



HOULIHAN LAWRENCE
COMMERCIAL

525 Main St

New Rochelle, NY 10801

Exclusively Represented By:

Mike Rackenberg

Associate Broker

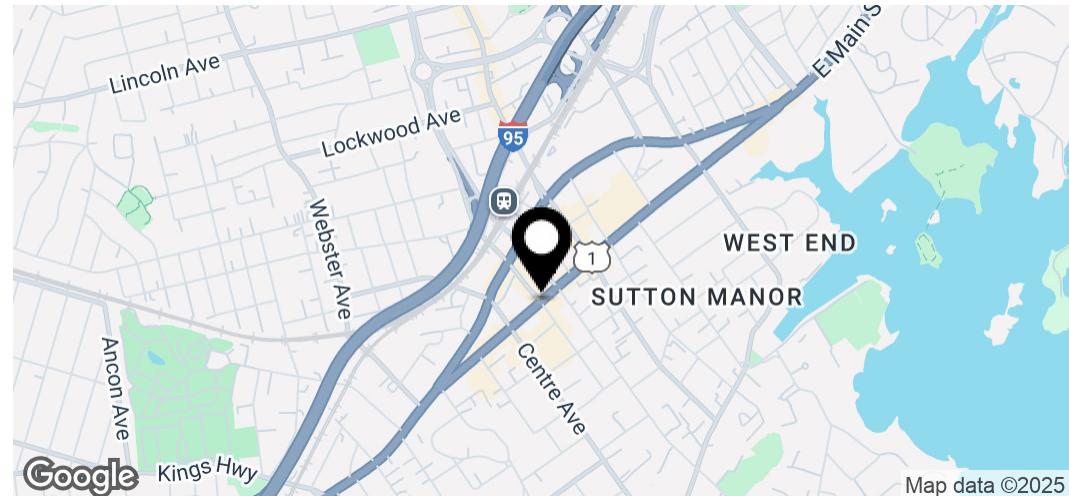
973 609 2105

mrackenberg@houlihanlawrence.com

OFFERING MEMORANDUM

Long-Term Potential: Future Assemblage & Redevelopment Opportunity

FOR SALE



Sale Price	\$2,500,000
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Offering Summary

Price	\$2,500,000
Taxes:	\$40,190
GSF	+/- 17,000 SF
Lot Acres:	0.18 AC
Occupancy	Will be delivered vacant

Property Overview

While 525 Main Street is currently offered as a standalone commercial asset, the property holds long-term strategic value due to its location within New Rochelle's Downtown Overlay Zone – an area actively encouraging urban revitalization and higher-density development. The surrounding block features a mix of commercial and underutilized properties, creating the possibility for a larger-scale project.

This future-facing flexibility makes 525 Main Street a unique investment: offering immediate utility and income with the added dimension of being a potential piece of a broader development vision. Investors with a strategic outlook may find value in securing a footprint now while monitoring the evolution of neighboring interests and zoning dynamics.

To discuss the stand-alone building sale or the possibility for a larger development, please reach out to Mike Rackenberg.

Mike Rackenberg
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Complete Highlights

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Property Highlights

- History: I.B. Cohen & Associates opened in 1941 as a destination for high-quality menswear. The store's clientele reportedly included prominent figures and celebrities like Lou Gehrig and Norman Rockwell. In 2015, it was rebranded as Cohen's Consignment – shifting from traditional menswear to a consignment/resale model, offering a mix of vintage apparel, collectibles, and antiques
- Prime Downtown Location: Situated in the heart of New Rochelle's vibrant Main Street corridor – high foot traffic, excellent visibility, and strong daytime population
- Flexible Commercial Use: Ideal for retail, service business, office, boutique fitness, or showroom. Zoned to support multiple use types
- Standalone Asset: ±17,000 SF commercial building with a compact footprint and manageable operating costs – perfect for owner-users or investors
- Strong Market Fundamentals: Located in one of Westchester's most rapidly developing downtowns with growing demand for walkable commercial environments
- Accessible & Visible: Positioned on a prominent Main Street corner with easy access to transit, major roads, and surrounding retail/office/residential developments
- Taxes: \$40,190 per annum
- Lot Acres: 0.18
- Occupancy: Building will be delivered vacant

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Location Description

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Location Advantages

- 85' of Main Street Retail Frontage: Benefit from exceptional exposure on a high-traffic thoroughfare
- Transit Connectivity: 5-minute walk to New Rochelle Metro-North Station – direct service to NYC
- Retail & Residential Synergy: Surrounded by major developments, luxury apartment towers, and new retail – ideal for customer-driven businesses
- Parking & Accessibility: Street and nearby structured parking options support tenant and customer needs

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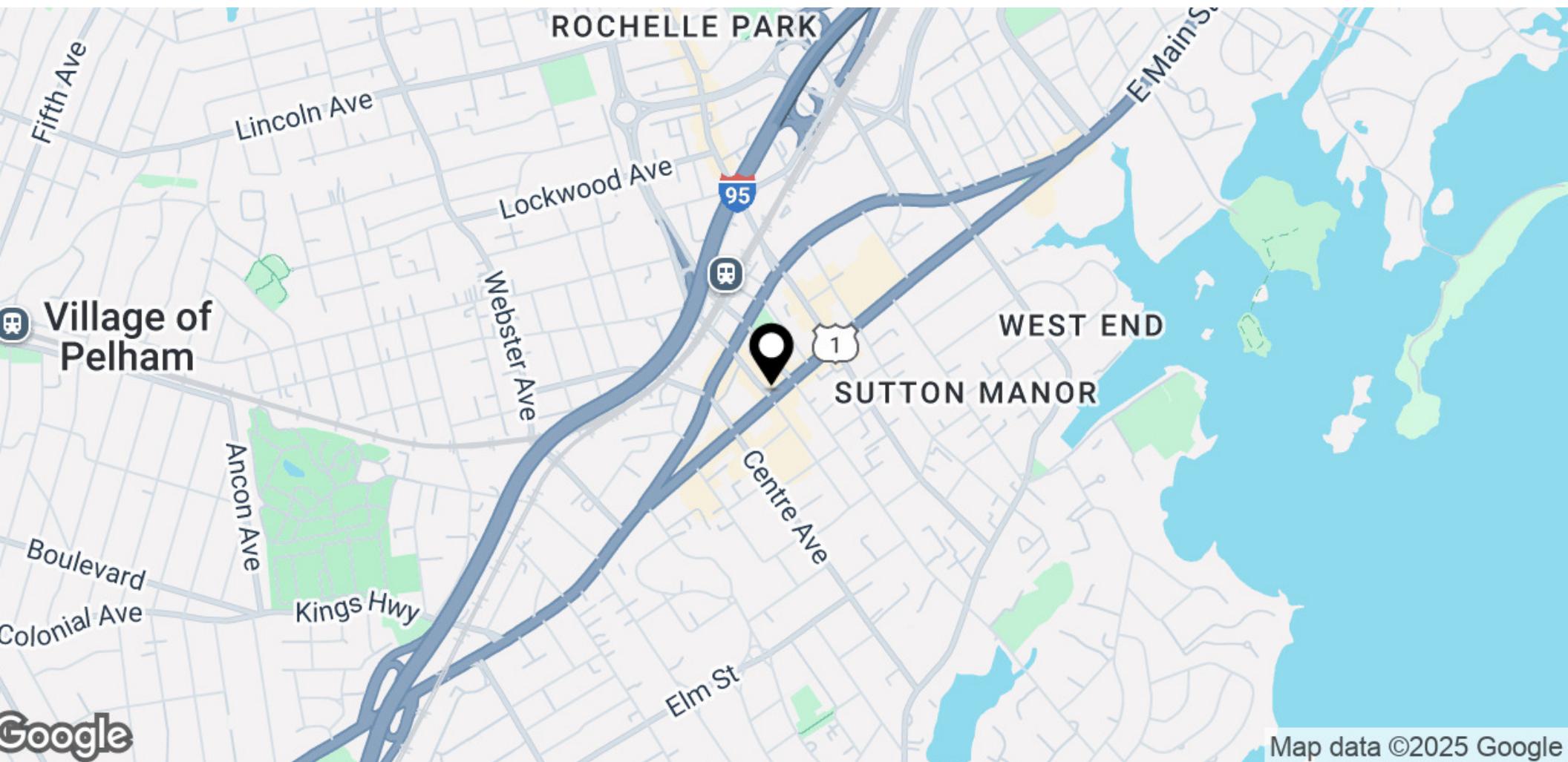
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Regional Map

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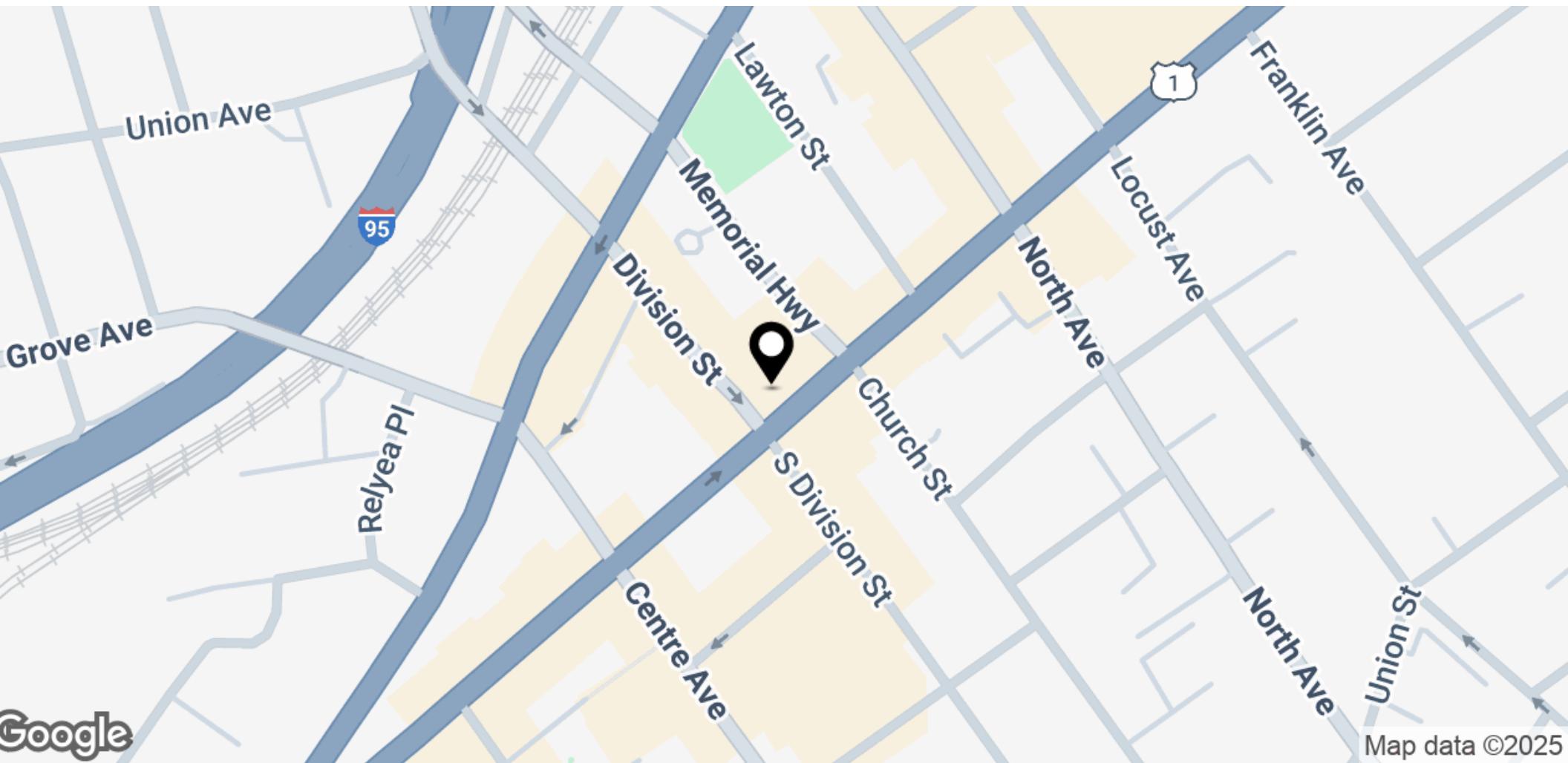
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Location Map

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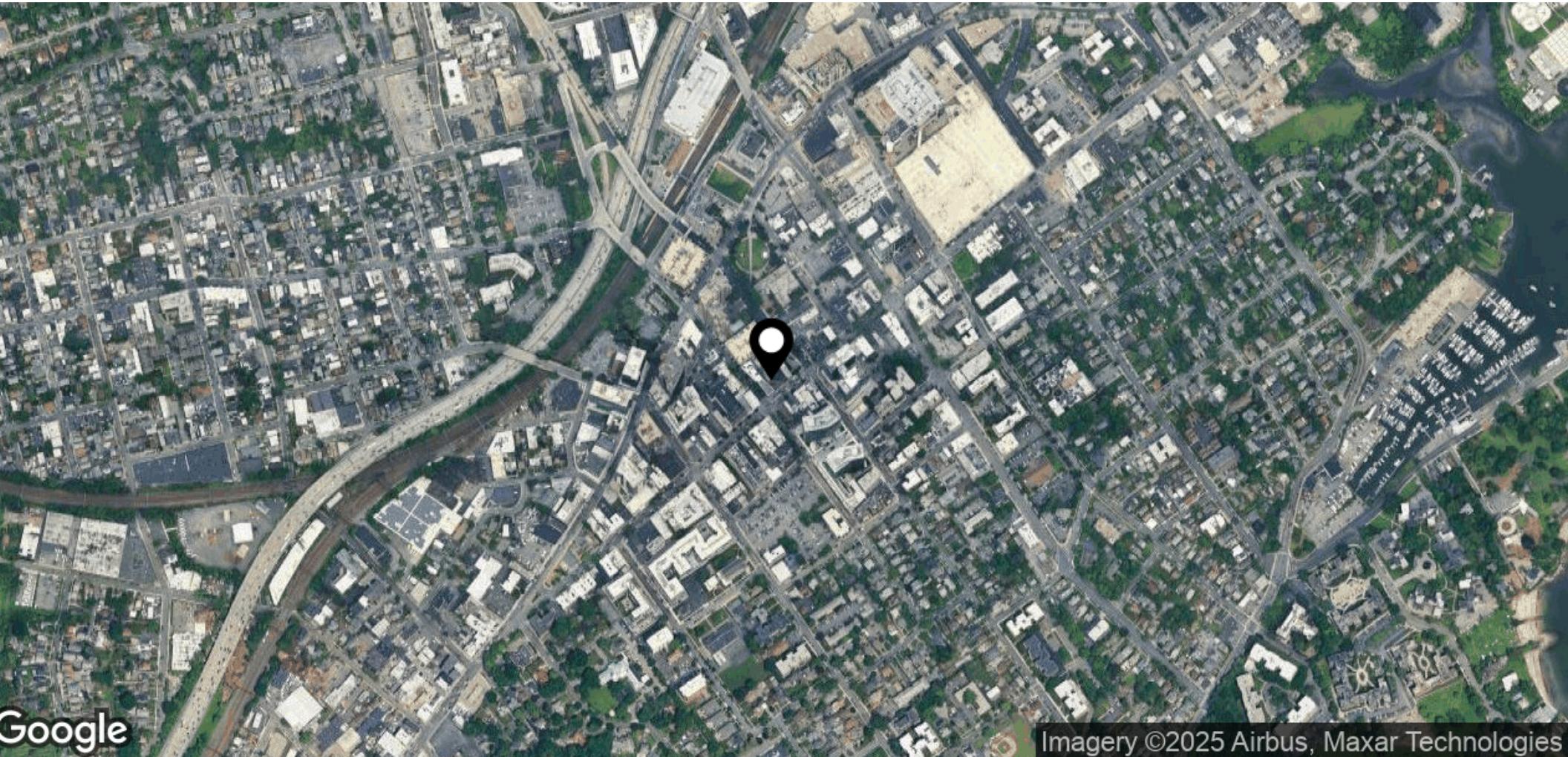
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Aerial Map

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Google

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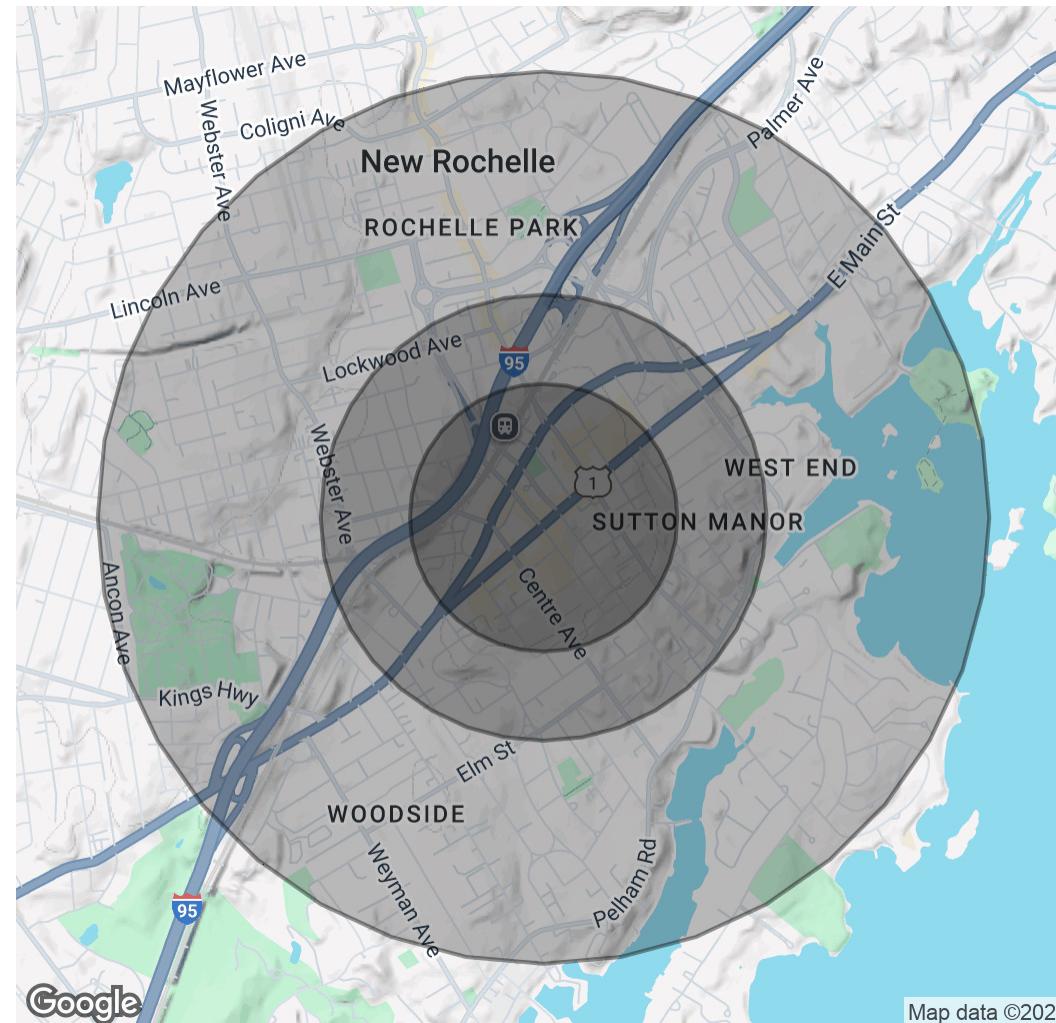
Demographics Map & Report

FOR SALE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	9,140	18,582	45,669
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	3,963	7,488	17,094
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$117,997	\$113,192	\$116,047
Average House Value	\$472,338	\$564,832	\$622,802

Demographics data derived from AlphaMap



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