

# 173

HUGUENOT STREET

Sub-divisions from 2,500 SF Available

On-site Parking

Sky Bridge access to New Roc City

Join recently opened



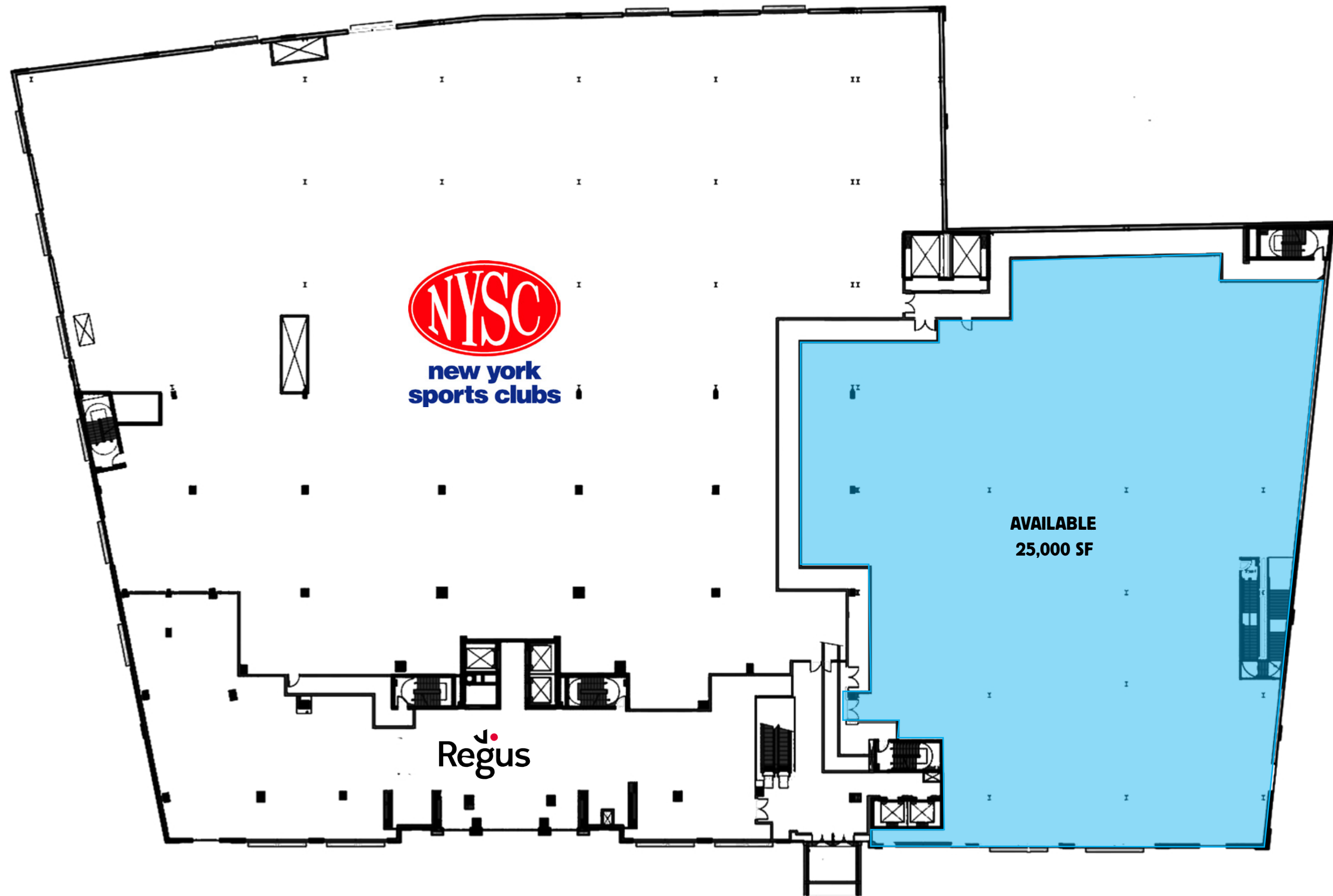
## NEW ROCHELLE, NEW YORK



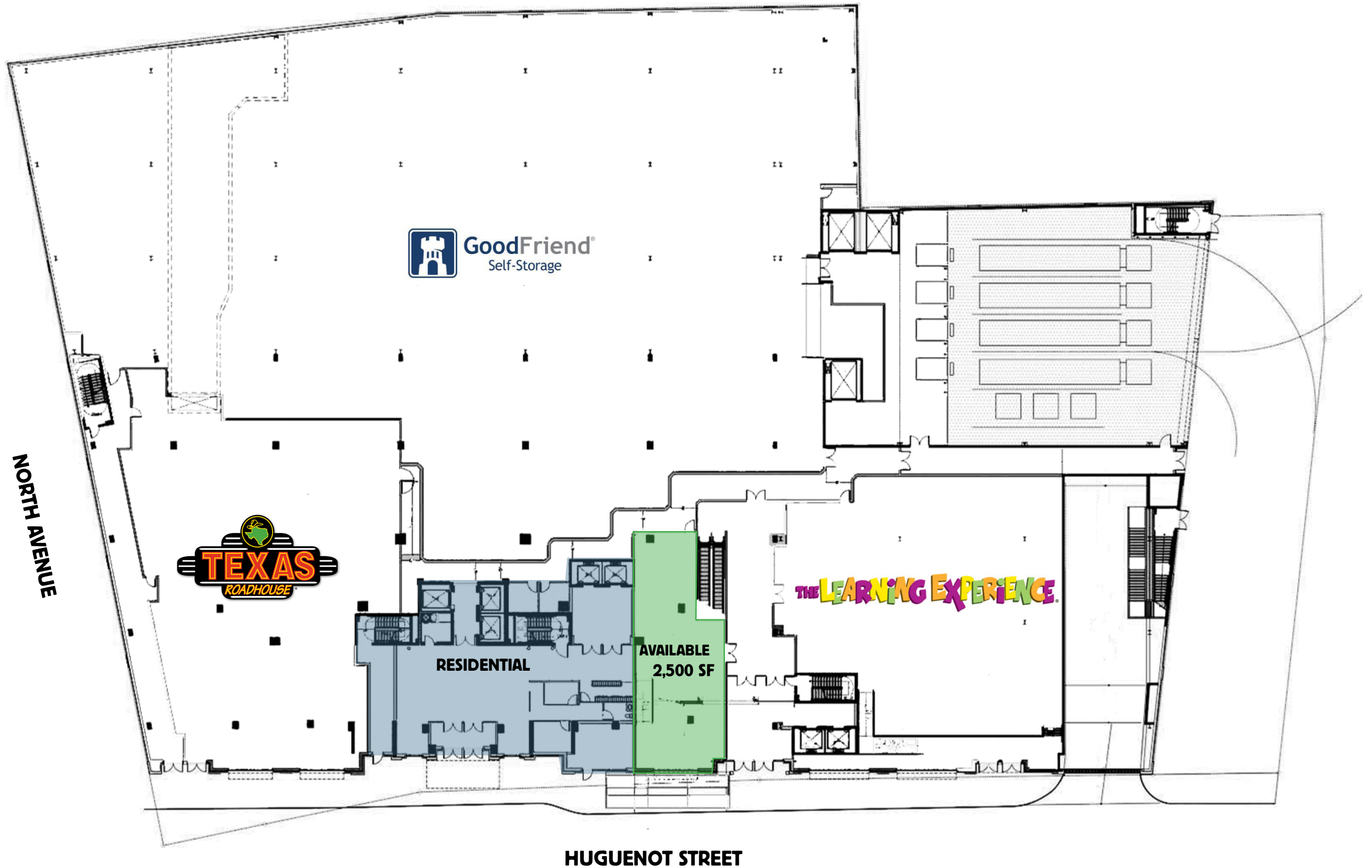
BRIAN VON SCHMID  
brian.vonschmid@srsre.com  
212.710.5259



# SECOND FLOOR SITE PLAN



# GROUND FLOOR SITE PLAN



# NEW ROCHELLE, NEW YORK

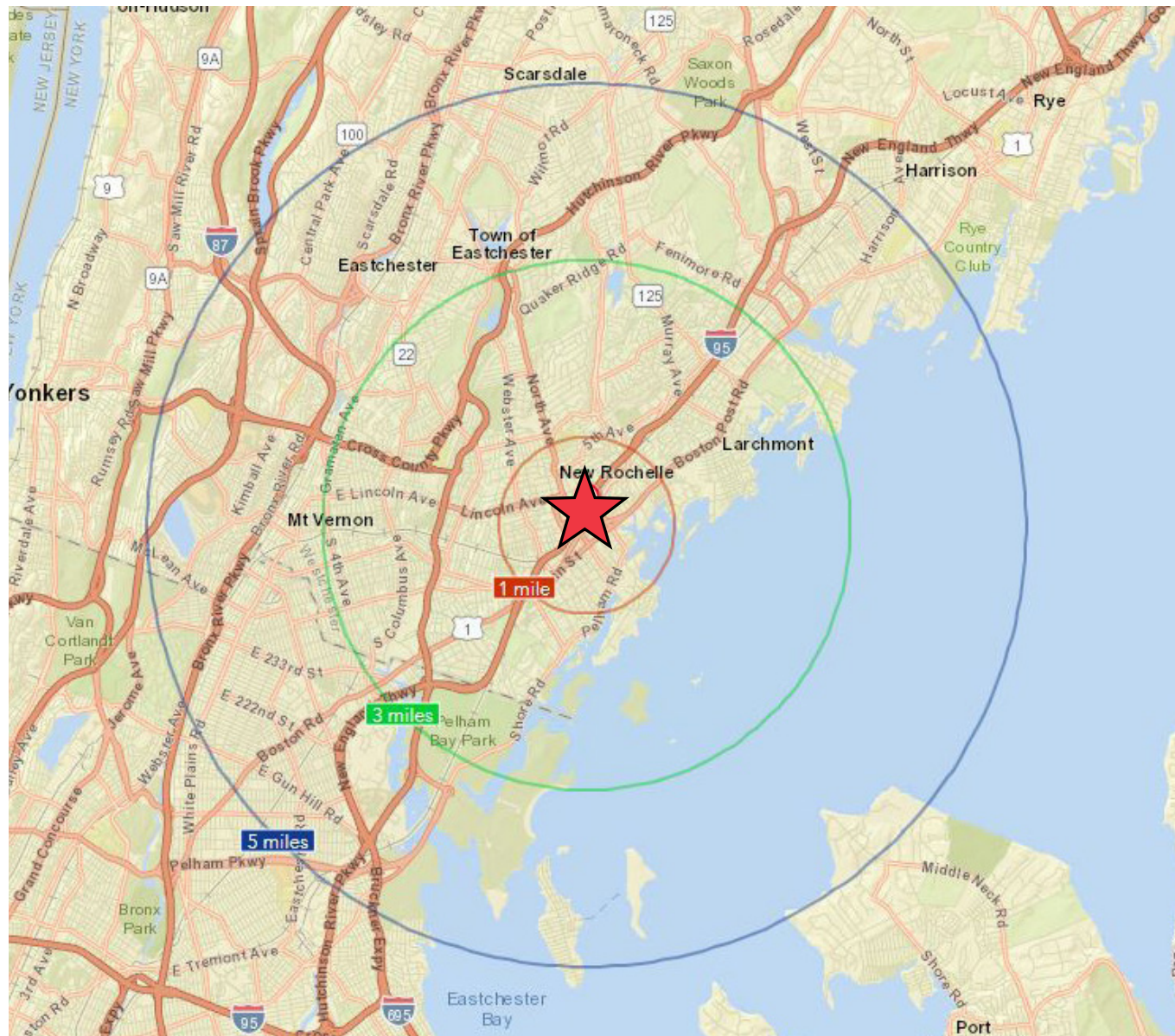
## Demographics

	1 Mile	3 Miles	5 Miles
<b>2018 Population</b>	<b>43,739</b>	<b>154,080</b>	<b>522,648</b>
<b>2018 Total Households</b>	<b>15,198</b>	<b>56,732</b>	<b>196,387</b>
<b>2018 Average Household Income</b>	<b>\$87,215</b>	<b>\$130,502</b>	<b>\$107,246</b>

## New Rochelle's Downtown Development Map

**Close proximity to New Rochelle's \$4 Billion development plan**

- 1 million SF of retail
- 4,200 new residential units
- 2.4 million SF of office space
- 6,370 housing units
- 12,000 hotel rooms



### Residential Development

1. Newro Studios  
11 Burling Lane
2. Millennia  
22 Burling Lane
3. The Grand
4. 11 Garden Street
5. 10 Commerce Drive
6. 165 Huguenot Street

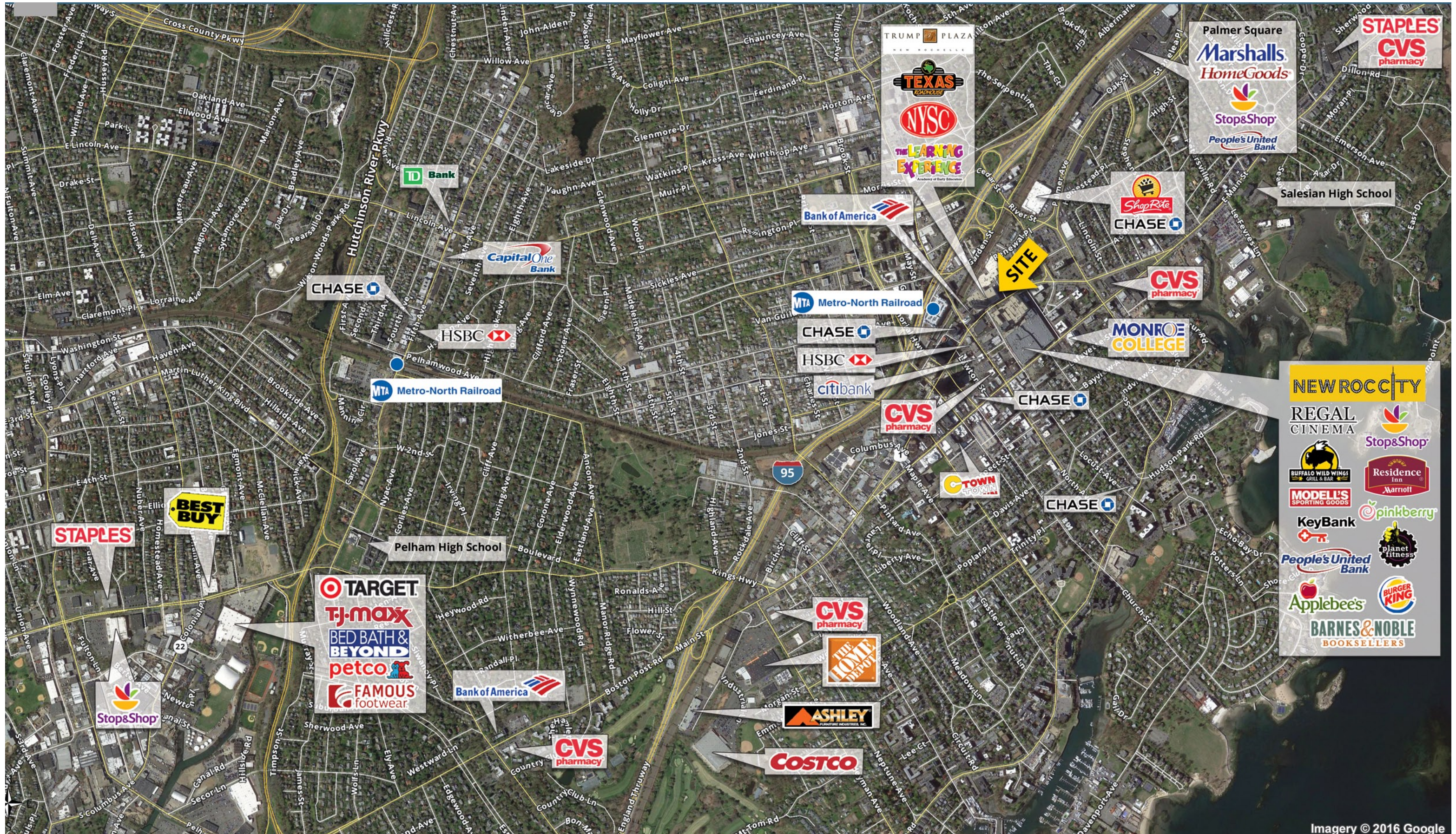
### Commercial Development

1. V Hotel
2. Locust Avenue

### Mixed-use Development

- |  |                                     |
|--|-------------------------------------|
| 1. North Avenue West<br>585 North Ave    | 9. 500 Main Street                  |
| 2. North Avenue West<br>600 North Avenue | 10. Church/Division                 |
| 3. Two Hamilton Avenue<br>2 Hamilton Ave | 11. 64 Centre Avenue                |
| 4. 26 Garden Street                      | 12. 327 Huguenot Street             |
| 5. 277 North Avenue                      | 13. 339 Huguenot Street             |
| 6. 45 Harrison Street                    | 14. 587 Main Street                 |
| 7. The Standard<br>251 North Avenue      | 15. The Huguenot<br>391 Huguenot St |
| 8. 14 Lecount Place                      |                                     |

# AERIAL MAP



Imagery © 2016 Google

# NEIGHBORHOOD RETAIL



Montefiore Hospital  
242 Hospital Beds

TEXAS  
NYSC  
THE LEARNING EXPERIENCE

ShopRite  
CHASE

Radisson

Salesian High School  
499 Students

**Downtown Development Plan**

- 4,200 new residential units
- 2.4 million SF of new office space
- 1 million SF of new retail development
- 6,370 new housing units
- 12,000 newly constructed hotel rooms

**Transit System**

- By 2021, New Rochelle will be the only rail station providing MTA service to the East/West sides of Manhattan
- 30 minutes to Grand Central w/ MTA service to Penn Station (Coming Soon)

**Sky bridge access to New Roc City**

NEW ROCCITY

REGAL CINEMA

Stop & Shop

BUFFALO WILD WINGS GRILL & BAR

Residence Inn Marriott

KeyBank

Planet Fitness

People's United Bank

Pinkberry

Applebee's

BURGER KING

BARNES & NOBLE BOOKSELLERS

# ADDITIONAL IMAGES



# ADDITIONAL IMAGES

