

ONE CLINTON PARK

55 CLINTON PLACE NEW ROCHELLE, NY

ONE CLINTON PARK

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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ONE
CLINTON
PARK

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



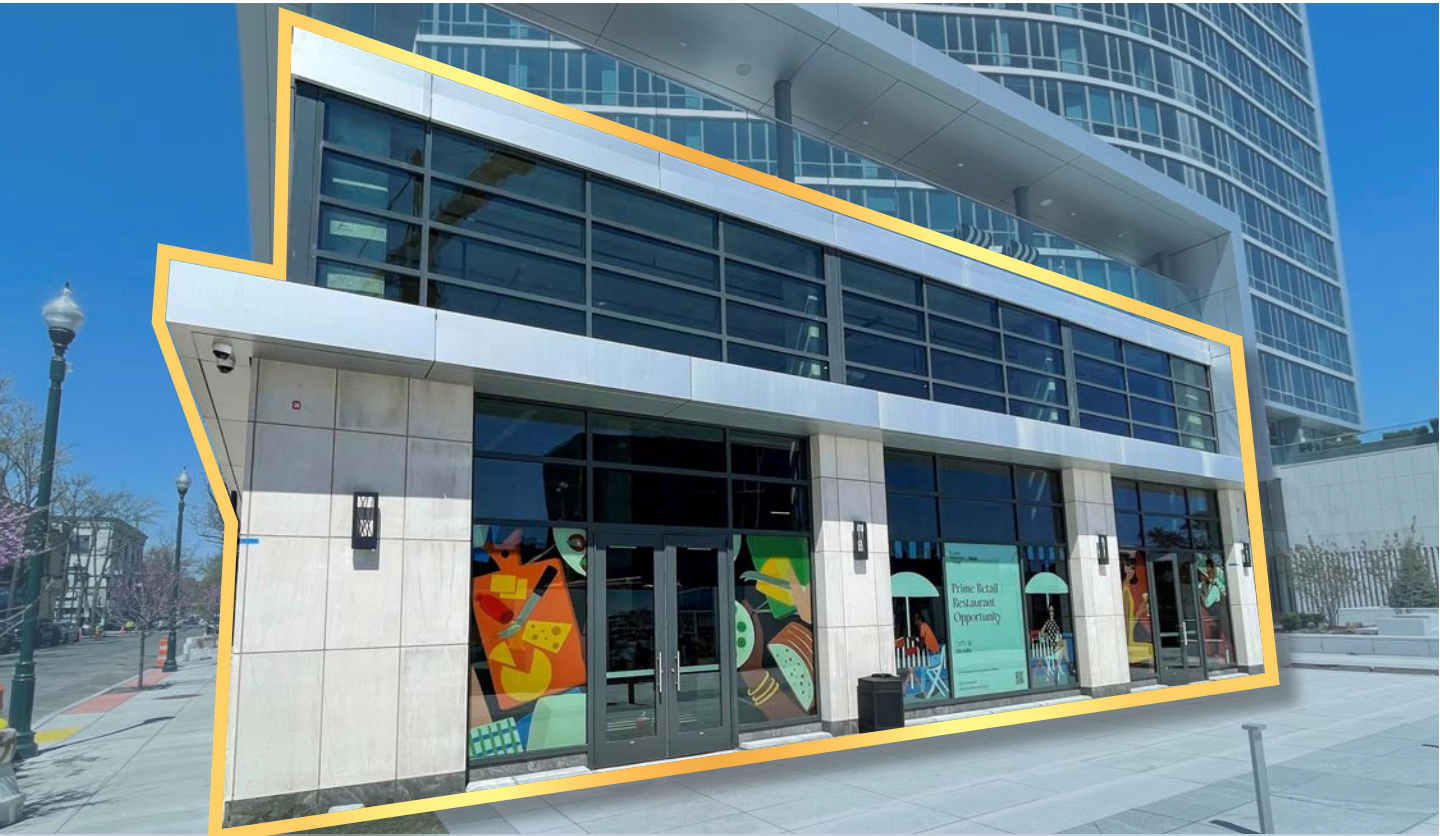
DIVISION ST VIEW

RETAIL 1B: +/- 4,587 SF



CHURCH ST VIEW

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



RETAIL 1B: +/- 4,587 SF



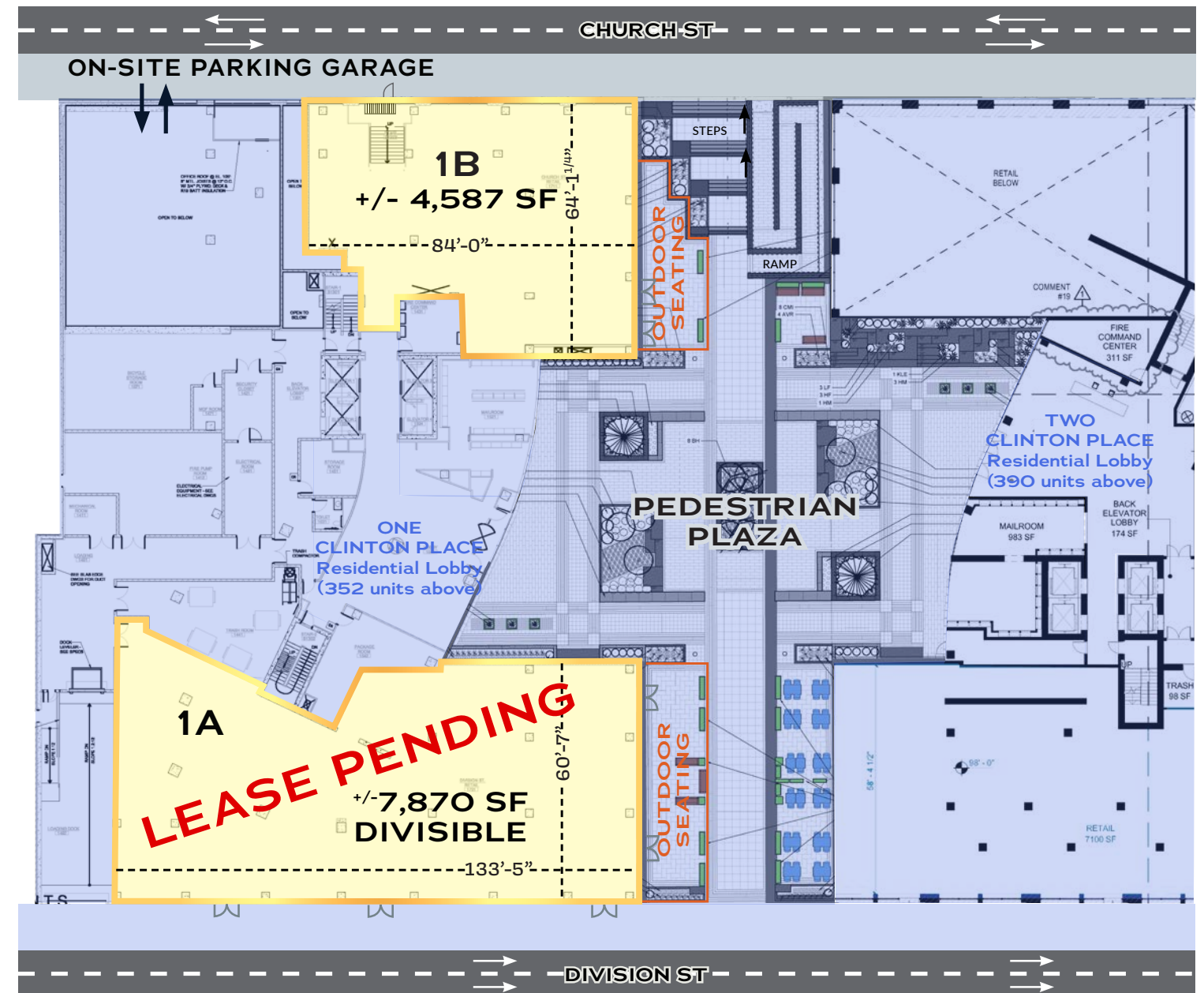
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PUBLIC PEDESTRIAN PLAZA W/OUTDOOR RETAIL SEATING

SITE PLAN



742 New Luxury Residential Units (2 Towers)



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



RETAIL 1A - INTERIOR



RETAIL 1A - INTERIOR



RETAIL 1A - LOADING DOCK



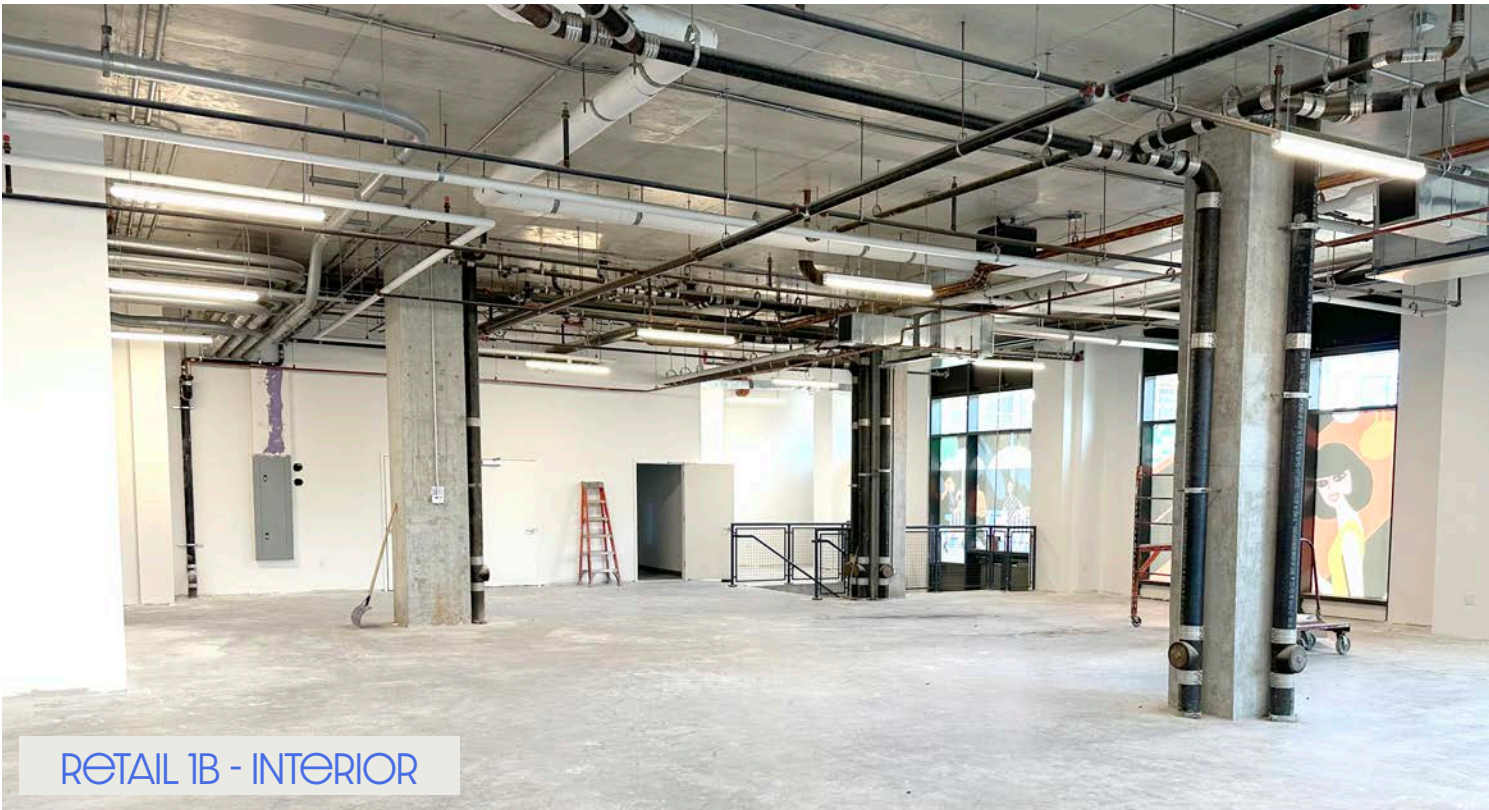
RETAIL 1A - OUTSIDE SEATING

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RETAIL 1B

RETAIL 1B



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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.



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

1,000,000	370,906	\$178,385
Population	Number of HH	Avg HH Income

NEW ROCHELLE

81,549	29,553	\$203,664
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

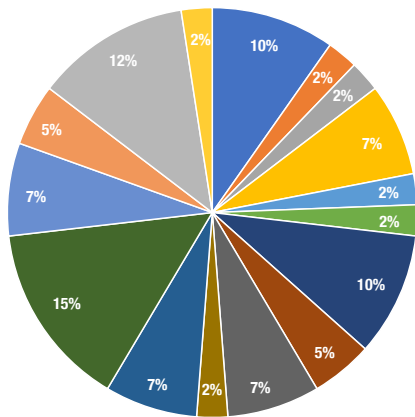


\$203,664

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

DEMOGRAPHICS FOR NEW DEVELOPMENT IN DOWNTOWN NEW ROCHELLE

OCCUPATIONAL PROFILE



- Administration
- Arts
- Athletics
- Education
- Entertainment & Media
- Executive
- Finance
- Government
- Information Technology
- Legal
- Management
- Medical
- Other
- Professional
- Self-employed
- Social Services

AGE GROUP % TOTAL

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

Average

38.2

Median Age

33.5

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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

REGAL CINEMAS

- FINANCIAL CENTERS**
- Bank of America
 - Chase
 - KeyBank

- SCHOOLS & LIBRARIES**
- Monroe College
 - Iona College
 - New Rochelle Public Library
 - The Learning Experience

- MEDICAL/URGENT CARE**
- Montefiore
 - WestMed Urgent Care
 - ENT & Allergy Associates

- HOSPITALITY**
- Residence In By Marriott
 - Radisson Hotel
 - Hotel NoMa

HALSTEAD STATION

CITY HALL

POST OFFICE

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

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

REGAL CINEMAS



DUBROVNIK



PINE BROOK FITNESS



SMOKEHOUSE TAILGATE GRILL



EUROPEAN WAX CENTER



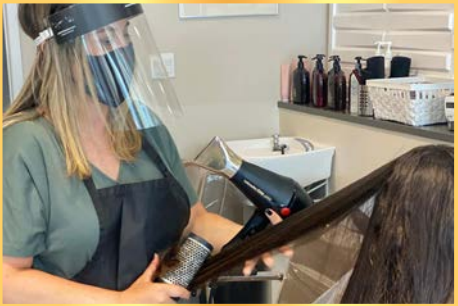
MONROE COLLEGE



IONA COLLEGE



HAIR HOUSE



ALVIN & FRIENDS



ROC 'N RAMEN



Traffic Count: 23,000 Cars Per Day Driving Distance to I95: 6 Minutes

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DOWNTOWN DEVELOPMENT OVERVIEW





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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.