

FOR SALE

New Rochelle Assemblage

NEW ROCHELLE, NY 10808

92 North Avenue
80-82 North Avenue
North Ave/Union Street Lot



HOULIHAN LAWRENCE
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North Avenue Assemblage

NEW ROCHELLE, NY 10801

2 Buildings &
1 Parking Lot

PORTFOLIO

Please Call

ASKING PRICE

New Rochelle –the Queen city of the Sound– is located north of New York city along the Long Island sound, with a population of about 82,000 people. Well, situated for commuting and travel with easy access to highways, express train to NYC and local and city airports. New Rochelle waterfront offers beaches, parks, and recreational area. The redevelopment master plan of the downtown has brought a wave of new development projects. New Rochelle has a lot to offer for investment and business opportunities.

This assemblage consists of three contiguous lots: 92 North Ave – 15,000 SF office building, 80 North Ave – vacant retail, & Union Street – parking lot. The lots are located on the East end of North Ave. and are located within the downtown overlay DO-3 zone. Lot frontage is approximately 195 feet on North Ave. The potential development can be as much as ten (10) stories. (See attached downtown overlay district map)

Prospective buyers are responsible for verification of all New Rochelle development criteria.

Please call for details.





NEW ROCHELLE ASSEMBLAGE

Address	Lot Size (acres)	Lot Size (SF)	RBA (SF)	APN	Taxes
92 North Avenue	0.35	15,246	15,000	551000 1-212-0172	\$49,000
80 North Avenue	0.05	2,047	1,760	551000 1-212-0128	\$6,950
North & Union Lot	0.16	7,090			
<i>Total</i>	<i>0.56</i>	<i>24,383</i>			



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PORTFOLIO PLOT MAP



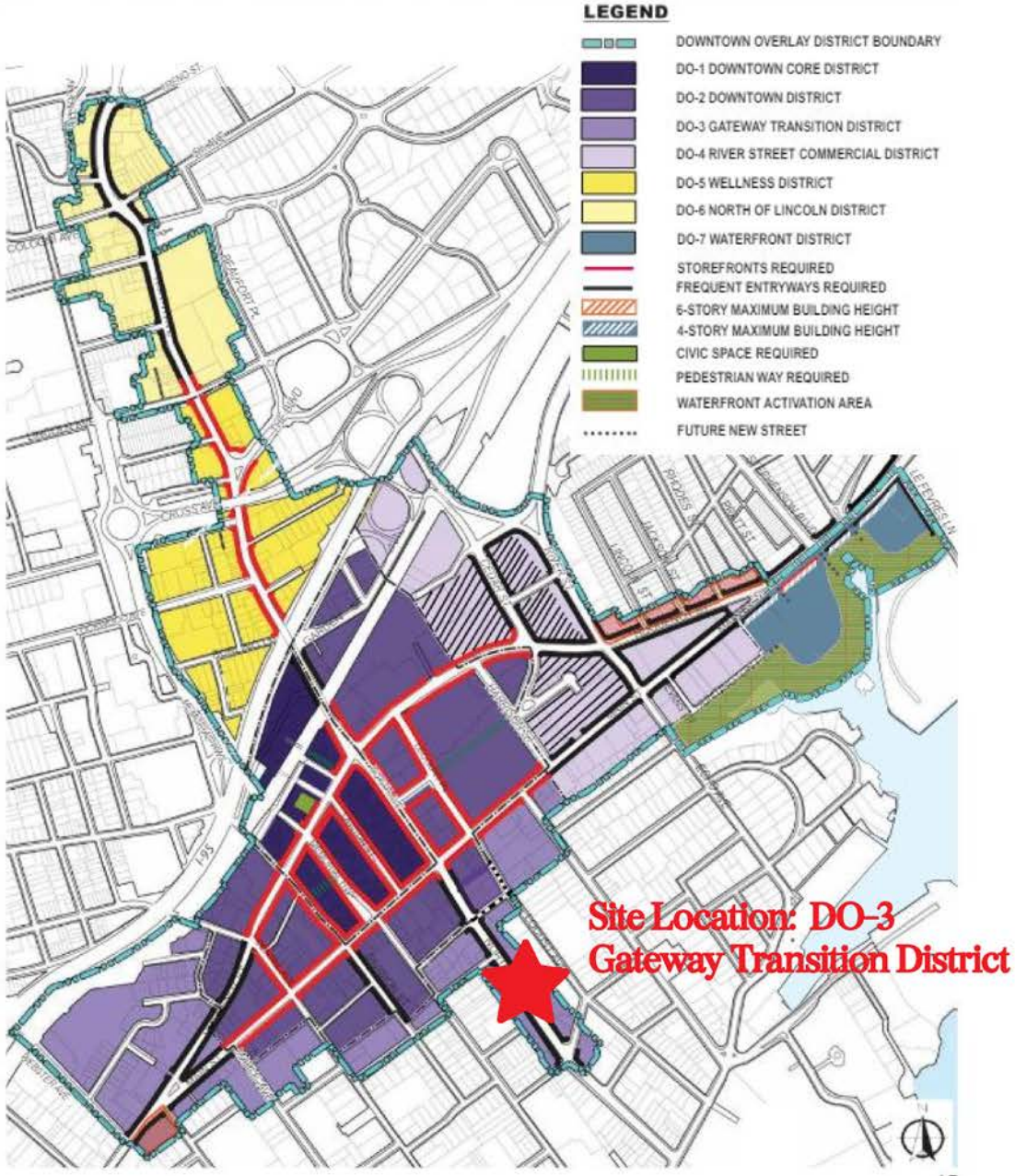
92 North Ave
Lot 172 - 15,000 SF

80-82 North Ave
Lot 212 - 1742 SF

Union Street
Lot 212 - 7090 SF



NEW ROCHELLE DOWNTOWN OVERLAY ZONES DISTRICT MAP



NEW ROCHELLE TABLE OF COMMUNITY BENEFIT BONUSES (CBB)

		For developments that satisfy all of the requirements of a Development Standard as defined in Section 175.11B(2) the following standards shall apply:		
		Development Standard 1 Bonus*	Development Standard 2 Bonus*	Development Standard 3 Bonus*
DO-1	The total building height with Community Benefit Bonuses shall be a maximum of 605 feet	up to 2 Bonus stories	up to 4 Bonus stories	up to 8 Bonus stories
DO-2	The total building height with Community Benefit Bonuses shall be a maximum of 285 feet	up to 1 Bonus story	up to 2 Bonus stories	up to 4 Bonus stories
DO-3	The total building height with Community Benefit Bonuses shall be a maximum of 105 feet**	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories**
DO-4	The total building height with Community Benefit Bonuses shall be a maximum of 85 feet	No Bonus Available	up to 1 Bonus stories***	up to 2 Bonus stories***
DO-5	The total building height with Community Benefit Bonuses shall be a maximum of 85 feet	No Bonus Available	up to 1 Bonus stories	up to 2 Bonus stories
DO-6	The total building height with Community Benefit Bonuses shall be a maximum of 55 feet	No Bonus Available	up to 1 Bonus stories	No Bonus Available
DO-7	The total building height with Community Benefit Bonuses shall be a maximum of 65 feet, and 75 feet for Additional Bonus story	No Bonus Available	No Bonus Available	up to 1 Bonus story**** up to 1 Additional Bonus story*****

Downtown Overlay Zone: DO-3

Frontage: 195' -0

Square Footage (appx): 23,900

Maximum Height*: 10-story

*Potential maximum height will require confirmation with City Development

* Where a site has been designated on the DOZ Standards Map as a Six Maximum Building Height, the total building height including Community Benefit Bonuses shall be a maximum of 6 stories and 65 feet.

** If on City owned property in DO-3, the DS3 shall be granted up to 6 Bonus stories, and maximum 125 feet

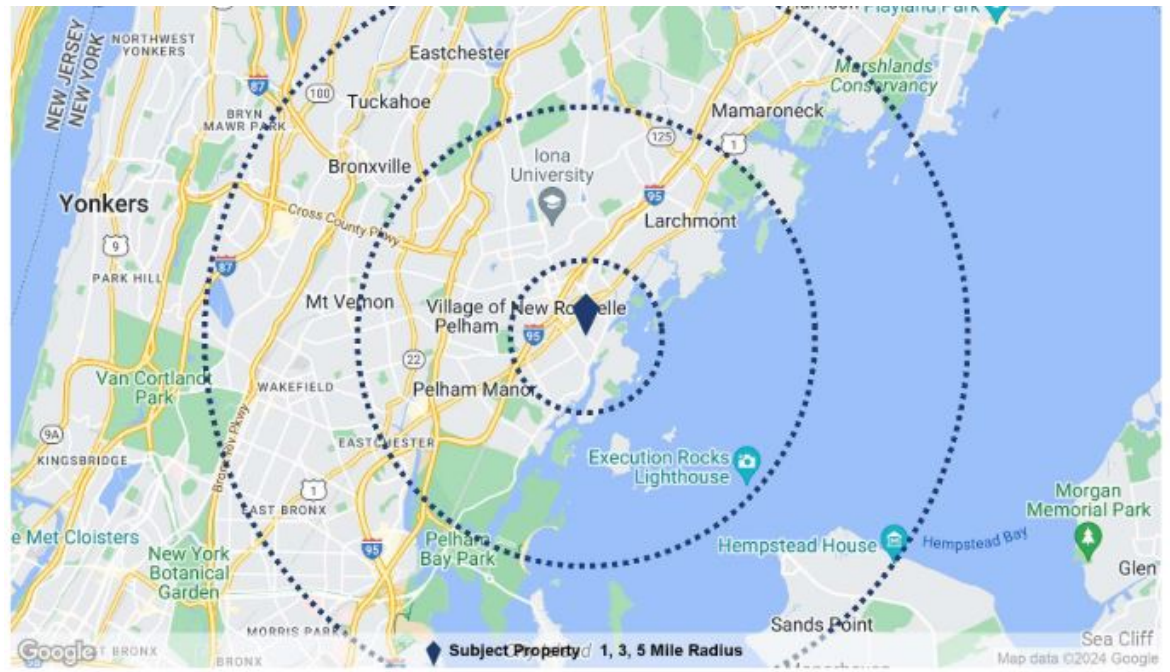
***Except: 2 Bonus Stories under Development Standard 2, and 4 Bonus Stories under Development Standard 3 (125 feet maximum building height) where shown on the DOZ Standards Map in Section 175.08.

****Except: 4 story and 55 feet maximum building height where shown on the DOZ Standards Map in Section 175.08

*****Additional Bonus story may be granted at the discretion of the Planning Board as part of site plan review, see Section 331-175.14.



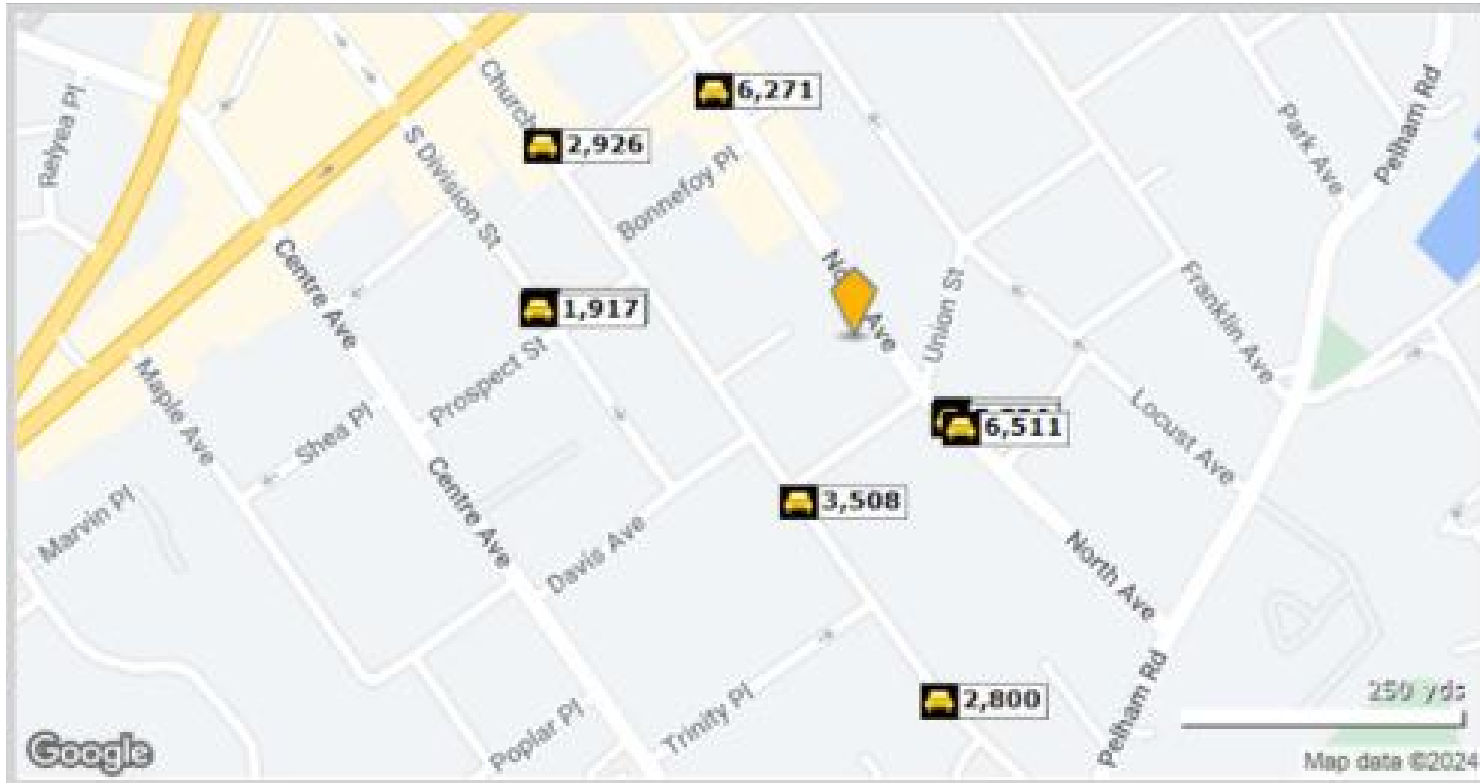
DEMOGRAPHIC SUMMARY



	1 Mile	3 Mile	5 Mile
Population			
2023 Population	41,843	143,067	477,128
2028 Population	43,448	147,046	476,734
Pop Growth 2023-2028	3.8%	2.8%	(0.1%)
2023 Average Age	39	40	41
Households			
2023 Households	15,828	52,879	183,349
2028 Households	16,456	54,409	183,520
Household Growth 2023-2028	4.0%	2.9%	0.1%
Median Household Income	\$71,947	\$96,521	\$80,866
Average Household Size	2.5	2.6	2.5
Average HH Vehicles	1	1	1
Housing			
Median Home Value	\$481,897	\$632,553	\$556,059
Median Year Built	1955	1949	1954



TRAFFIC COUNTS



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	North Ave	Union St	0.02 NW	2018	3,798	MPSI	.06
2	North Ave	Union St	0.02 NW	2022	5,539	MPSI	.06
3	North Avenue	Union St	0.02 NW	2018	6,511	AADT	.07
4	Church St	Union St	0.01 NW	2022	3,508	MPSI	.09
5	North Ave	Clinton Pl	0.02 NW	2022	6,271	MPSI	.15
6	S Division St	Prospect St	0.01 SE	2020	1,930	MPSI	.16
7	S Division St	Prospect St	0.01 SE	2022	1,917	MPSI	.16
8	Church St	Clinton Pl	0.02 SE	2022	2,898	MPSI	.19
9	Church St	Clinton Pl	0.02 SE	2021	2,926	MPSI	.19
10	Church St	Trinity Pl	0.06 NW	2022	2,800	MPSI	.19



Discover New Rochelle



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79,067
POPULATION

18
MILES TO NYC

10.4
SQUARE MILES

CITY OF NEW ROCHELLE

Named by Huguenot settlers for the French port of La Rochelle, this vibrant community concurrently boasts one of Westchester's most urbanized downtowns and some of its best shoreline. It's one of few places you'll find skyscrapers, pre-war center hall Colonials and waterfront mansions with docks all with a common post office, offering a diversity of options for any lifestyle. As home to the area's busiest rail hub, complete with a staffed ticket booth and the county's only stop on Amtrak's Northeast Corridor, it also offers unrivaled accessibility. A Metro North trip to Manhattan takes as little as 27 minutes.

A mere mile or two from New Rochelle's soaring skyline, Tudors sit tucked into garden enclaves abutting country clubs. Wykagyl could pass for

the English countryside, and its historic links have been called "the cradle of the PGA." The city's high school is a lakeside castle that might as well be Hogwarts. Quaker Ridge, bordering Scarsdale, abounds with hedgerows and leafy lanes.

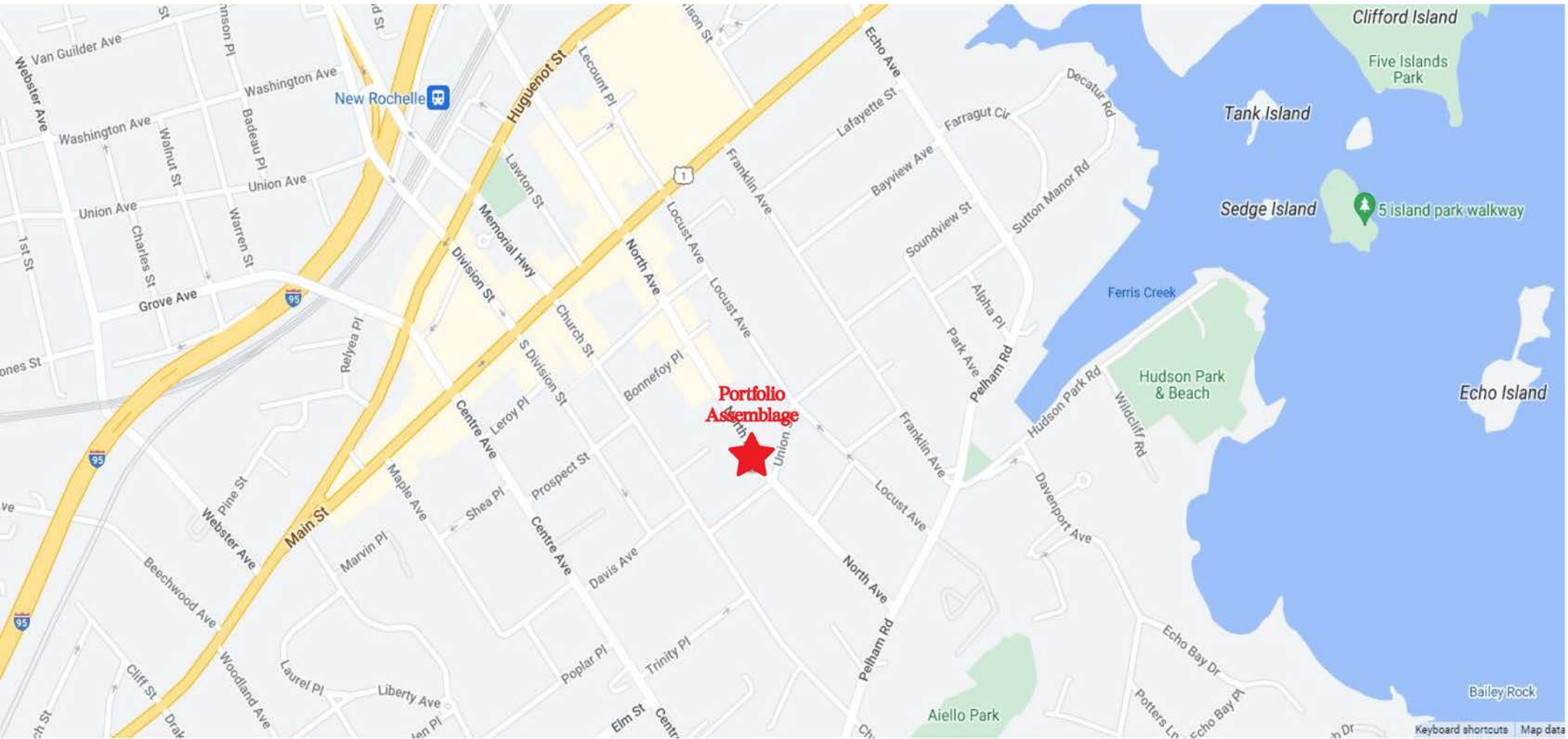
The city's coastal neighborhoods, including Premium Point, Pine Island and San Souci, are some of the most storied in the Northeast.

The former was home to Norman Rockwell, New York Central boss Alfred Perelman and yachting legend C. Oliver Iselin, a six-time consecutive America's Gold Cup winner. Glen Island, connected via drawbridge to the mainland, is home to Glen Island Harbour Club and a popular 105-acre county park, host to countless events from car shows to craft beer festivals.

Revved by a robust redevelopment plan, New Rochelle's urban core finds itself amidst an exciting renaissance. The downtown center has become an exciting destination, attracting everyone from millennials to downsizers. A catalyst of the vertical movement was New Roc City, a mixed-use megaplex boasting apartments, shopping, an IMAX theater and indoor amusement park. Nearby, historic blocks have become host to a burgeoning restaurant scene, with destinations like Modern, Roc N' Ramen and R Patisserie. Developers have several more large-scale residential and retail projects in the works, and civic interests are actively pushing the creation of an Arts & Cultural District, amplifying New Rochelle's existing art scene to attract even more creatives to live and work there.



AREA MAP



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**LOCAL MARKET KNOWLEDGE.
WORLD CLASS CONNECTIONS.**

CONTACT ME FOR MORE INFORMATION



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