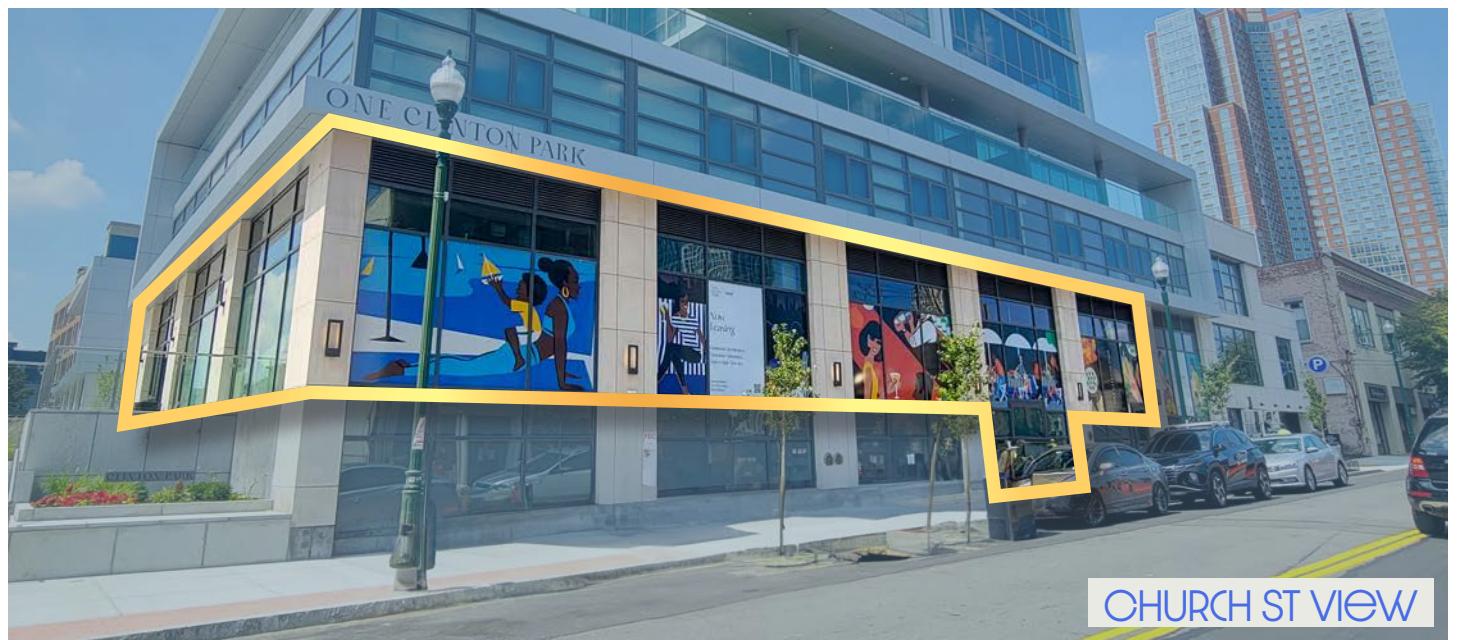
## STREET VIEW RETAIL 1A: +/- 7,870 SF DIVISIBLE LEASE PENDING



## PLAZA VIEW RETAIL 1A: +/- 7,870 SF DIVISIBLE LEASE PENDING



## RETAIL 1B: +/- 4,587 SF



## RETAIL 1B: +/- 4,587 SF



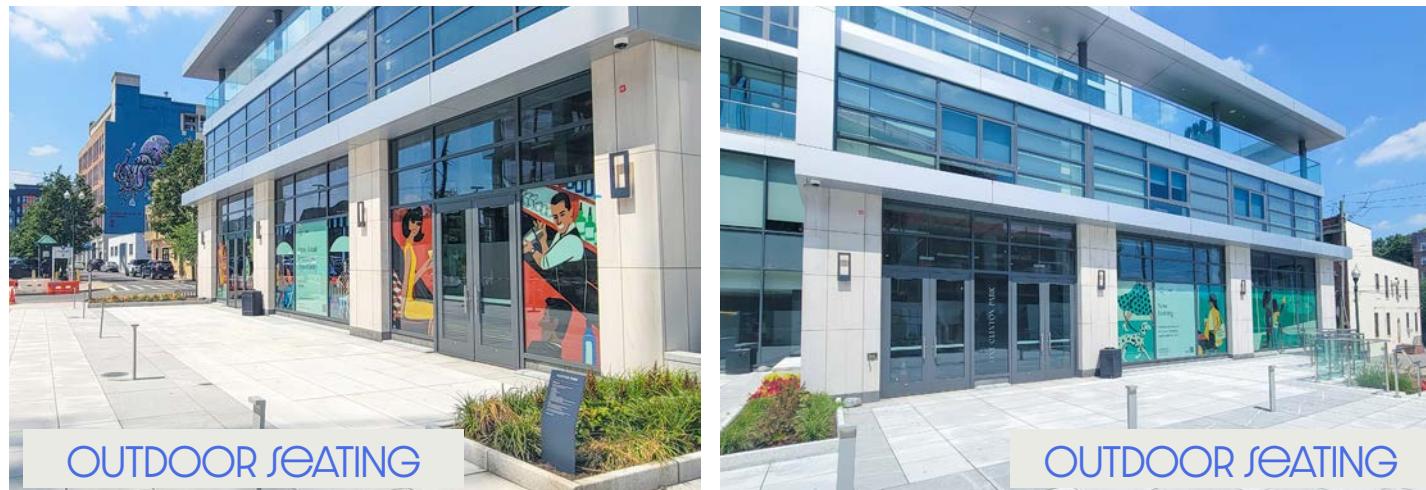
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## PUBLIC PEDESTRIAN PLAZA W/OUTDOOR RETAIL SEATING



742 New Luxury Residential Units (2 Towers)

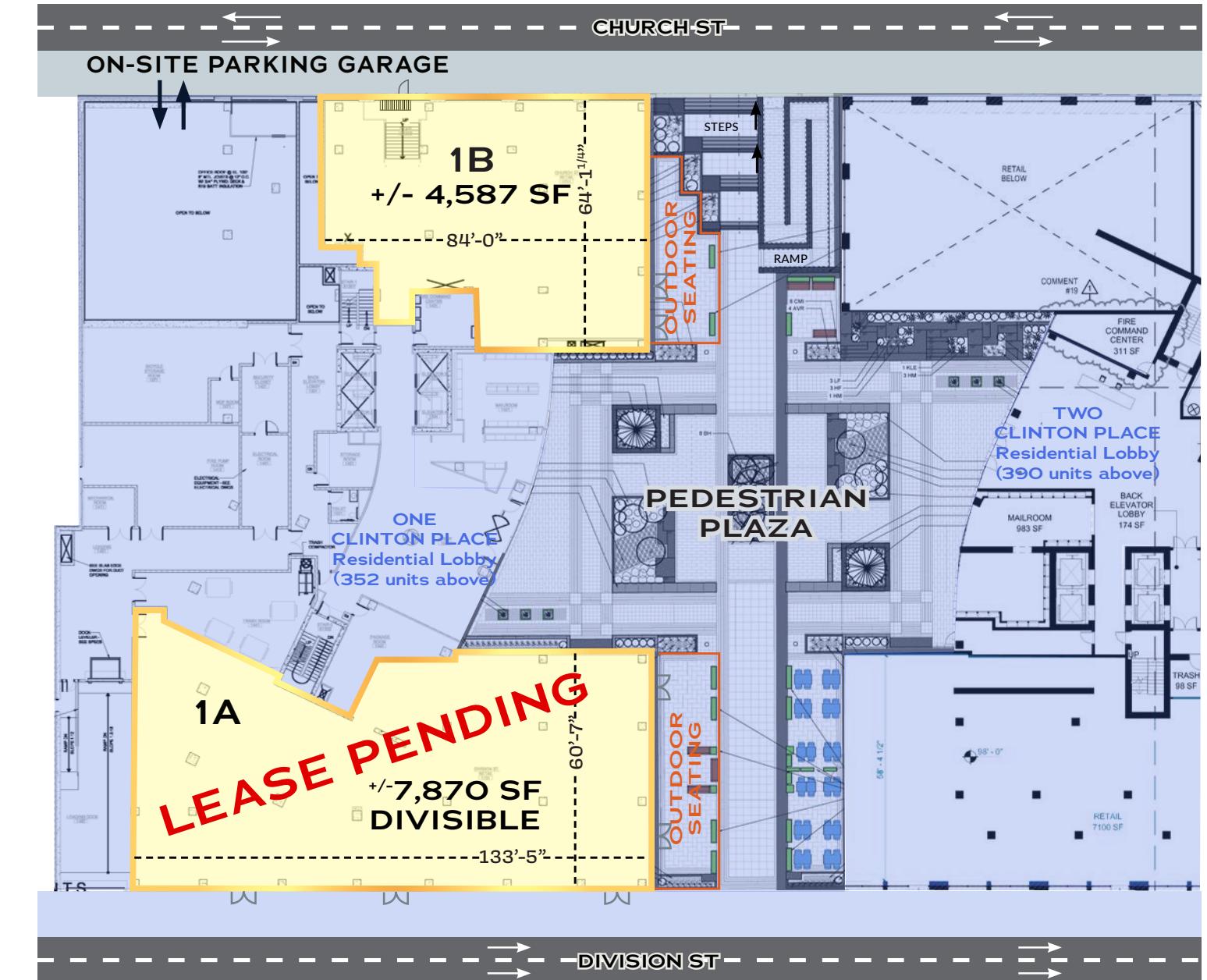


5 Minute Walk (1/3 Mi.) to New Rochelle Transit Center

30 Minutes to Grand Central w/MTA service to Penn Station

On-Site Parking & Abundant Municipal Parking Nearby

## SITE PLAN



Residential access from pedestrian plaza

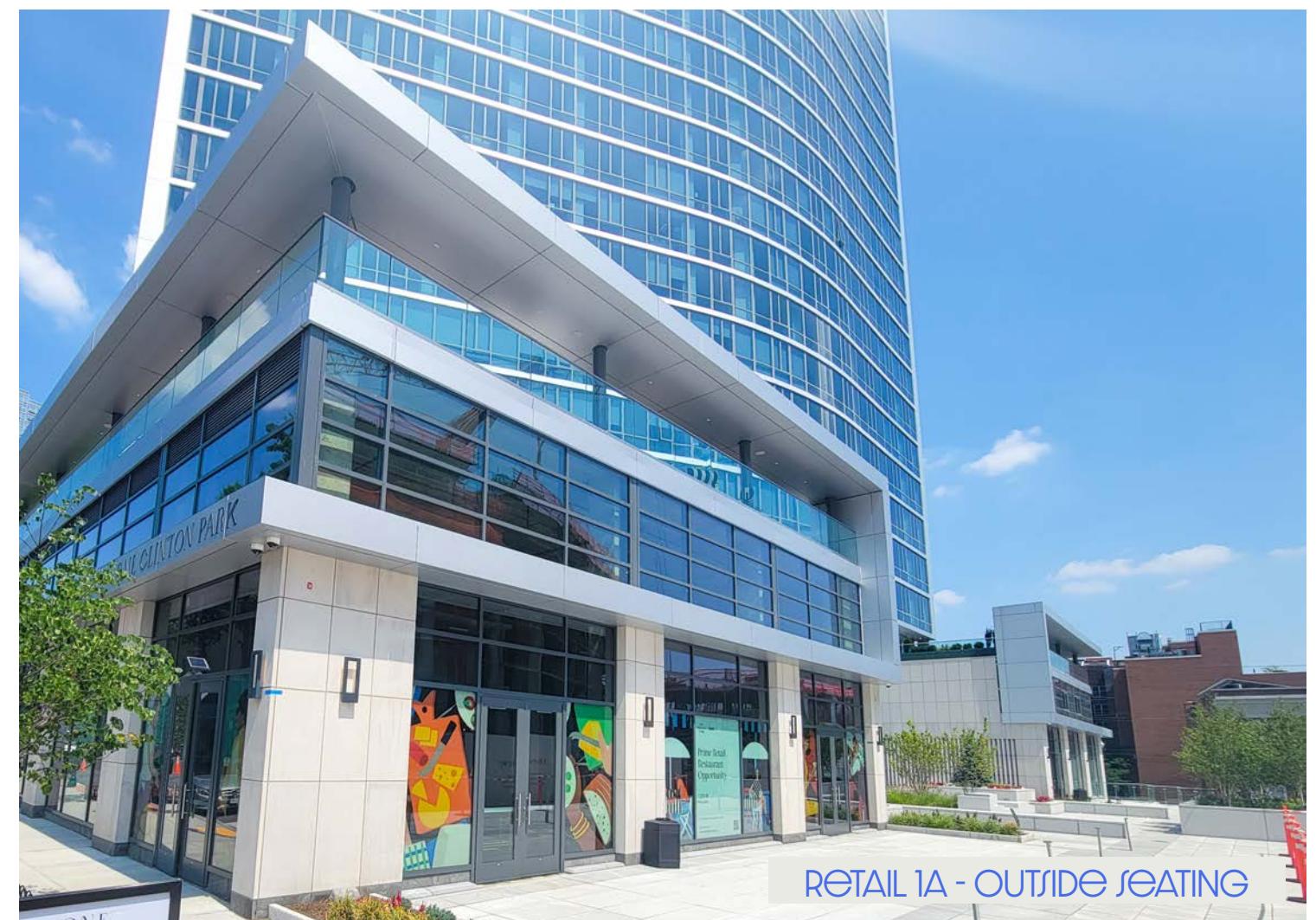
Ceiling Heights: 1A - 24'-4"  
1B - 14'-4"

Expected Delivery: One Clinton Park Immediate  
Two Clinton Park Q3 2024

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**RETAIL 1A | LEASE PENDING**



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## RETAIL 1B



RETAIL 1B - INTERIOR



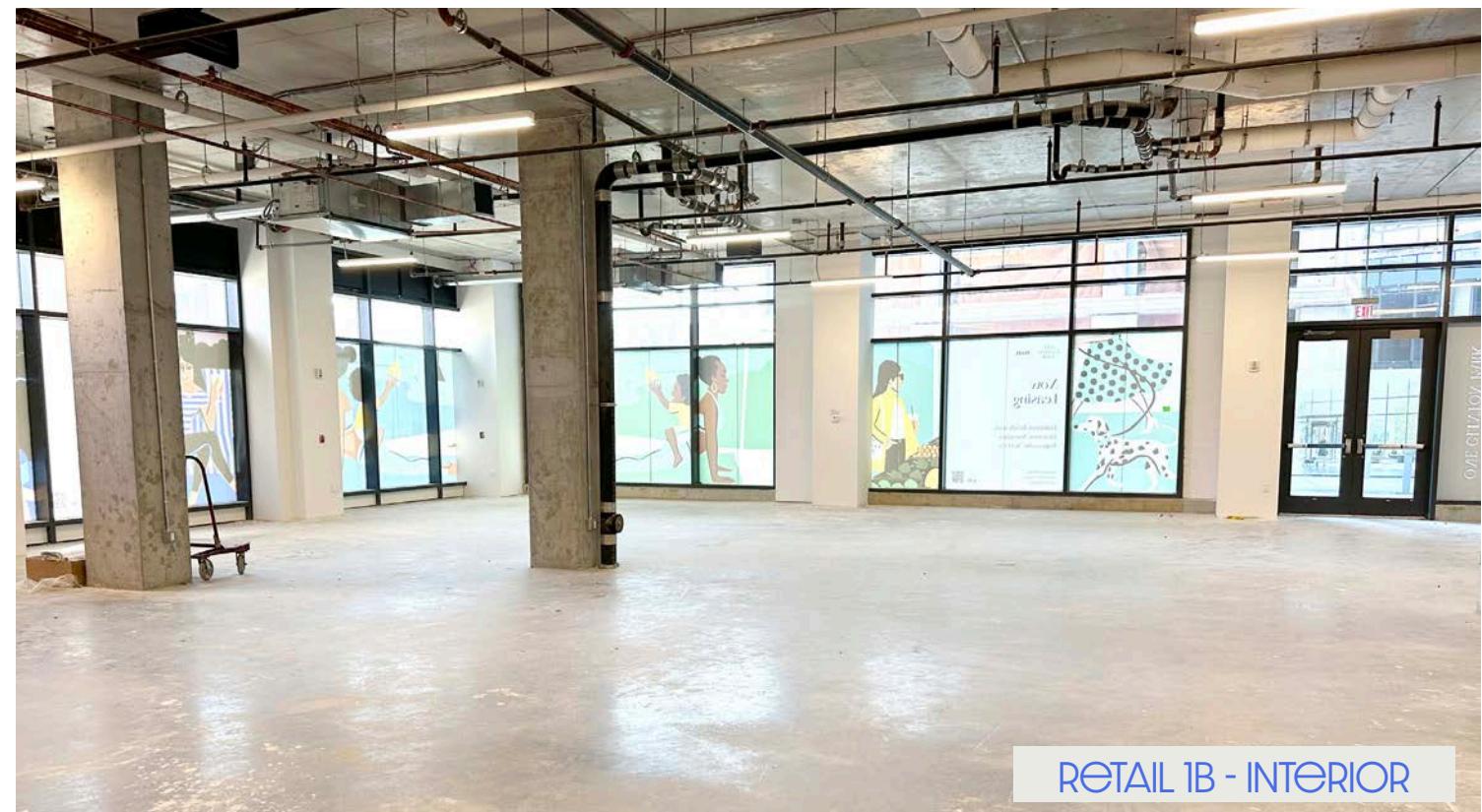
RETAIL 1B - OUTDOOR SEATING



RETAIL 1B - INTERIOR



RETAIL 1B - BATHROOM



RETAIL 1B - INTERIOR

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## DEMOGRAPHICS

### REDEVELOPMENT

- \$4 Billion Master Development Plan
- Over 7,000 new residential units in various stages of planning, construction and lease-up

### EDUCATION

- Home to two Higher Education Institutions: Iona College and Monroe College.
- Over 65% of adults in greater New Rochelle area are college educated

### TRANSIT

Soon New Rochelle will be the only rail station providing MTA service to the East and West sides of Manhattan

- 30 minutes to Grand Central w/ MTA Service to Penn Station (Coming Soon)
- Amtrak's prime Hub in Westchester
- Local & regional bus terminal, taxi & airport limousine services
- Abundant municipal parking.



 **\$203,664**

**Average HH Income of New Development Residents in New Rochelle**  
**Higher than Westchester County Average of \$178,385**

### DEMOGRAPHICS

Westchester County is the seventh wealthiest county in the U.S and the second wealthiest county in New York State.

The average home price in New Rochelle is \$807,199.

#### WESTCHESTER COUNTY

<b>1,000,000</b>	<b>370,906</b>	<b>\$178,385</b>
Population	Number of HH	Avg HH Income

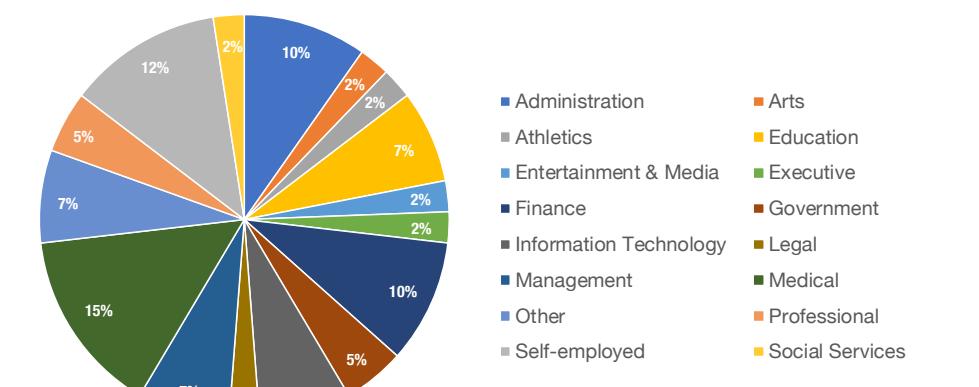
#### NEW ROCHELLE

<b>81,549</b>	<b>29,553</b>	<b>\$203,664</b>
Population	Number of HH	Avg HH Income

POPULATION (2023)	43,997	150,295	516,274
NUMBER OF HOUSEHOLDS	16,278	55,190	204,297
AVG HOUSEHOLD INCOME	\$128,828	\$189,731	\$156,037
ANNUAL HOUSEHOLD EXP	\$1.37 B	\$6.38 B	\$18.9 B
ANNUAL HOUSEHOLD RETAIL EXP	\$636.58 M	\$2.96 B	\$8.79 B

## DEMOGRAPHICS FOR NEW DEVELOPMENT IN DOWNTOWN NEW ROCHELLE

### OCCUPATIONAL PROFILE



### AGE GROUP % TOTAL

<b>18-30 years old</b>	<b>37%</b>
<b>31-40 years old</b>	<b>27%</b>
<b>41-50 years old</b>	<b>15%</b>
<b>51-60 years old</b>	<b>17%</b>
<b>60+ years old</b>	<b>4%</b>

<b>Average</b>	<b>38.2</b>
<b>Median Age</b>	<b>33.5</b>

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## A NEIGHBORHOOD ELEVATED



NEW YORK ATHLETIC CLUB, TRAVERS ISLAND



THE SURF CLUB ON THE SOUND



PELHAM ARTS CENTER



SCENIC PARKS



REGAL NEW ROC CENTER



SKY ZONE TRAMPOLINE PARK

The New New Rochelle known as the "Queen City of the Sound," New Rochelle has come to reign as Westchester's next great place: a lively hub of offices, shops, restaurants, arts and culture, recreation and homes with a magnificent coastline.



Walk Score: 98%



Walking Distance to NR Transit Center: 5 Minutes

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## MARKET AERIAL



### FITNESS

LA Fitness  
Pine Brook Fitness  
NYSC  
NY FITPROS  
Knockout Boxing Gym  
Planet Fitness

### FINANCIAL CENTERS

Bank of America  
Chase  
KeyBank

### MEDICAL/URGENT CARE

Montefiore  
WestMed Urgent Care  
ENT & Allergy Associates

### REGAL CINEMAS

Monroe College  
Iona College  
New Rochelle Public Library  
The Learning Experience

Traffic Count: 23,000 Cars Per Day

Driving Distance to I95: 6 Minutes

### FOOD & BEVERAGE

Joe Coffee  
Alvin & Friends  
The Wooden Spoon  
Dubrovnik  
Modern  
Mexican Corner  
Olibar  
Maria  
Pop's Espresso Bar  
Posto 22  
Colombian House  
Papa John's  
Subway  
KRAVE  
Roc N Romen  
Dunkin'  
Domino's  
McDonald's  
Starbucks  
Pepe's Place  
Aj's Burgers  
Burger King  
Texas Roadhouse  
Chili Dog  
Taco Bell  
Popeye's  
Applebee's  
Buffalo Wild Wings  
Pinkberry  
Carvel  
Bagel Zone  
Red Lotus  
American Legion  
Feel it Healthy Spot  
New Rochelle Bakery  
Coromandel Cuisine  
R Cafe & Tea Boutique  
Smokehouse Tailgate Grill  
Westchester Taco Grill

### RETAILERS

Hair House  
My Salon Suite  
PXB  
Costco  
CVS  
AutoZone  
CTown  
GNC  
Toyota  
Ashley HomeStore  
The Corner Store  
ShopRite  
Boost Mobil  
EbLens  
Dollar Tree  
Sky Zone  
Soothing Day Spa  
Mavis Discount Tire  
Nissan  
Sherwin-Williams  
Audi  
Chevrolet  
The UPS Store  
Mazda  
Honda  
European Wax Center  
Empire Harley-Davidson  
Marshalls & HomeGoods  
Advance Auto Parts  
J V Deli & Grocery

### REGAL CINEMAS



### PINE BROOK FITNESS



### HAIR HOUSE



### DUBROVNIK



### SMOKEHOUSE TAILGATE GRILL



### EUROPEAN WAX CENTER



### ALVIN & FRIENDS



### MARIA (JUNIOR MICHELIN AWARD WINNER)



### MONROE COLLEGE



### IONA COLLEGE



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## DOWNTOWN DEVELOPMENT OVERVIEW



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# RXR

## NEW ROCHELLE MASTER DEVELOPER

The RXR operating platform manages 73 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.9 billion, comprising approximately 23.4 million square feet of commercial operating properties and control of development rights for approximately 6,300 multi-family and for sale units in the New York Metropolitan area.