

New Rochelle School For Sale

115 Clinton Avenue
NEW ROCHELLE, NY 10801

Offered at \$2,300,000



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COMMERCIAL

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CLINTON
AVENUE

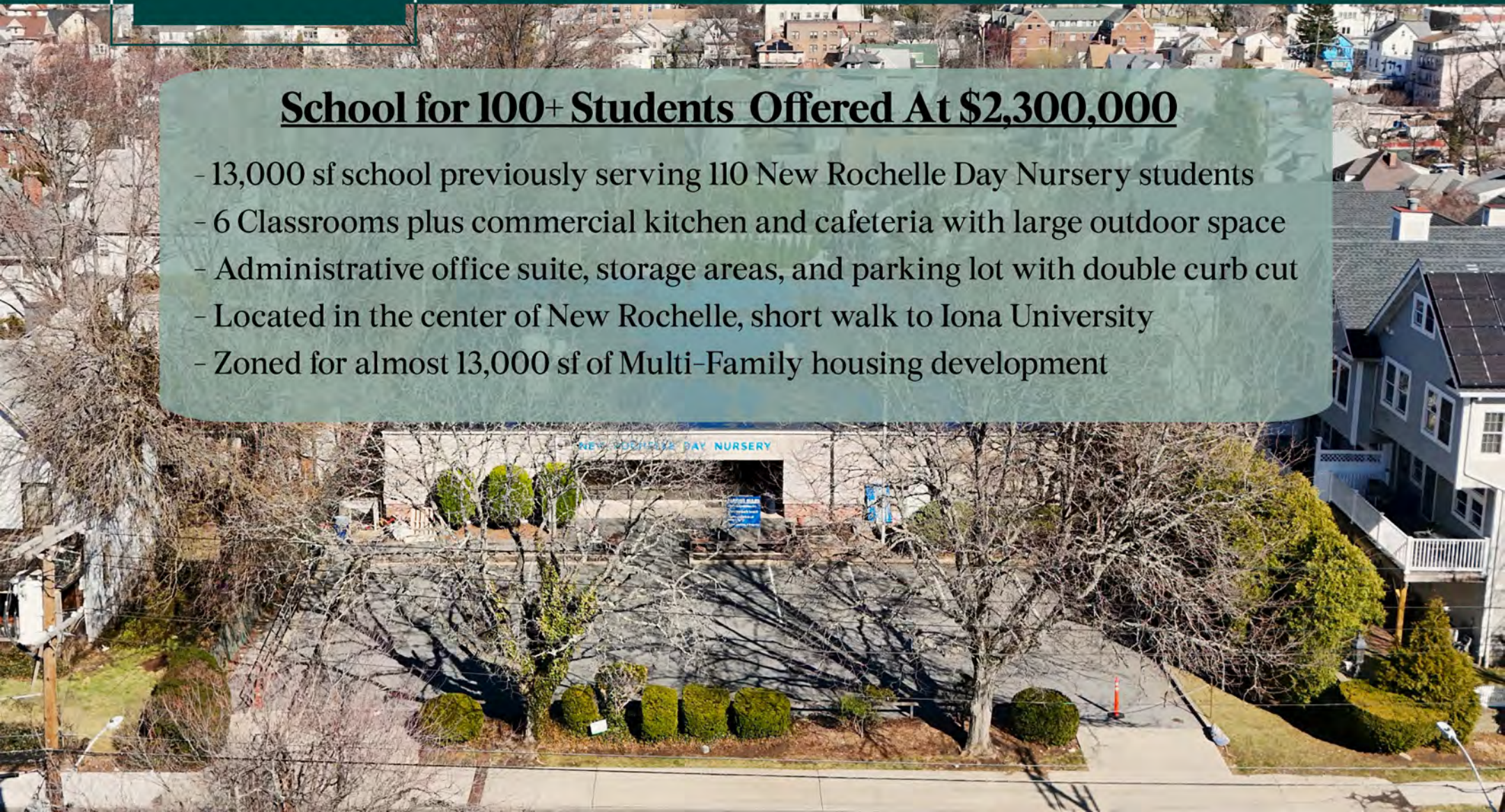
SUMMARY



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School for 100+ Students Offered At \$2,300,000

- 13,000 sf school previously serving 110 New Rochelle Day Nursery students
- 6 Classrooms plus commercial kitchen and cafeteria with large outdoor space
- Administrative office suite, storage areas, and parking lot with double curb cut
- Located in the center of New Rochelle, short walk to Iona University
- Zoned for almost 13,000 sf of Multi-Family housing development



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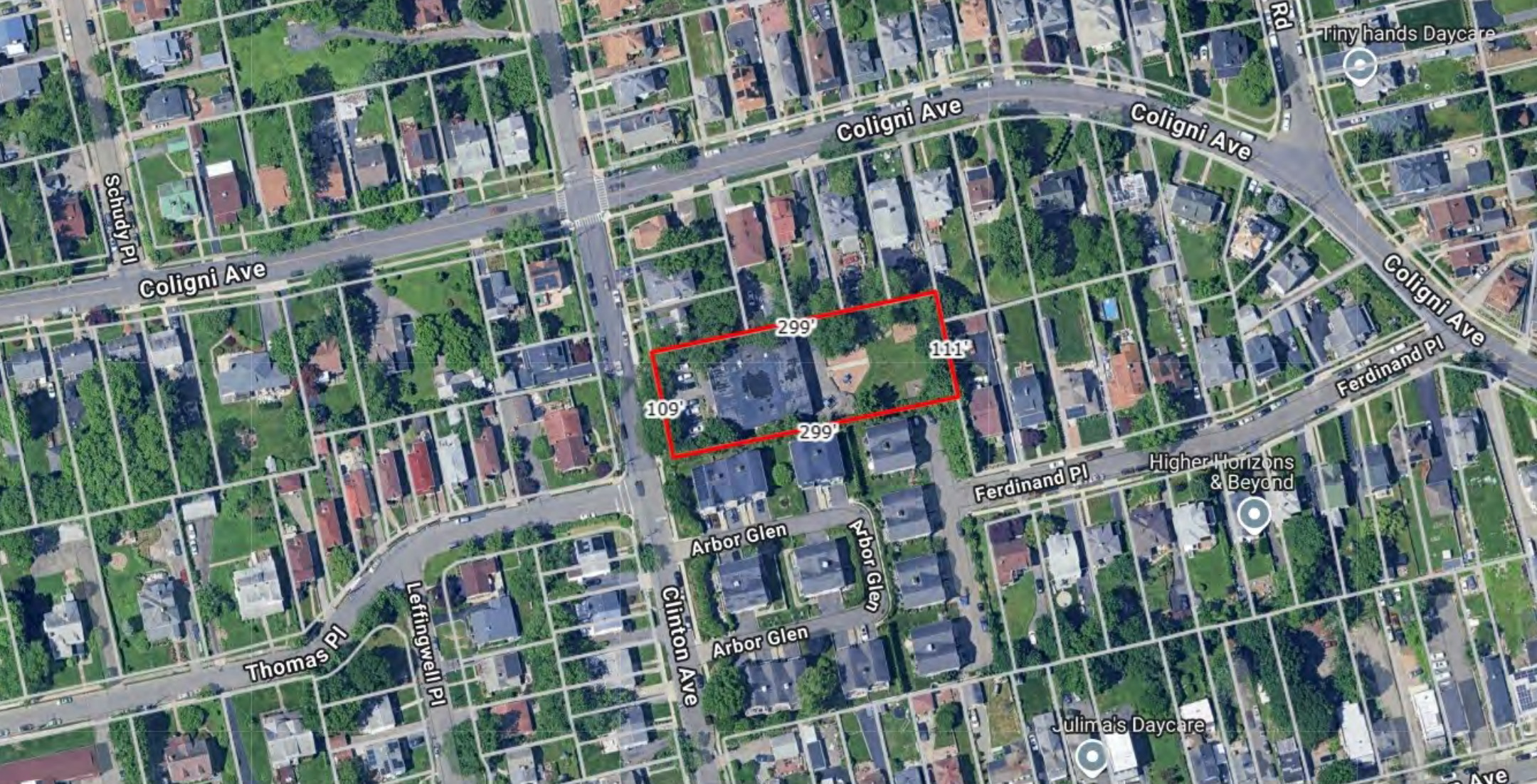
NEW ROCHELLE DAY NURSERY

PROPERTY DETAILS

Location	115 Clinton Avenue, New Rochelle NY 10801
Section, Block & Lot	0.5-1433-0.61
Zoning	Multi-Family Residence RMF-0.4
Gross Building Area	13,315 SF, 11,315 Finished, 2K Storage
Building Class	Schools 612
Land	32,234 SF



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PROPERTY HIGHLIGHTS

Two Story Concrete Block Construction with Recently Updated Roof and Utilities

7,784 sf Main Floor above 5,531 sf Lower Level Windowed on Three Sides

Six Classrooms Configured for Pre-School with Special Plumbing

Ventilated Commercial Kitchen, Covered Outdoor Play Area, plus 15,000 sf Playground

Double Curb Cut Drop Off and Parking Area for 8 Cars

Within 1 mile of I-95, Hutchinson River Parkway, Metro-North, and Downtown Shopping

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MAP



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SPACES



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SPACES



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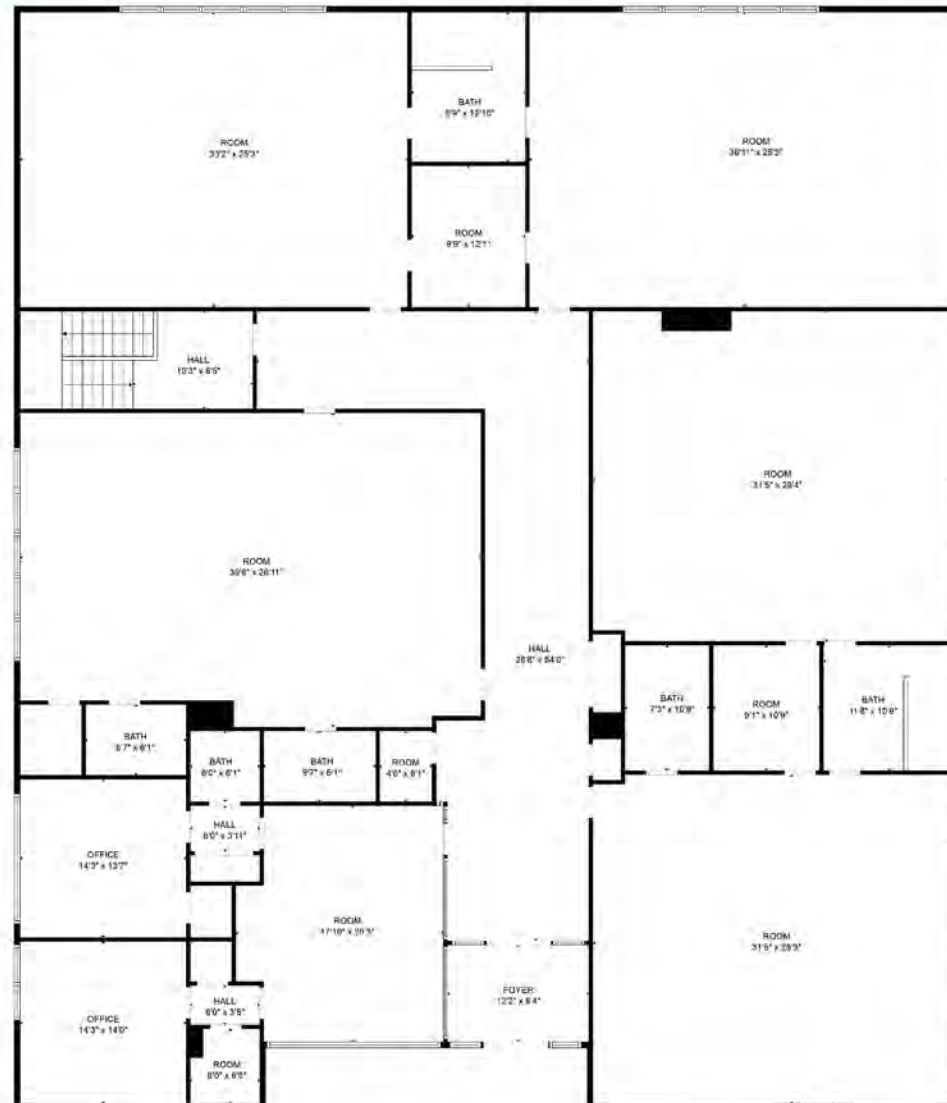


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MAIN FLOORPLAN



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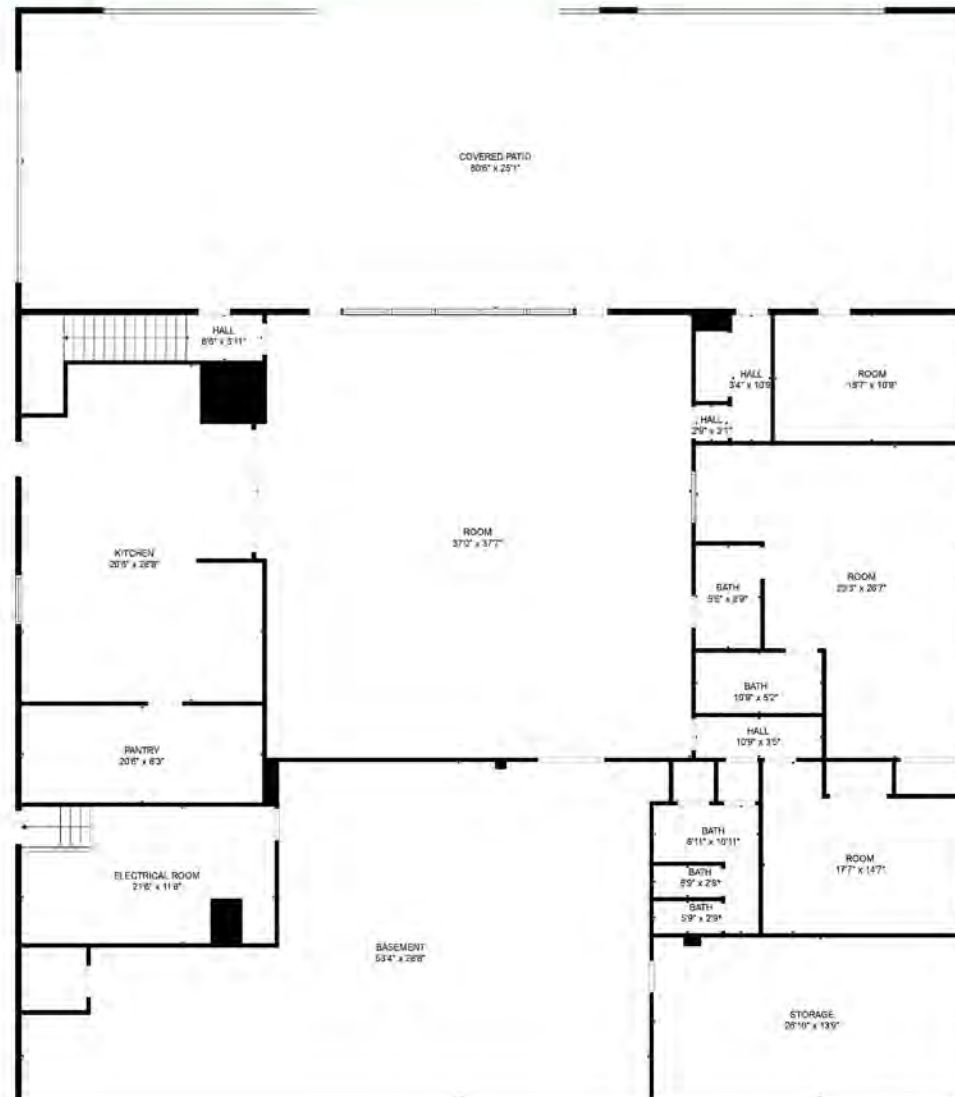


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LOWER FLOORPLAN



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CLINTON AVENUE

DEMOGRAPHICS



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Daytime Employment

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Service-Producing Industries	16,043	60,289	139,657
Trade Transportation & Utilities	1,641	9,071	23,981
Information	822	1,812	3,345
Financial Activities	1,191	5,409	13,811
Professional & Business Services	1,448	5,607	15,839
Education & Health Services	6,610	20,915	44,229
Leisure & Hospitality	2,143	8,172	19,245
Other Services	1,020	5,702	13,226
Public Administration	1,168	3,601	5,981
Goods-Producing Industries	1,304	7,280	15,558
Natural Resources & Mining	7	25	104
Construction	877	4,552	10,396
Manufacturing	420	2,703	5,058
Total	17,347	67,569	155,215

New Rochelle has over 7,000 new and proposed residential units within 2 miles of 115 Clinton Avenue.

Income

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Avg Household Income	\$120,822	\$128,603	\$116,893
< \$25,000	2,352	12,655	33,396
\$25,000 - 50,000	1,896	10,247	29,877
\$50,000 - 75,000	2,340	10,736	28,198
\$75,000 - 100,000	1,637	9,547	22,615
\$100,000 - 125,000	1,272	6,585	16,622
\$125,000 - 150,000	1,171	5,612	14,273
\$150,000 - 200,000	1,750	8,137	17,940
\$200,000+	2,642	17,596	35,221

Consumer Spending Details

	<u>1 mile</u>		<u>3 miles</u>		<u>5 miles</u>	
	<u>Total Spending</u>	<u>Avg Household</u>	<u>Total Spending</u>	<u>Avg Household</u>	<u>Total Spending</u>	<u>Avg Household</u>
Apparel	\$28,866,023	\$1,917	\$153,917,056	\$1,897	\$364,284,665	\$1,838
Entertainment, Hobbies & Pets	\$67,011,201	\$4,449	\$385,801,312	\$4,756	\$883,526,680	\$4,459
Food & Alcohol	\$143,664,872	\$9,539	\$775,843,432	\$9,565	\$1,808,294,813	\$9,126
Household	\$83,860,498	\$5,568	\$494,261,301	\$6,093	\$1,126,787,166	\$5,687
Transportation & Maintenance	\$114,482,746	\$7,601	\$632,156,328	\$7,793	\$1,455,316,275	\$7,345
Health Care	\$22,868,340	\$1,518	\$131,063,530	\$1,616	\$301,969,453	\$1,524
Education & Daycare	\$39,676,970	\$2,634	\$225,755,670	\$2,783	\$495,457,747	\$2,500
Total Specified Consumer Spending	\$500,430,650	\$33,227	\$2,798,798,629	\$34,504	\$6,435,636,799	\$32,480

LOCAL MARKET KNOWLEDGE. WORLD CLASS CONNECTIONS.

CONTACT US FOR MORE INFORMATION



Daniel Hickey

Real Estate Salesperson

M: (917) 586-0064 O: (914) 798-4900
DHickey@HoulihanLawrence.com



HOULIHAN LAWRENCE
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800 Westchester Avenue
Suite N-517
Rye Brook, NY 10573
www.houlihanlawrence.com/commercial

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