



HOULIHAN LAWRENCE  
COMMERCIAL

# The Atelier at Westchester Place

38 Westchester Place, New Rochelle, NY 10801

Exclusively Represented By:

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RETAIL FOR LEASE





# The Atelier At Westchester Place

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Property Description



## Property Description

Klein Lefkowitz Commercial Team at Houlihan Lawrence is pleased to exclusively represent a quaint retail suite with outdoor seating possibilities at The Atelier at Westchester Place, a 6-story art-inspired building with 68 residential units in the heart of New Rochelle's vibrant downtown. Featuring an open-concept layout, offering maximum flexibility for tenant buildout. Surrounded by over 3,500 new residential units within two blocks and located near municipal parking, the space is ideal for a café, boutique fitness studio, specialty market, or wellness service provider to serve as an amenity for residents and the community. Tenants can also apply for grants through the New Rochelle Tenant Improvement Fund to help open or update retail businesses in this dynamic urban center.

## Location Description

The Atelier at 38 Westchester Place, New Rochelle, NY, is strategically positioned in the heart of downtown New Rochelle, a vibrant area undergoing significant residential and retail redevelopment. The property is just a short walk from the New Rochelle Metro-North station, offering a 30-minute express commute to Manhattan. It also provides easy access to major highways, including I-95 and the Hutchinson River Parkway, making it a prime location for connectivity.

Downtown New Rochelle has seen a surge in mixed-use developments, adding thousands of residential units and attracting new retailers, restaurants, and entertainment options. This transformation has turned the area into a dynamic urban hub while maintaining its charm as a walkable community with diverse amenities.

## Space Details

Lease Rate and Type	\$45.00 PSF Gross + Utilities
SF Available	624 Square Feet



### Houlihan Lawrence Commercial

800 Westchester Ave. Ste. N517

Rye Brook, NY 10573

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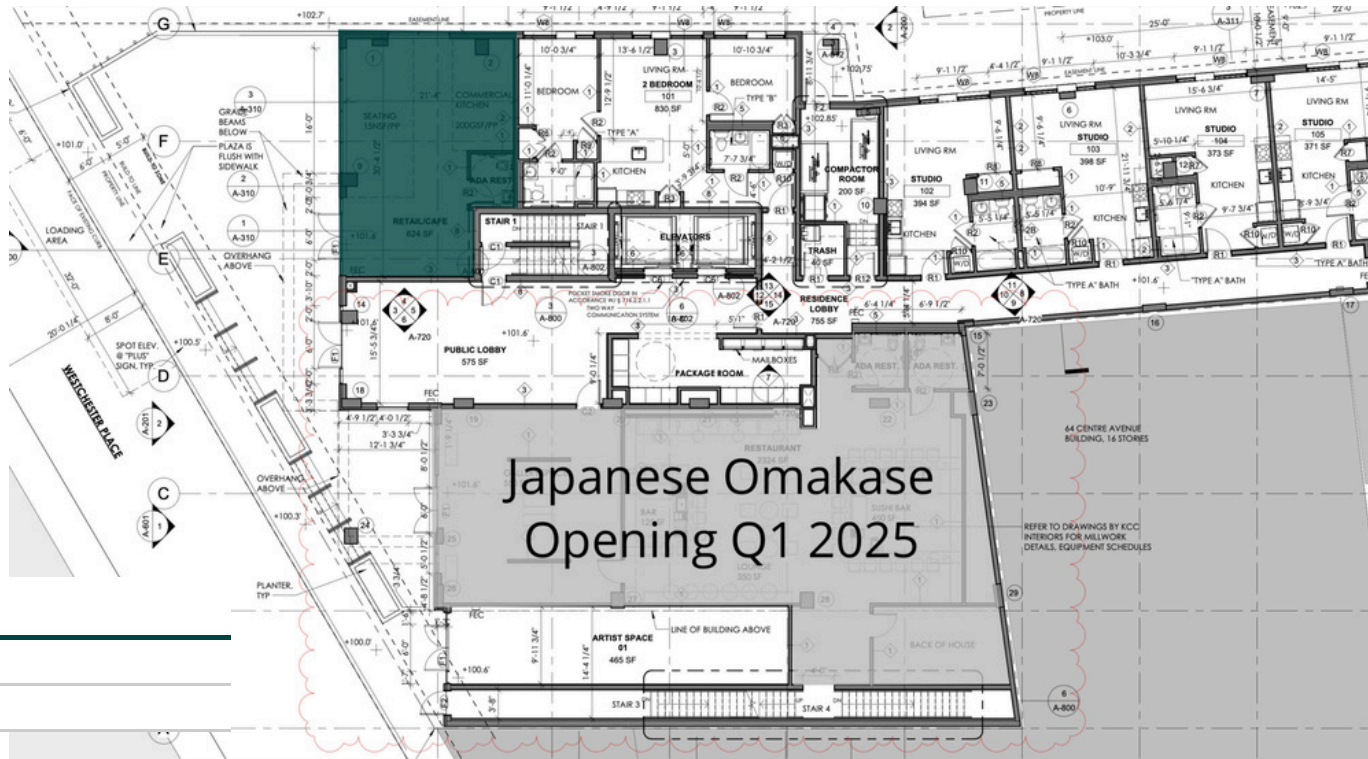
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Plans



## Legend

- Available
- Unavailable

## Available Spaces

Suite	Size	Type	Rate
<span style="display: inline-block; width: 15px; height: 15px; background-color: green; margin-right: 5px;"></span> Retail at The Atelier	624 SF	Gross + Utilities	\$47.00 SF/yr



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New Rochelle TenantImprovementFund

## Program Overview

The Downtown Retail Strategy for New Rochelle aims to transform the city downtown area into a vibrant, economically thriving destination. Key components of the strategy include enhancements to public spaces, retail improvements, regulatory updates, and a tenant improvement program designed to support new and existing businesses. The initiative also features comprehensive marketing campaign to elevate New Rochelle's profile as a must visit destination.

The City of New Rochelle is directing \$2.25M into the Tenant Improvement Fund a key initiative designed to provide crucial financial support for physical improvements, expansion, and relocation costs to current and aspiring retail businesses looking to occupy vacant spaces, or property owners with the efforts to fill out vacant spaces within New Rochelle's Downtown area. With the goal of revitalizing Downtown, this grant program aims to attract and retail businesses that will contribute to the area's vibrancy. Through a rigorous application process, grants will be tailored to align with each business's plan prioritizing those with the potential to make the most significant impact on the Downtown community.

**Award Amount:** up to \$250,000 per applicant

**Matching Requirement:** 50% (e.g., \$50,000 match for \$100,000 grant award)



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Retailer Map



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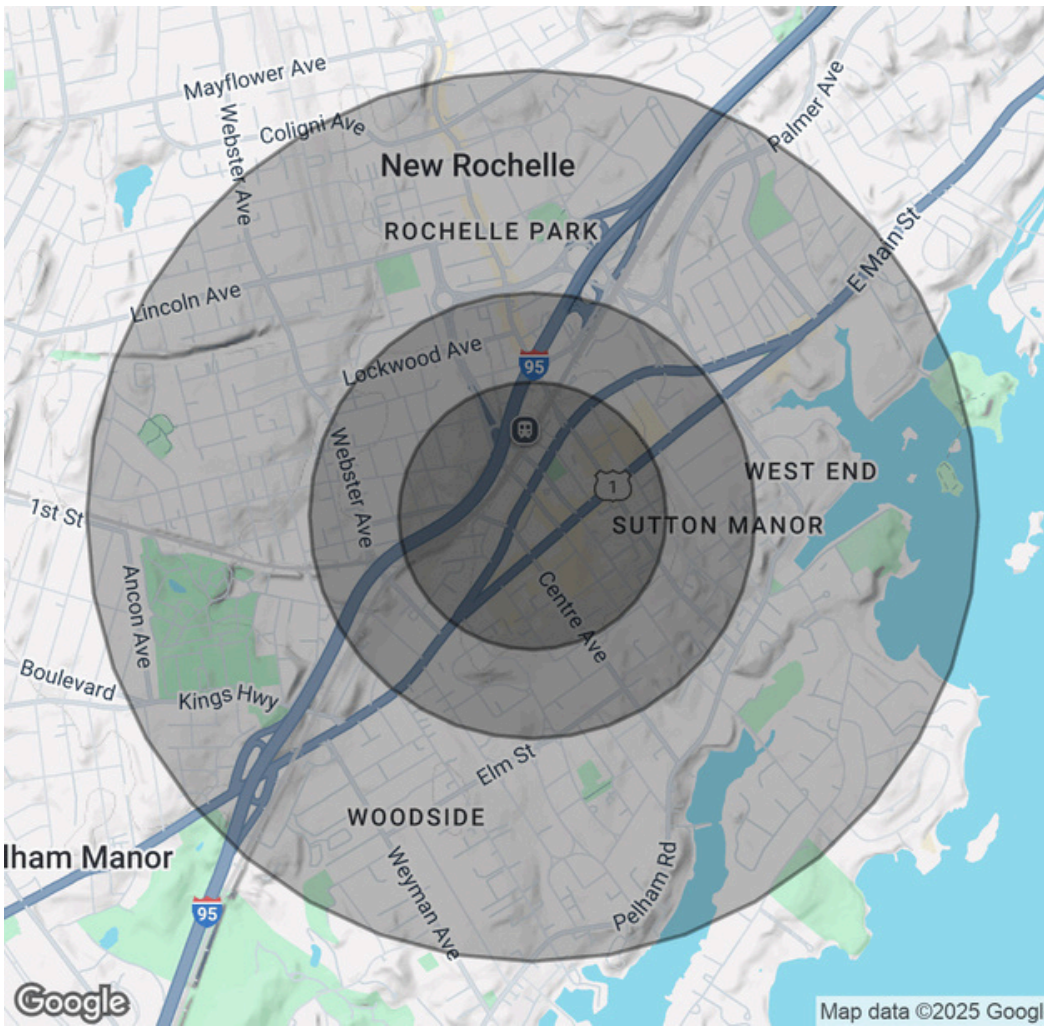
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	8,500	20,320	45,670
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	3,712	7,989	17,061
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$122,124	\$110,338	\$116,463
Average House Value	\$511,578	\$576,856	\$621,683

Demographics data derived from AlphaMap



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