



500

MAIN STREET

NEW ROCHELLE, NY

CORNER RETAIL SPACE IN
THE HEART OF DOWNTOWN
NEW ROCHELLE

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

TCO Q4 2024

NEW DEVELOPMENT OPPORTUNITY IN A HIGH INCOME RETAIL CORRIDOR

1,970 RSF Divisible
 Asking Rent = \$40/RSF
 Next door neighbor = basketball gym/church
 477 Residential units above in new development
 429 Vehicle parking garage w/EV charging stations
 14'+ Slab-to-slab / 12'+ finished ceiling height
 TCO Q4 2024



DEMOGRAPHICS (2023)

60% above NY State HH Avg Income (\$120,000)

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|------------------|------------------|------------------|
| Population | 47,789 | 159,099 | 495,210 |
| Number of Households | 17,610 | 59,152 | 194,128 |
| Average HH Income | \$125,919 | \$197,246 | \$160,106 |
| Annual HH Expenditure | \$1.46 B | \$7.08 B | \$19.51 B |
| Annual Retail Expenditure | \$681.9 M | \$3.28 B | \$9.05 B |



Contact Exclusive Listing Agents:

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TAP INTO IN THE GROWTH OF A CITY

With an unparalleled location, superb quality of life, diverse and talented residents, and a focused business climate, New Rochelle is experiencing the transformation of a lifetime.



1
The Rockwell
585 North Ave



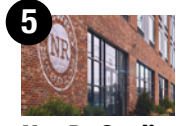
2
The Illustrator
600 North Ave



3
116 Guion Place



4
The Renaissance
117 Guion Place



5
NewRo Studios
11 Burling Lane



6
The Millennia
20 Burling Lane



7
The Grand
57 Grand Street



8
DSF Tower 2
2 Shearwood Place



9
Halstead Station
255 Huguenot St



10
Encore
325 Huguenot St



11
316 Huguenot St



12
339 Huguenot St



13
360 Huguenot



14
25 Maple Ave



15
Modera
24 Maple Ave



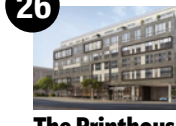
16
64 Centre Ave



17
525 Main St



28
26 Garden Ave



26
The Printhouse
165 Huguenot St



24
45 Harrison Ave



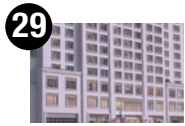
22
Stella
14 Lecount Pl



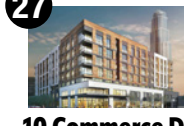
20
11 Lawton St



18
One Clinton Park



29
The Hightower
11 Garden St



27
10 Commerce Dr
The Motif



25
247 North Ave



23
249 North Ave



21
Locust Ave Dorm
30 Locust Ave



19
500 Main St



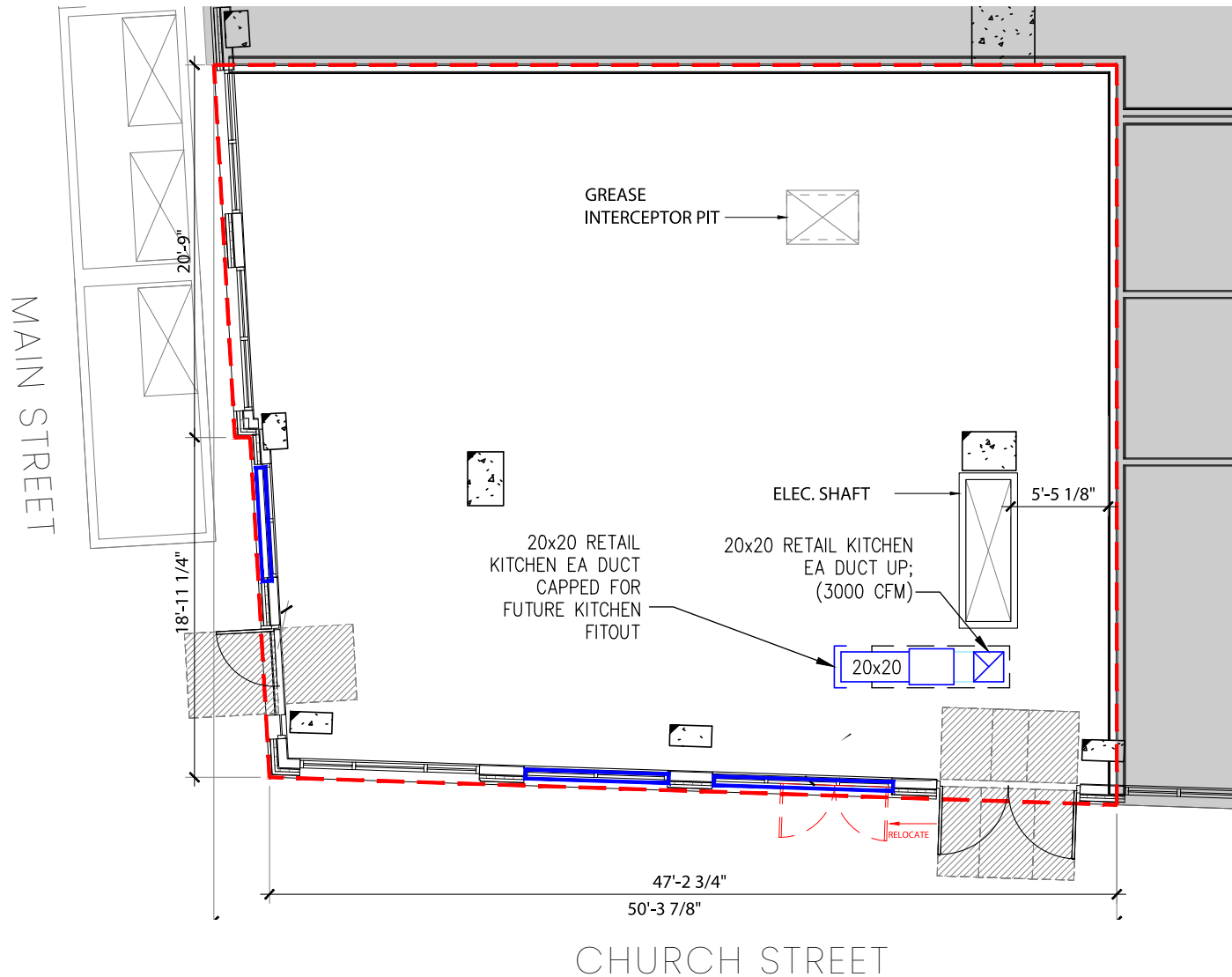
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1,970 SF RETAIL CORNER SPACE FLOOR PLAN



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AN EXPANDING NEW ROCHELLE OFFERS NEW OPPORTUNITIES



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