

NEW ROC CITY

33 LeCount Place

**PRIME
ENTERTAINMENT
AND RETAIL
DESTINATION**

500,000 SF RETAIL
AND ENTERTAINMENT
COMPLEX AVAILABLE
IN THE HEART OF
DOWNTOWN
NEW ROCHELLE



Prime entertainment and retail space centrally located at 33 LeCount Place, between Huguenot Street and Main Street/US Route 1, in the Downtown section of the city of New Rochelle.



Uniquely positioned larger-scale entertainment and retail destination that serves the shifting needs of local residential, hotel & collegiate components.



Residential boom in the downtown area driving thousands of new residents



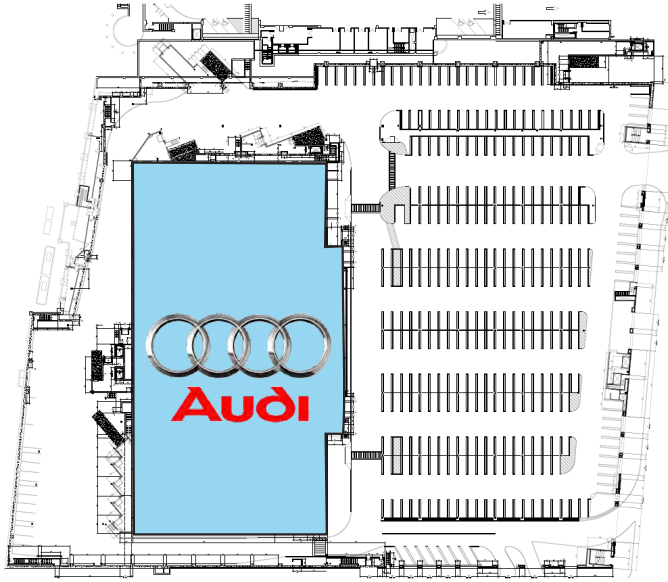
Located 30 minutes outside of Manhattan; 15 minutes from White Plains; and 12 minutes from Port Chester



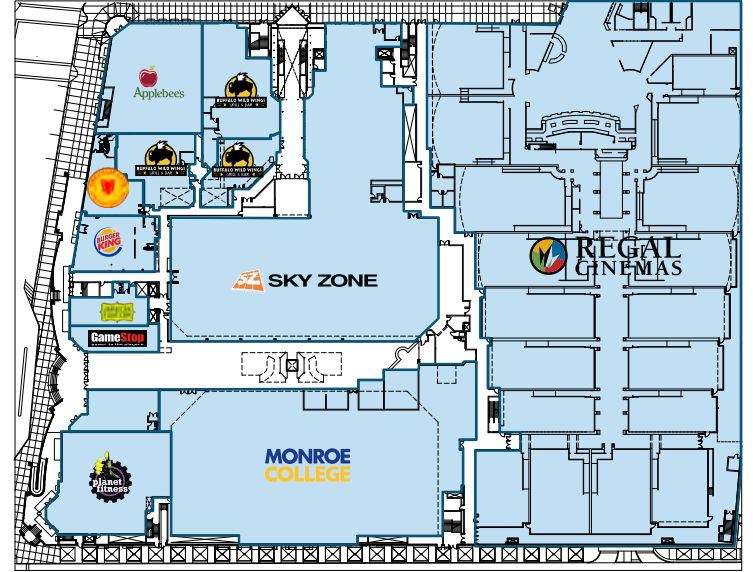
Centrally located in the heart of downtown with on-site multi-level municipal parking



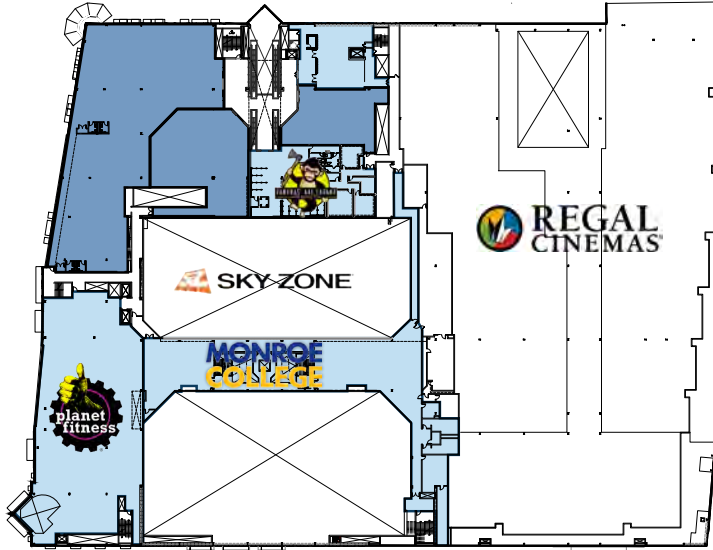
BASEMENT



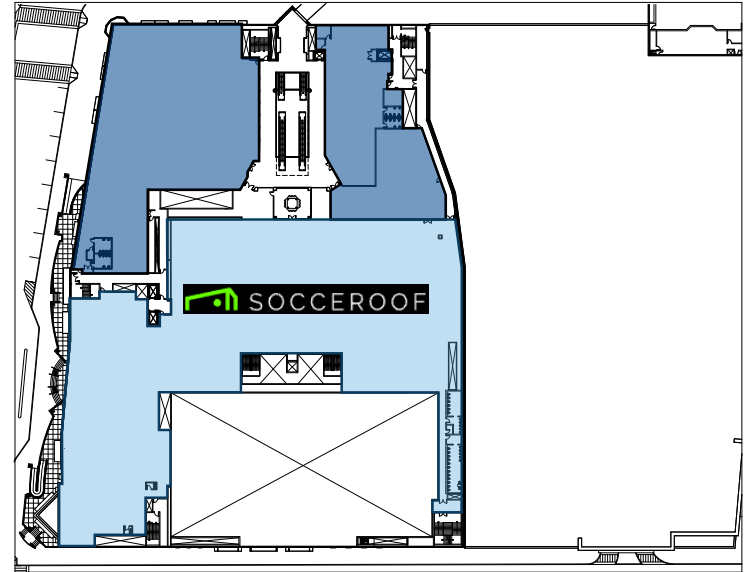
FIRST FLOOR



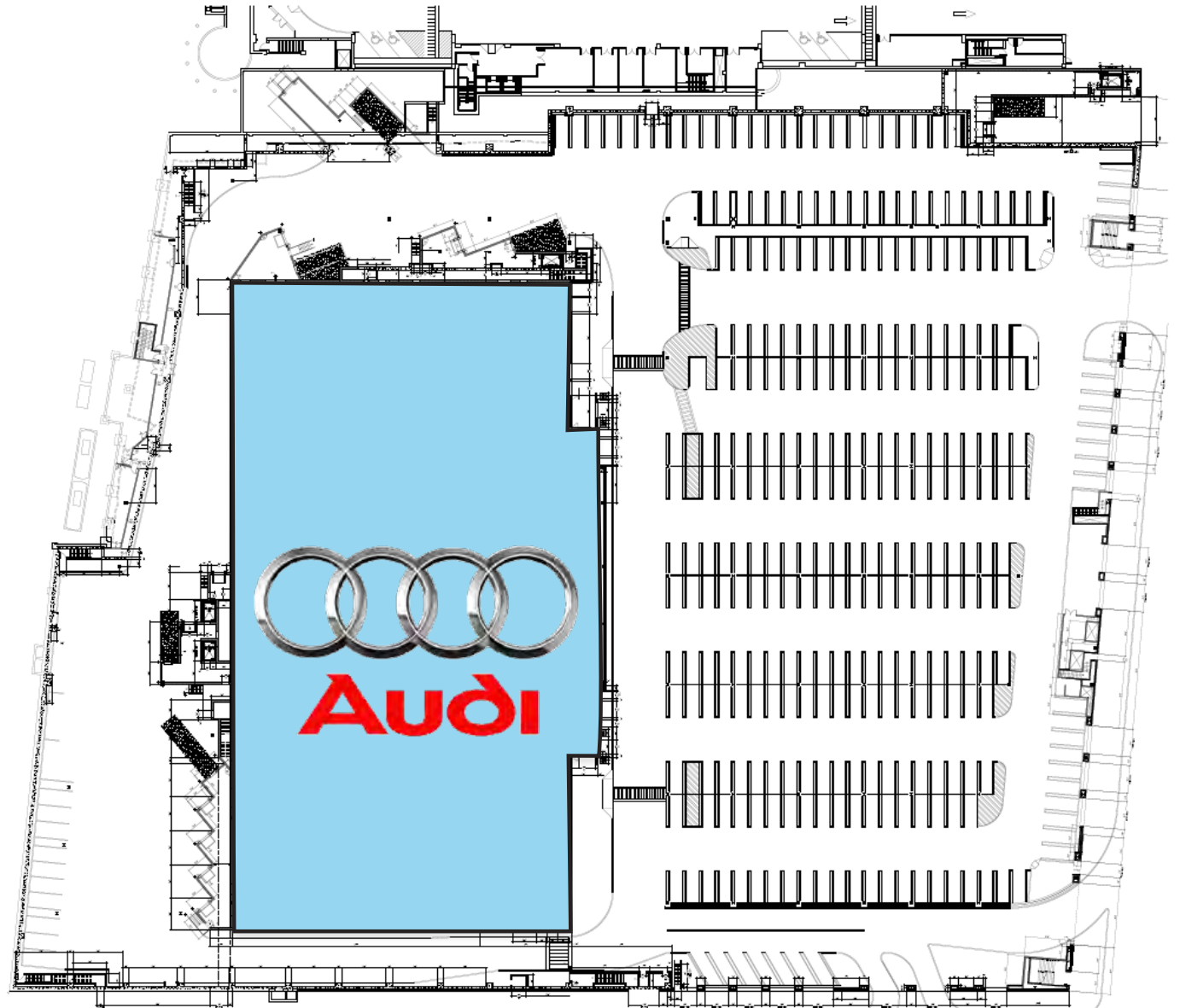
SECOND FLOOR



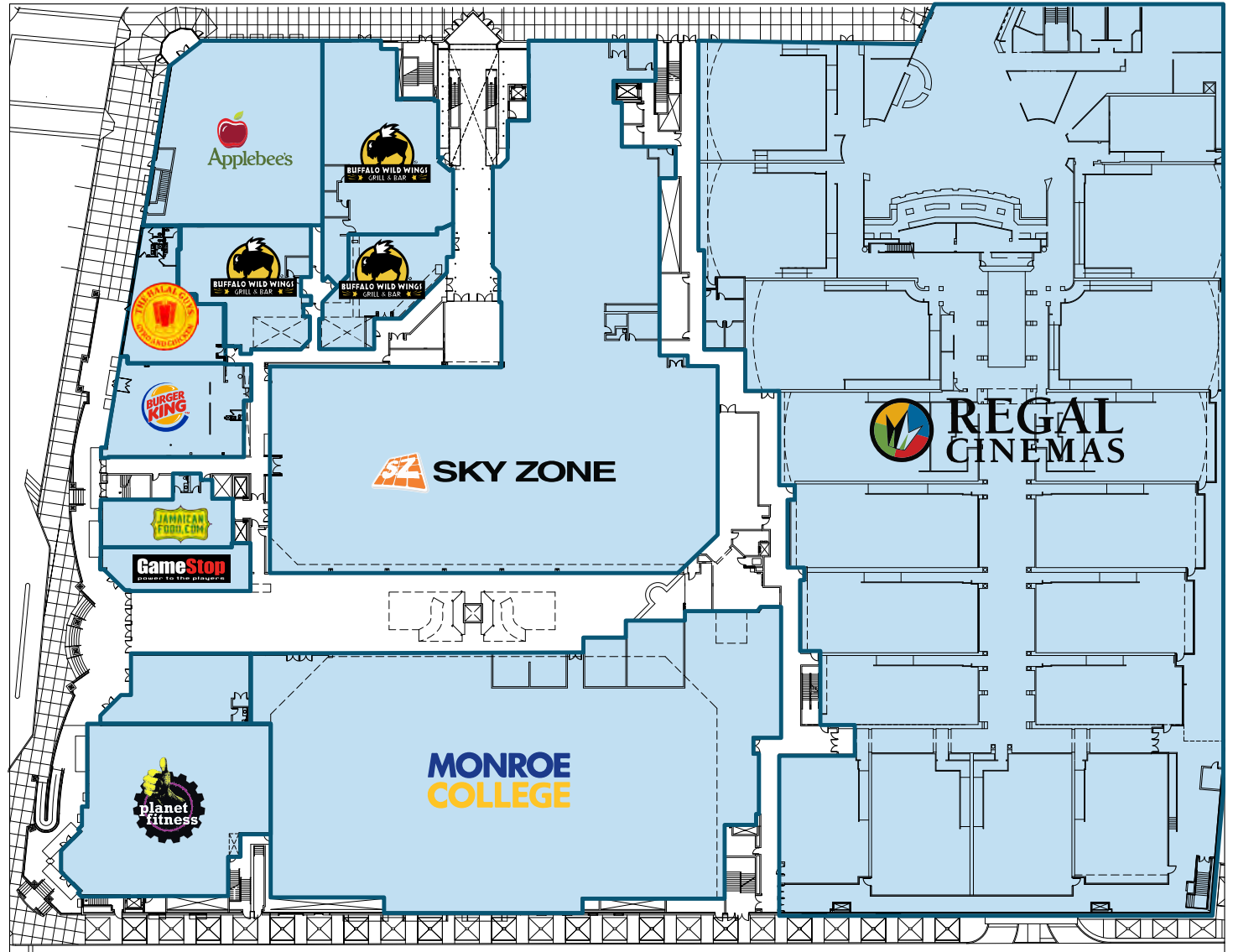
THIRD FLOOR



BASEMENT



FIRST FLOOR





SECOND FLOOR | AVAILABLE SPACE

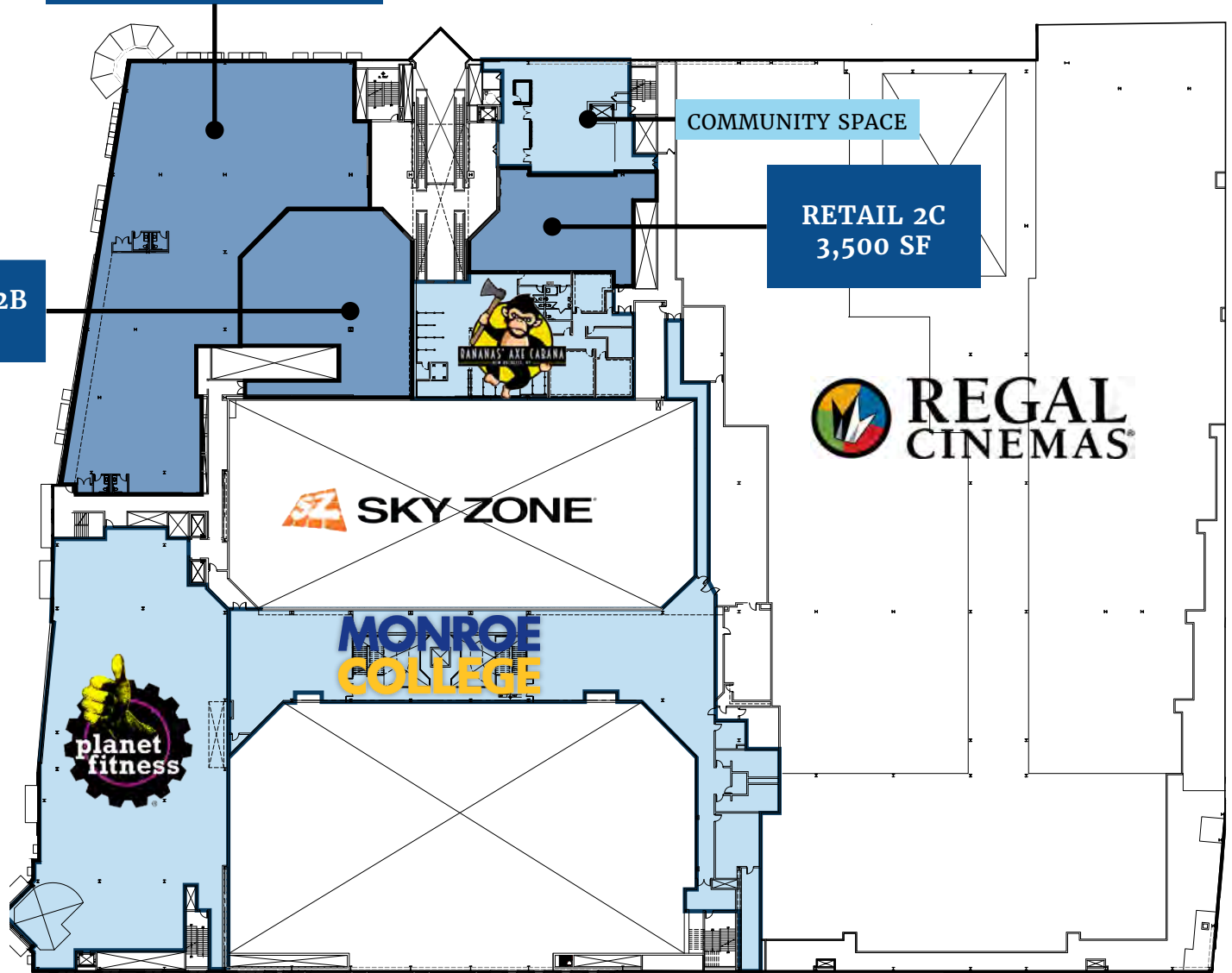
RETAIL 2A
16,950 SF

(can be combined with
retail space 2B)

AVAILABLE SPACE 2B
6,016 SF

RETAIL 2C
3,500 SF

COMMUNITY SPACE

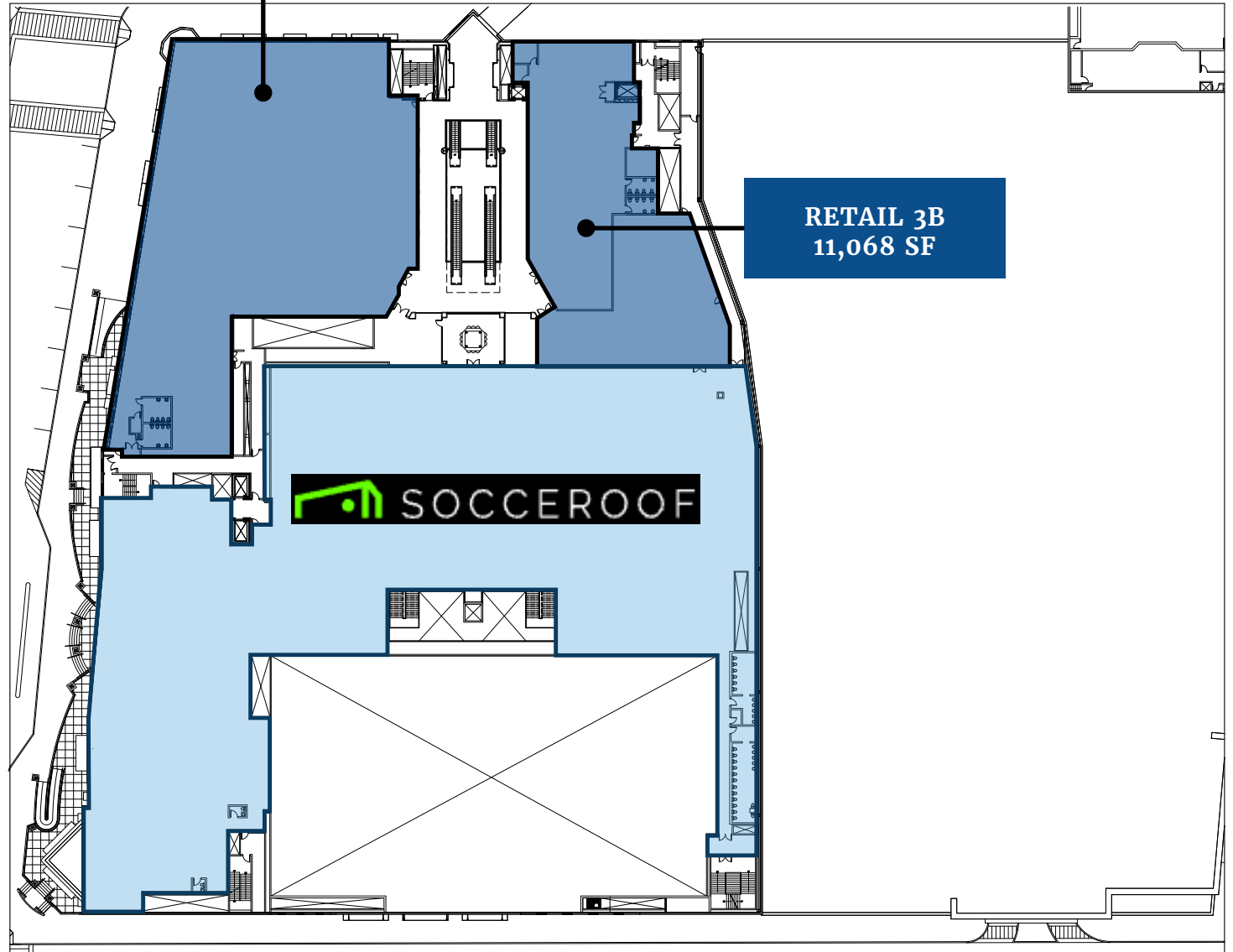




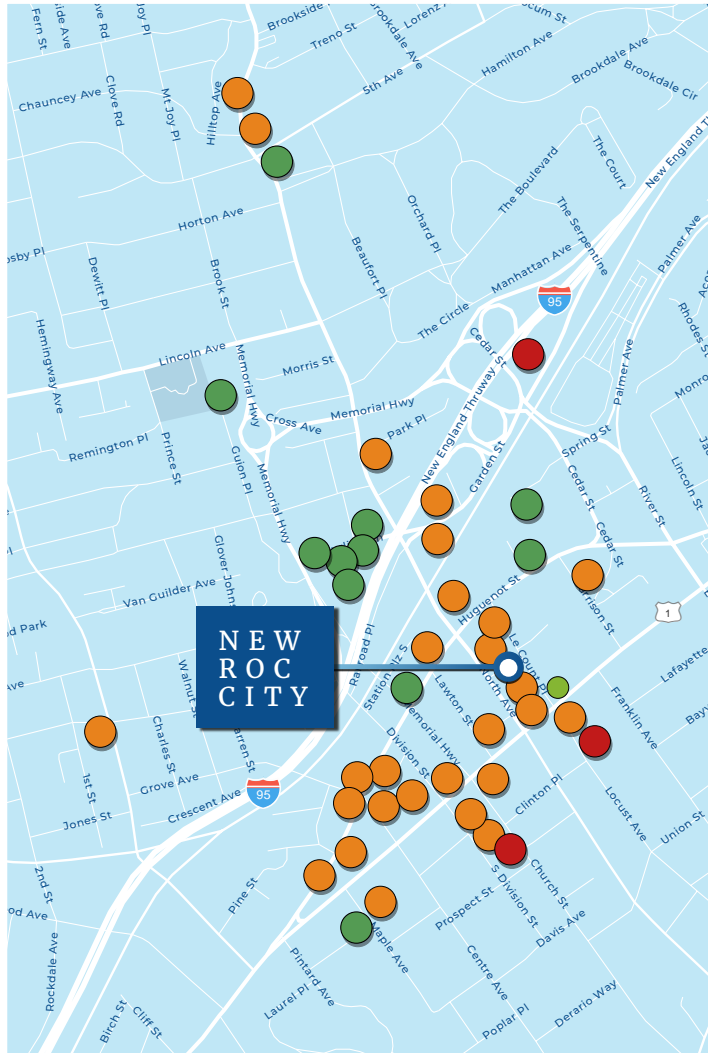
RETAIL 3A
20,954 SF

THIRD FLOOR | AVAILABLE SPACE

RETAIL 3B
11,068 SF



DEVELOPMENT MAP



30 minutes to Grand Central w/MTA service to Penn Station/AMTRAK



Over 7,000 new residential units in various stages of planning, construction and lease-up



\$180,000

Average HH income of new development residents in New Rochelle higher than Westchester County average of \$168,820

● Mixed-use ● Commercial ● Residential

COMMUTER RAIL Drive Walk Distance

New Rochelle Station 2 min 9 min 0.4 mi.

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|-----------|-----------|
| Population | 43,334 | 147,198 | 464,838 |
| Employees | 16,769 | 47,511 | 130,666 |
| Average HH Income | \$93,241 | \$128,255 | \$111,662 |

For more information, please contact:

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