New Rochelle School For Sale

115 Clinton Avenue

NEW ROCHELLE, NY 10801

Call For Best Offers

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115 CLINTON AVENUE

SUMMARY

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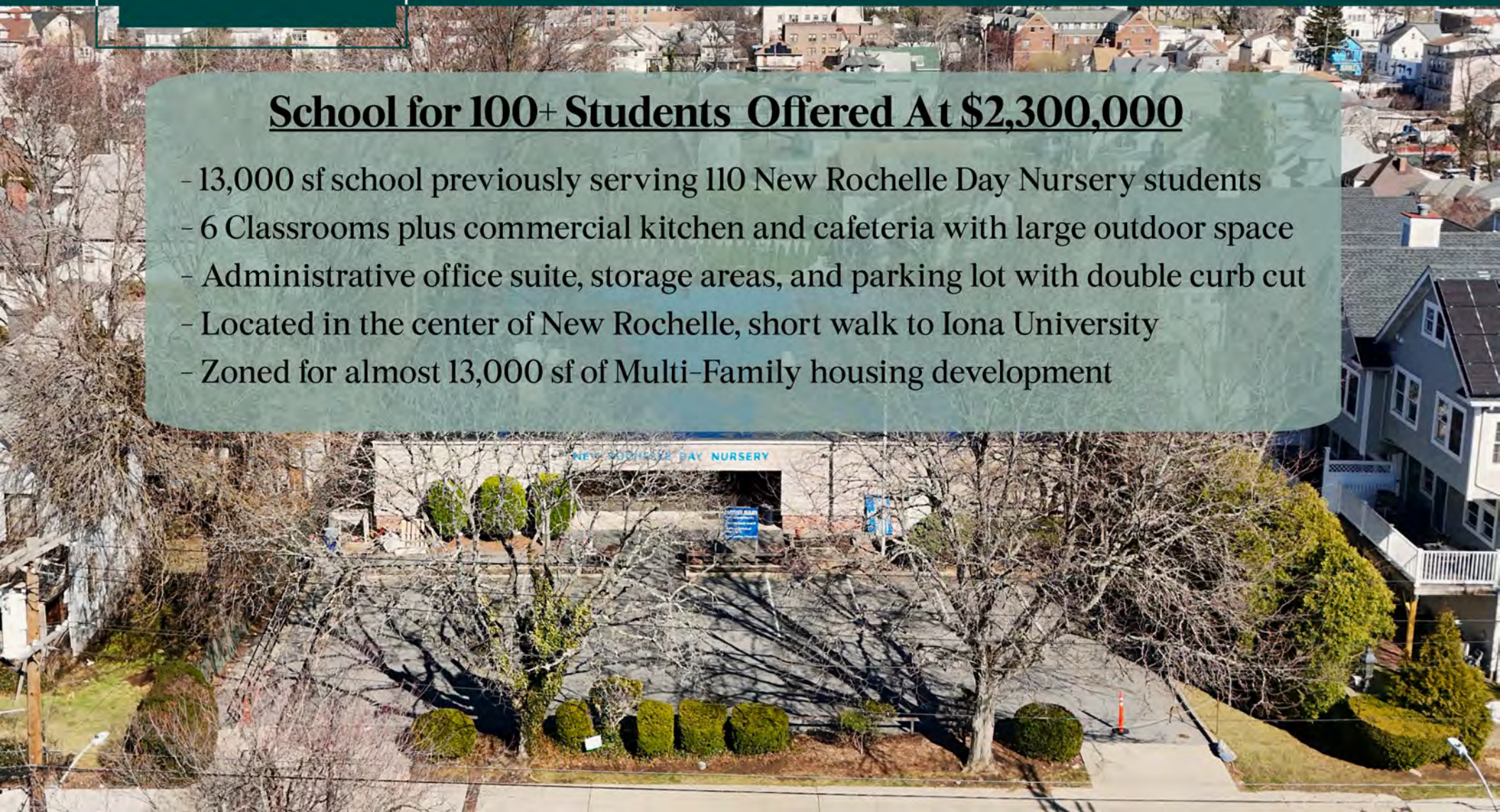

School for 100+ Students Offered At $2,300,000

- 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

115 CLINTON AVENUE

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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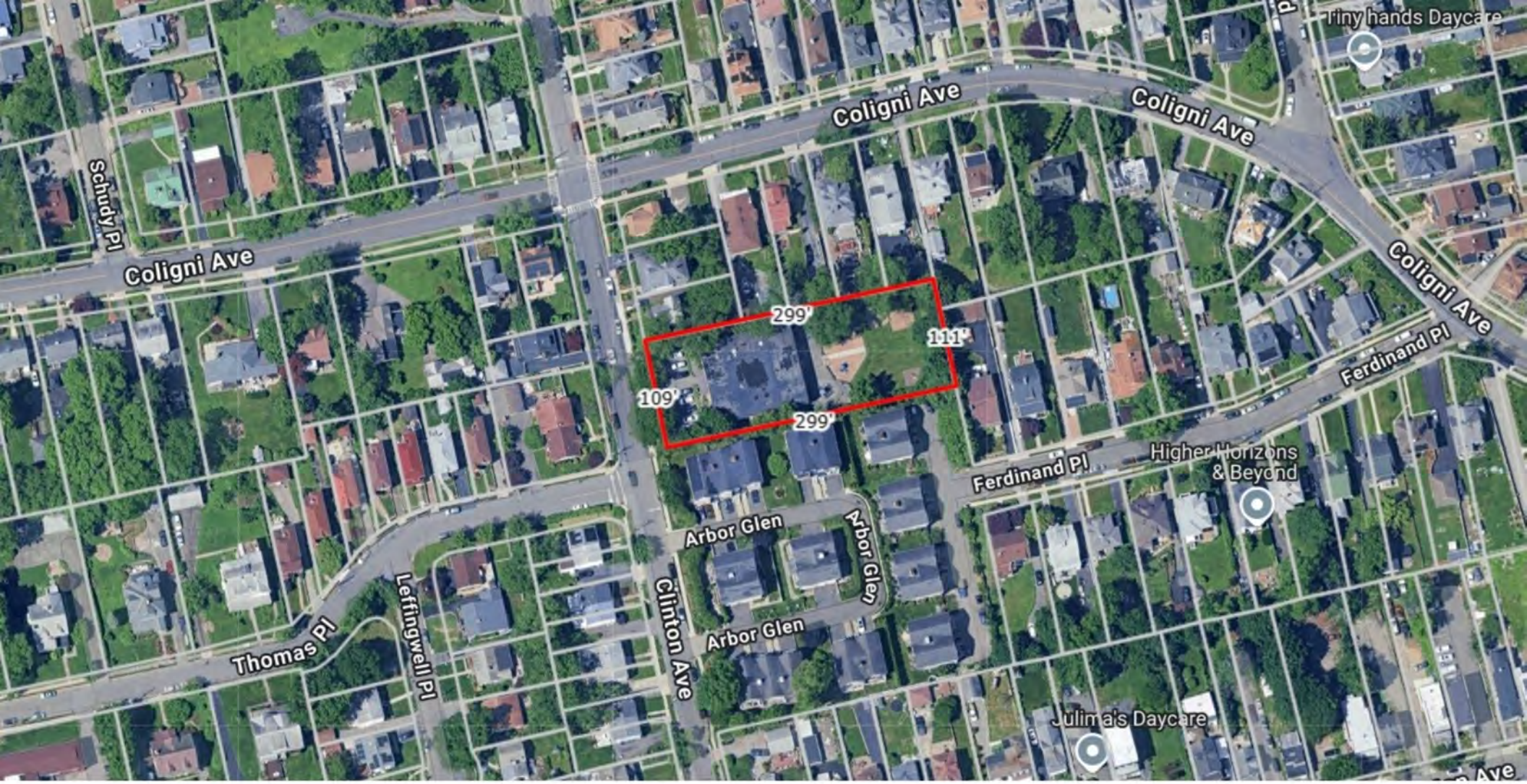

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PROPERTY HIGHLIGHTS

- 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

115 CLINTON AVENUE

MAP

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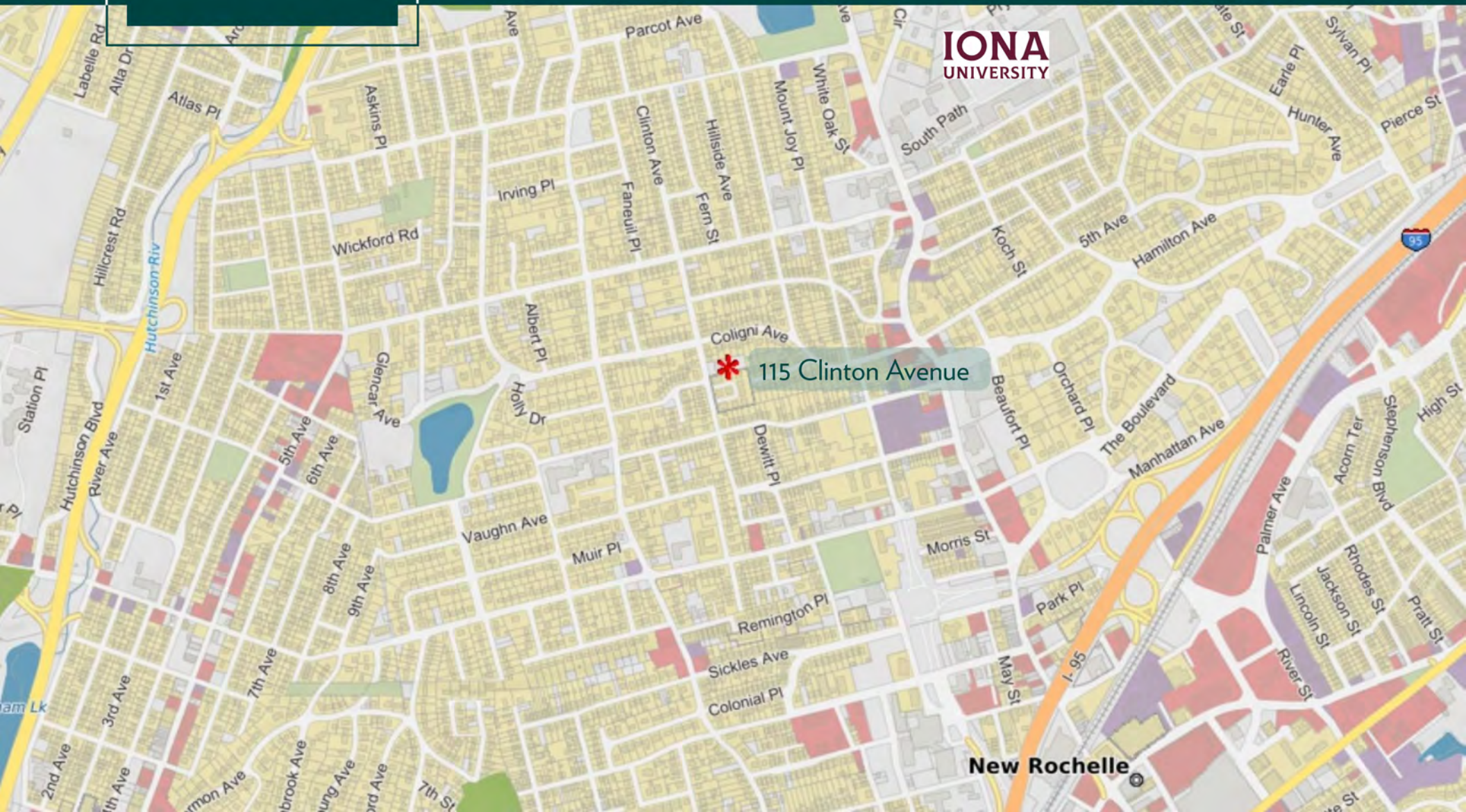

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SPACES

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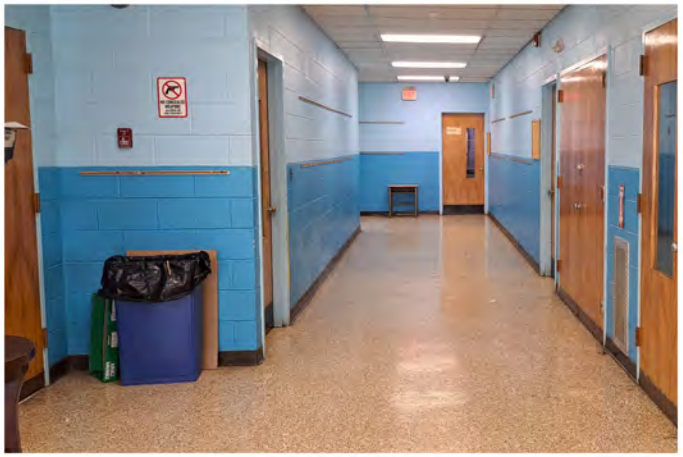

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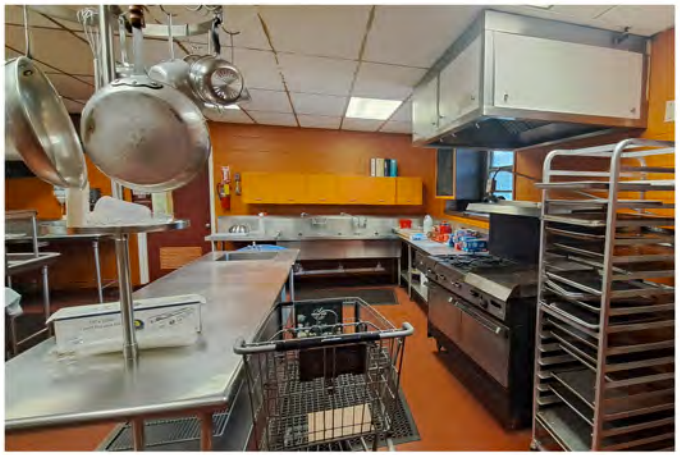

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MAIN FLOORPLAN

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LOWER FLOORPLAN

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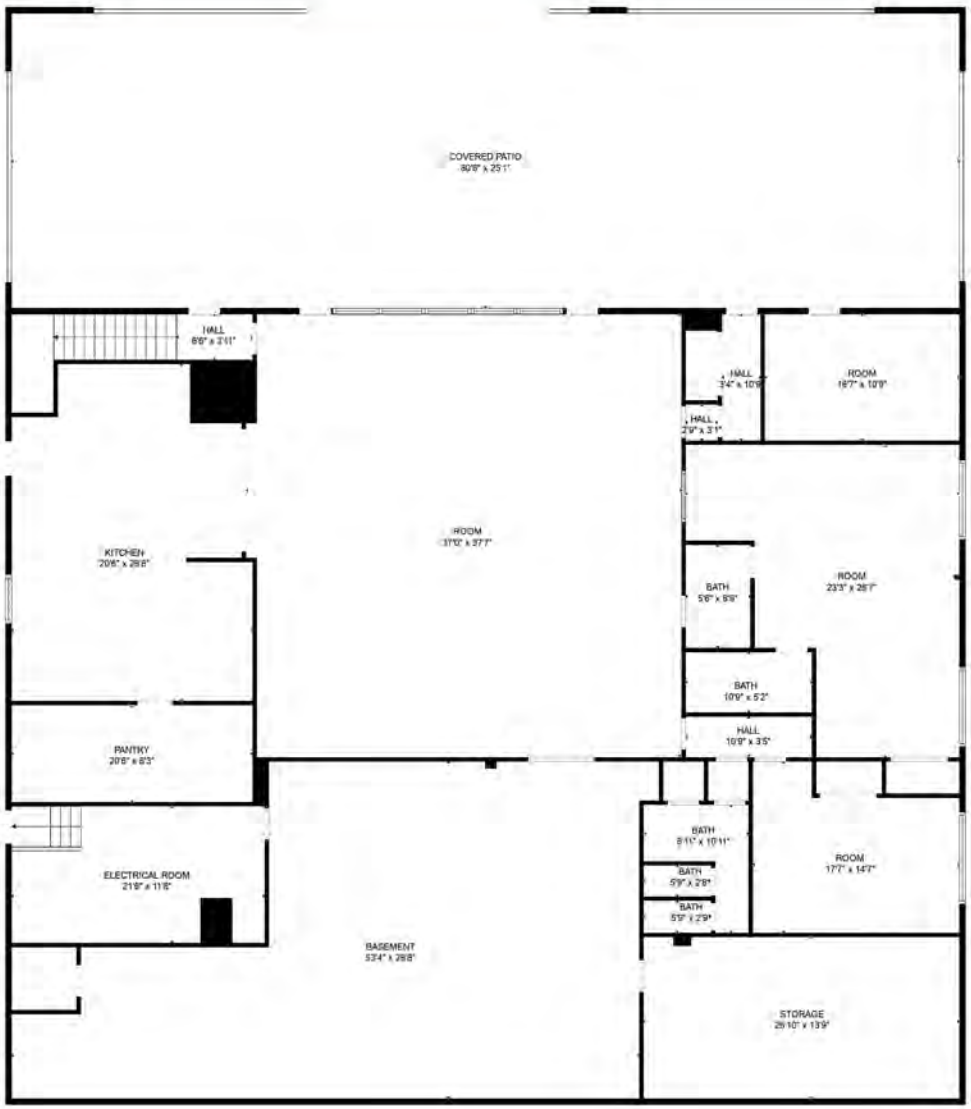

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DEMOGRAPHICS

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Daytime Employment

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
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

	1 mile		3 miles		5 miles	
	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
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

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