



HOULIHAN LAWRENCE  
COMMERCIAL

# 316 Huguenot at Westchester Place

316 Huguenot Street, New Rochelle, NY 10801

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RETAIL LEASING OPPORTUNITY

**KLEIN  
LEFKOWITZ**  
COMMERCIAL TEAM AT HOULIHAN LAWRENCE

# Confidentiality & Disclaimer

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This Offering Memorandum has been prepared by Houlihan Lawrence Commercial, as exclusive leasing advisor, for use by a limited number of qualified parties whose sole purpose is the evaluation of a possible lease of retail space at 316 Huguenot Street, New Rochelle, New York (the “Property”). By accepting this Offering Memorandum, the recipient agrees to hold its contents in the strictest confidence and not to reproduce, distribute or disclose any portion of it to any other person or entity without the prior written authorization of Houlihan Lawrence Commercial and the owner of the Property (the “Owner”).

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information that a prospective tenant may require. All rental rates, operating expense estimates and other economic terms are provided for general reference purposes only and remain subject to negotiation and to the execution of a definitive lease. All references to square footage, dimensions, ceiling heights, delivery condition and other measurements are approximations taken from architectural drawings and must be independently verified by the prospective tenant.

Neither the Owner nor Houlihan Lawrence Commercial, nor any of their respective officers, agents or employees, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents. The Owner expressly reserves the right, in its sole discretion, to reject any proposal to lease space at the Property, to withdraw the Property from the market at any time without notice, and to negotiate with any party at any time. The space is offered subject to prior lease, change in rental rate or withdrawal without notice.

The recipient acknowledges that it is a principal or an authorized representative of a principal, that it has the financial capacity to lease the Property, and that it will conduct its own independent investigation and due diligence with respect to the Property, including its physical condition, permitted uses, buildout requirements, and all applicable zoning, building and code requirements.

All inquiries regarding the Property or this Offering Memorandum should be directed to Ken Lefkowitz or Garry Klein of Houlihan Lawrence Commercial. Prospective tenants are advised not to contact the Owner, building management, on site personnel or any other party directly.



**Houlihan Lawrence Commercial**  
800 Westchester Avenue, Suite N-517, Rye Brook, NY 10573



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SECTION ONE

# The Opportunity



# Leasing Summary

## Availability Summary

|                           |                |
|---------------------------|----------------|
| <b>Available Suites</b>   | Two            |
| <b>Space A (Retail A)</b> | 974 SF         |
| <b>Space B (Retail 2)</b> | 1,882 SF       |
| <b>Total Available</b>    | 2,856 SF       |
| <b>Asking Rent</b>        | \$45.00 per SF |
| <b>Lease Type</b>         | Modified Gross |
| <b>Lease Term</b>         | Negotiable     |
| <b>Availability</b>       | Immediate      |

## Leasing Process

Space is offered at the asking rent above on a suite by suite basis, and the two suites may also be considered together. Proposals should include the proposed use, term, requested landlord work or improvement allowance, commencement date, and tenant financial and operating background. Tours are available by appointment through the exclusive leasing advisors.

## Property Overview

Houlihan Lawrence Commercial is pleased to exclusively represent the ground floor retail at 316 Huguenot Street at Westchester Place, a 27 story luxury building featuring 315 residential units and two ground floor retail suites in the heart of downtown New Rochelle. With frontage along Huguenot Street, a tenant will enjoy a prominent location with visibility to the New Rochelle Metro-North Station and exposure to more than 18,000 vehicles passing daily.

Both suites feature open concept layouts with minimal columns, offering maximum flexibility for tenant buildout. Surrounded by more than 3,500 new residential units within a two block radius and conveniently served by on site and municipal parking, the space is well suited to a café, boutique fitness studio, specialty market or wellness service provider serving both the residences above and the wider community.



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# Leasing Highlights



## Highlights

- Two ground floor retail suites totaling 2,856 SF at the base of Westchester Place, a 27 story, 315 unit luxury rental tower in downtown New Rochelle.
- Space A offers 974 SF and Space B offers 1,882 SF. Both are open concept with minimal columns, allowing efficient and flexible tenant buildout.
- Prominent frontage along Huguenot Street with exposure to more than 18,000 vehicles daily and direct visibility to the New Rochelle Metro-North Station.
- Built in customer base of 315 residences directly above, with more than 3,500 new residential units delivered within a two block radius.
- Walking distance to the New Rochelle Metro-North Station, a 30 minute express commute to Grand Central Terminal.
- Convenient vehicular access to I-95 and the Hutchinson River Parkway, with a 115 space on site parking garage and municipal parking nearby.
- Well suited to a café, boutique fitness studio, specialty market or wellness provider serving residents and the wider downtown community.
- Trade area of 45,841 residents within one mile and 175,041 within three miles, with average household income of \$153,214 in the three mile ring.

SECTION TWO

# The Property



# Property Overview

## Site & Building Details

|                               |                                             |
|-------------------------------|---------------------------------------------|
| <b>Property Address</b>       | 316 Huguenot Street, New Rochelle, NY 10801 |
| <b>Municipality</b>           | New Rochelle, Westchester County            |
| <b>Property Type</b>          | Ground floor retail in mixed use tower      |
| <b>Building</b>               | 27 stories, 315 residential units           |
| <b>Space A (Retail A)</b>     | 974 SF                                      |
| <b>Space B (Retail 2)</b>     | 1,882 SF                                    |
| <b>Total Retail Available</b> | 2,856 SF                                    |
| <b>Delivery</b>               | Shell, for tenant buildout                  |
| <b>Building Systems</b>       | Sprinklered; HVAC by tenant                 |
| <b>Parking</b>                | 115 space garage on site                    |
| <b>Frontage</b>               | Huguenot Street                             |
| <b>Traffic Count</b>          | 18,000+ vehicles daily                      |

## Property Description

Westchester Place is a 27 story luxury residential tower with 315 apartments above two ground floor retail suites, delivered as shell space for tenant buildout. Both are open concept with largely column free floor plates, storefront glazing along Huguenot Street and an automatic sprinkler system throughout. Space B carries roughly 102 feet of frontage, a depth of about 33 feet, a floor drain and grease interceptor, and a stair to the alley for service access.

Downtown New Rochelle is in a sustained redevelopment cycle that has added thousands of apartments and drawn new retailers, restaurants and entertainment uses to the corridor. More than 3,500 newly delivered units sit within two blocks, with the Metro-North station and municipal parking a short walk away.



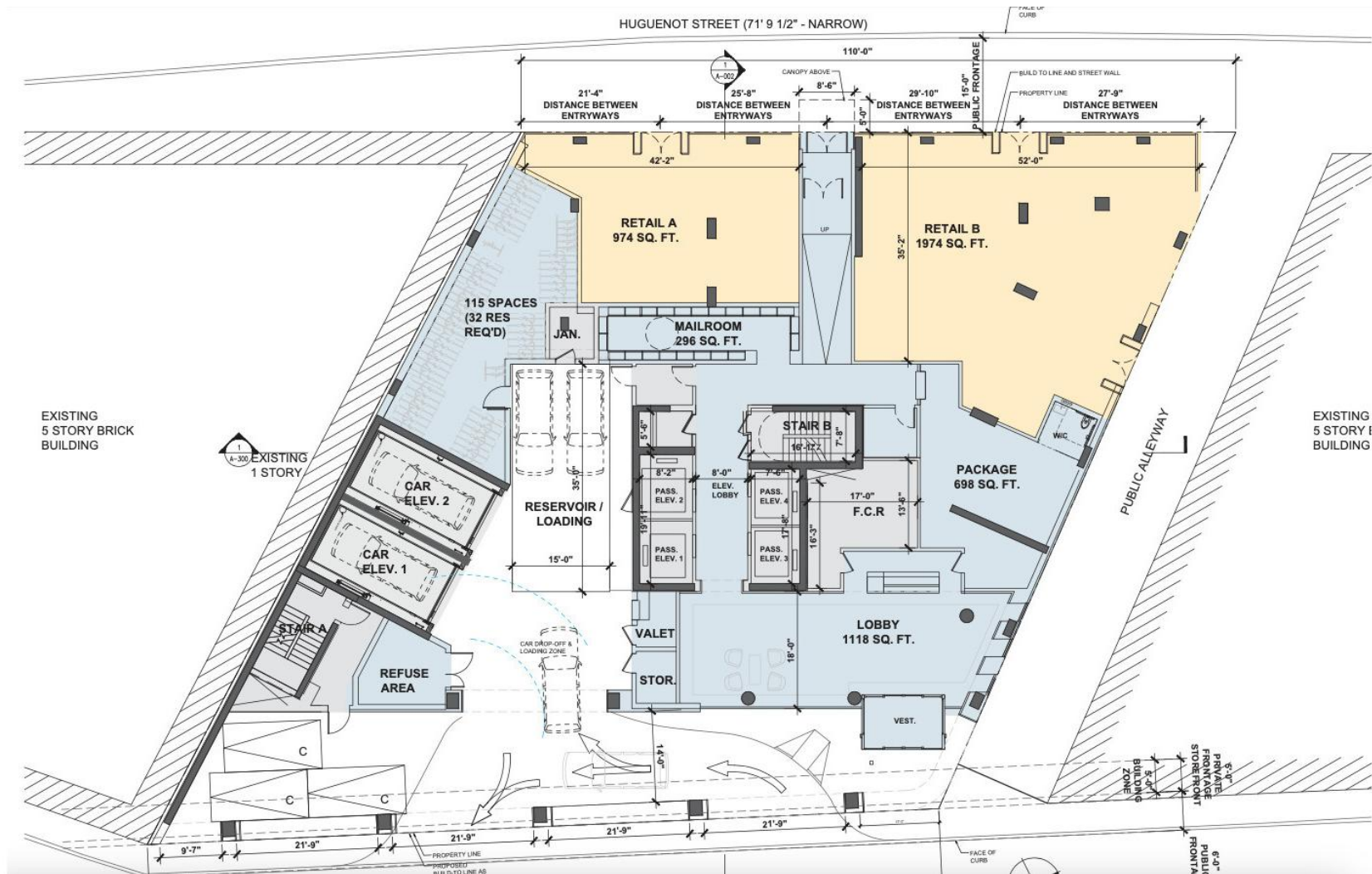
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# Ground Floor Plan





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SECTION THREE

# Location & Market

# Location & Transit

## Location Description

316 Huguenot Street is strategically positioned in the heart of downtown New Rochelle, an area undergoing significant residential and retail redevelopment. The Property is a short walk from the New Rochelle Metro-North station, which offers an approximately 30 minute express commute to Grand Central Terminal, and provides direct access to I-95 and the Hutchinson River Parkway, making it a highly connected location for both customers and staff.

The surge of mixed use development downtown has added thousands of residential units and attracted new retailers, restaurants and entertainment options, turning the district into a dynamic urban hub while retaining its character as a walkable community with diverse amenities. Retail at 316 Huguenot benefits from that daytime and evening foot traffic as well as from the 315 residences directly above.

## Location Snapshot

|                  |                                                    |
|------------------|----------------------------------------------------|
| Transit          | New Rochelle Metro-North Station, walking distance |
| Commute          | Approximately 30 minutes express to Grand Central  |
| Highways         | I-95 and Hutchinson River Parkway                  |
| Traffic Count    | More than 18,000 vehicles daily                    |
| New Units Nearby | More than 3,500 within a two block radius          |
| Parking          | 115 space on site garage, municipal parking nearby |



# Retailer Map



# Demographics

## Population

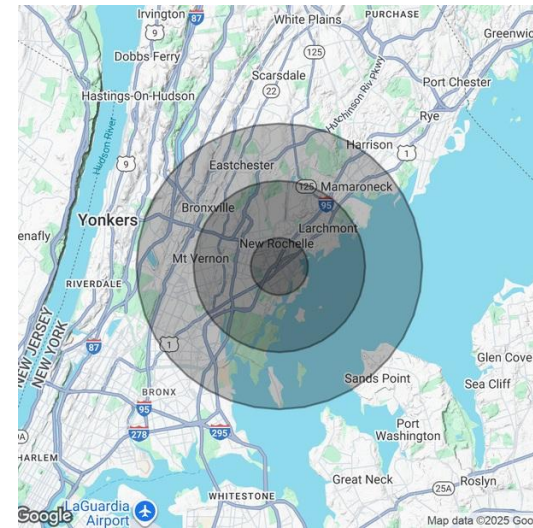
|                             | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 45,841 | 175,041 | 563,558 |
| <b>Average Age</b>          | 40     | 41      | 41      |
| <b>Average Age (Male)</b>   | 39     | 39      | 40      |
| <b>Average Age (Female)</b> | 42     | 42      | 43      |

## Households & Income

|                                 | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------------|-----------|-----------|-----------|
| <b>Total Households</b>         | 17,139    | 63,764    | 209,218   |
| <b>Persons per Household</b>    | 2.7       | 2.7       | 2.7       |
| <b>Average Household Income</b> | \$116,505 | \$153,214 | \$131,658 |
| <b>Average Home Value</b>       | \$621,580 | \$735,354 | \$664,150 |

Demographic data derived from AlphaMap.

## Radius Map



One, three and five mile radii centered on 316 Huguenot Street, New Rochelle, NY 10801.



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# Broker Contact

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For additional information, space tours or proposal submission, please contact the exclusive leasing advisors below.

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