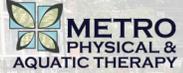


# HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

**NEW MIXED USE DEVELOPMENT AT HARRISON, NY TRAIN STATION**

ANCHORED BY



## PROPERTY INFORMATION

- The project includes 143 apartments and over 27,000sf of newly constructed retail space.
- Located at the station entrance to Metro-North Railroad, a 38 min commute to Grand Central.
- Approximately **758 parking spaces** have been constructed for commuter, retail & residential users.
- Opportunity to serve Harrison and surrounding affluent residential communities, as well as approximately 700,000sf of office within less than 1 mile.

## AVAILABLE SPACE

- **2,280 – 6,439 sf available, open to reasonable divisions.**
- All uses considered, including restaurant with outdoor seating.
- Generous ceiling heights of approximately 17' throughout.

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,543	69,782	199,565
MEDIAN HH INC	\$154,131	\$174,055	\$172,122
AVERAGE HH INC	\$257,752	\$320,049	\$300,710



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

PETER H. LEVINE | 203.683.1567 | [Peter@CharterRealty.com](mailto:Peter@CharterRealty.com)

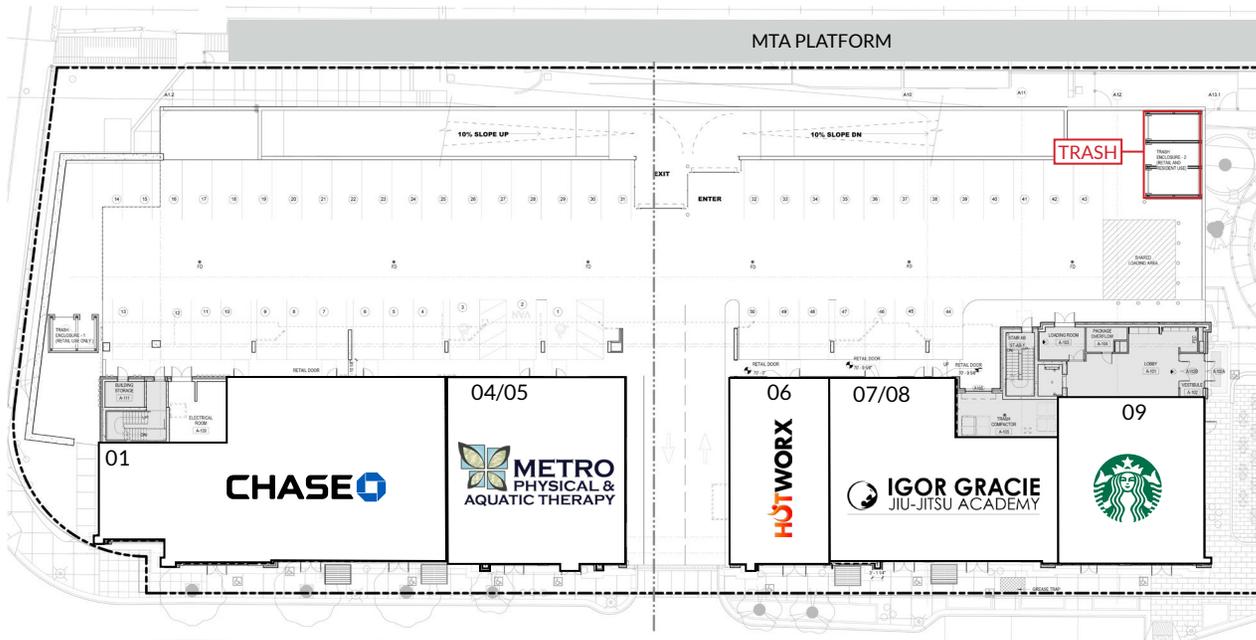
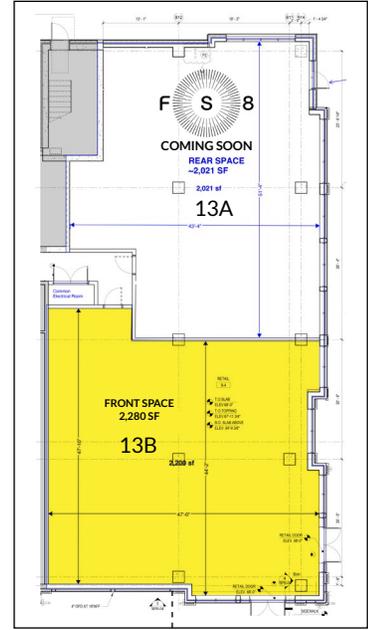
# HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

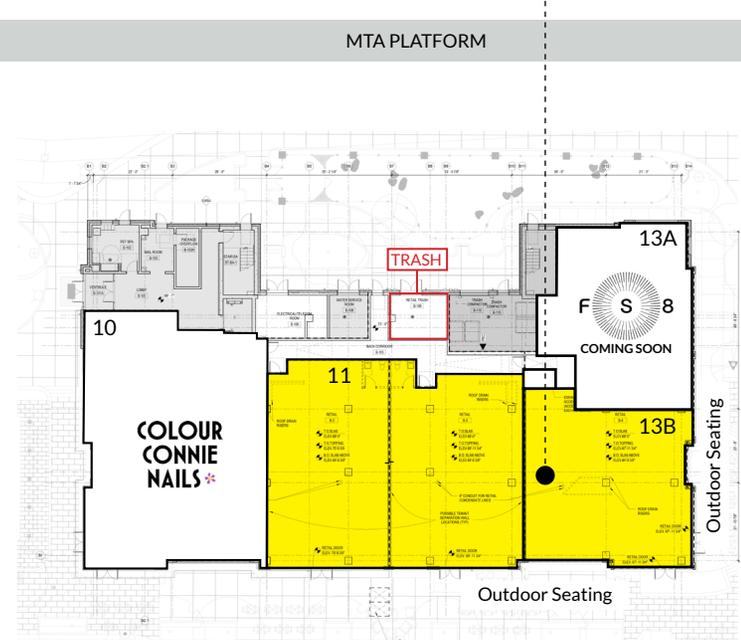
## TENANTS / AVAILABILITY

SUITE #	TENANT	Sq. Ft.	Available
01	Chase Bank	4,920	Available
04/05	MetroPT	3,059	Available
06	Hotworx	1,737	Occupied
07/08	Igor Gracie Jiu Jitsu Academy	3,200	Occupied
09	Starbucks	2,221	Occupied
10	Colour Connie Nails	3,570	Occupied
11	Available	4,159	Available
13A	FS8 - Coming Soon	2,021	Available
13B	Available	2,280	Available

\* Spaces 11 & 13B can be combined



Building A



Building B

HALSTEAD AVE

# HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **15,543**

Households: **5,823**

Daytime Population: **13,792**

Median Age: **42.2**



Average Household Income: **\$257,752**

Median Household Income: **\$154,131**

### 3 MILE RADIUS:



Total Population: **69,782**

Households: **24,936**

Daytime Population: **60,929**

Median Age: **42.3**



Average Household Income: **\$320,049**

Median Household Income: **\$174,055**

### 5 MILE RADIUS:



Total Population: **199,565**

Households: **71,608**

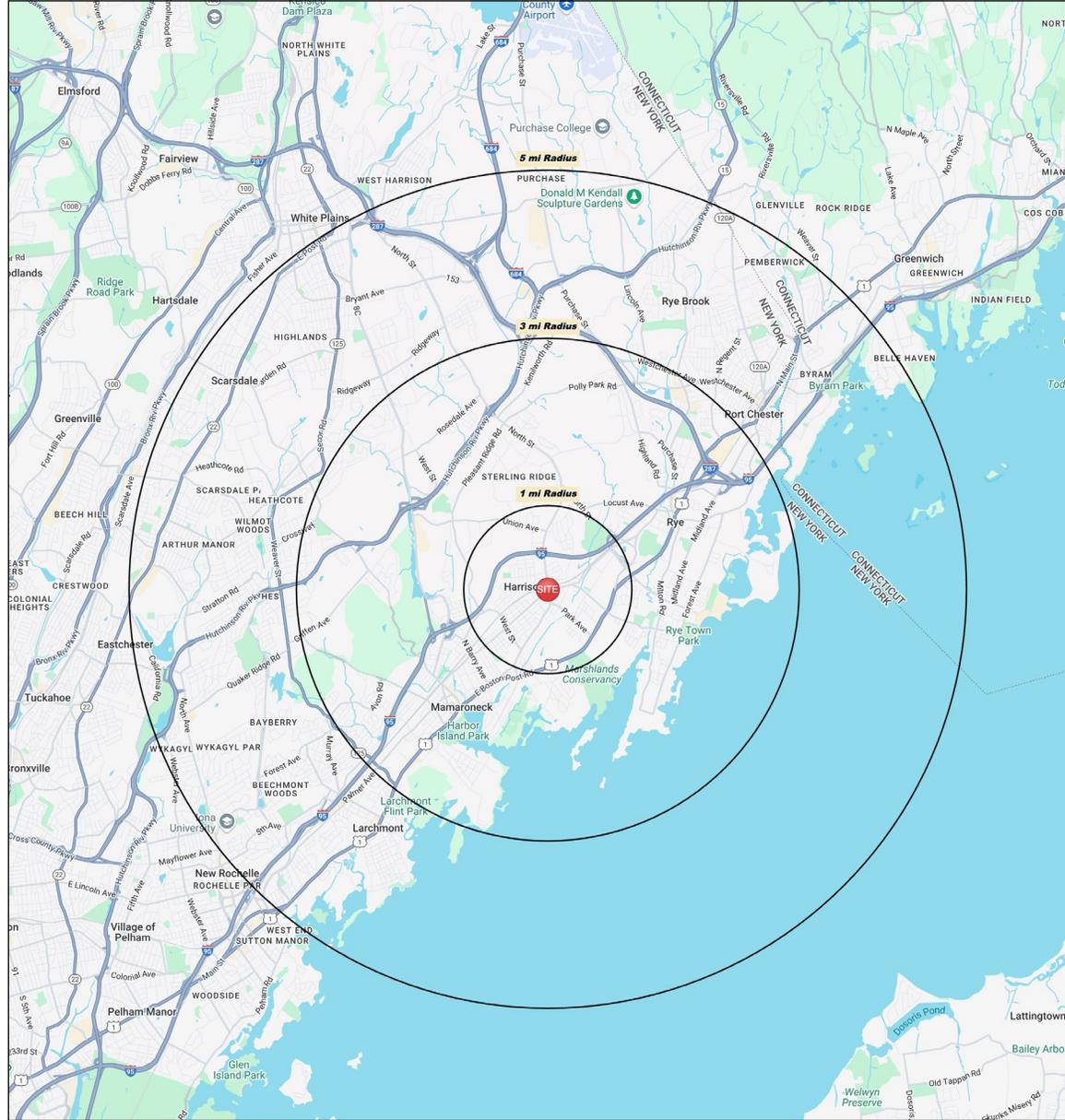
Daytime Population: **175,855**

Median Age: **41.6**



Average Household Income: **\$300,710**

Median Household Income: **\$172,122**



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# HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

10 MINUTE DRIVE TIME



## KEY FACTS

71,544

Population

\$151,808

Median Household Income

42.2

Median Age

94,087

Daytime Population

## TAPESTRY SEGMENTS

### Top Tier

9,834 Households

#### Socioeconomic Traits

Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income.

#### Household Types

Married couples without children or married couples with older children.

#### Typical Housing

Single Family

### City Lights

7,284 Households

#### Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

#### Household Types

Families, both married couples and single parents, as well as singles.

#### Typical Housing

Multi Units; Single Family

### Urban Chic

3,765 Households

#### Socioeconomic Traits

Residents are employed in white-collar occupations—in managerial, technical, and legal positions. Well educated, more than 65% of residents hold a bachelor's degree or higher.

#### Household Types

More than half of the households include married couples; nearly 30% are singles.

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$1,212,297,951

## EDUCATION

Bachelor's Degree or Higher



67%

## OWNER OCCUPIED HOME VALUE

Average



\$1,095,527

## ANNUAL HOUSEHOLD SPENDING

\$7,622

Eating Out

\$4,646

Apparel & Services

\$14,020

Groceries

\$548

Computer & Hardware

\$13,896

Health Care



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# HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528



Harrison Public Library

MTA Metro-North Railroad

RRC  
RYE RACQUET CLUB

46 Retail Parking Spaces plus  
475 Commuter Spaces (free  
from Friday at 6pm to Monday  
at 6am, MTA daily rates at all  
other times).

Pauls Cleaners  
NY PIZZA STATION

CASA BLANCA TILE & STONE INC.

Metro North Railroad  
Station, access and parking  
through new plazas on site

43 Non-Dedicated  
Retail Parking Spaces

CVS

CHASE

METRO

STARBUCKS

IGOR GRACIE

COLOUR COFFEE MAIL

Uncle Henry's

Art Nail Salon

AW YEAH COMICS

Fat Stu's  
Hair Creations

Harrison  
Funeral Home

M&T Bank

Flower Mart

Station Cleaners

Oishinbo

Belle Cleaners

TRATTORIA VIVOLO

CAFE DEUX  
Pureganic  
Cafe

Uncle Henry's

AW YEAH COMICS

Fat Stu's  
Hair Creations

Harrison  
Funeral Home

Harrison Bake Shop  
Big Top Stationery

joli  
Salon & Spa

BAGELS

Taku Chens

THE HARRISON  
MARKET

Aria  
Asian Fusion • Sushi

the GREEK-ISH

Belle Cleaners

Carvel

BLUSH & BLOW

TRATTORIA VIVOLO

CAFE DEUX  
Pureganic  
Cafe

Uncle Henry's

AW YEAH COMICS

Fat Stu's  
Hair Creations

Harrison  
Funeral Home

at&t

PIZZA 2000

THE HARRISON  
MARKET

Aria  
Asian Fusion • Sushi

HAJIME

Emilio  
Restaurant

LAUGHING HORSE  
COFFEE & TEA CO.

TRATTORIA VIVOLO

CAFE DEUX  
Pureganic  
Cafe

Uncle Henry's

AW YEAH COMICS

Fat Stu's  
Hair Creations

Harrison  
Funeral Home

at&t

PIZZA 2000

THE HARRISON  
MARKET

Aria  
Asian Fusion • Sushi

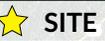


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# HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528



**Bassett** **MATTRESS FIRM**  
**IHOP** **RITE AID** **ETHAN ALLEN**  
**SUBWAY** **BLINDS To Go** **LA BOY**

**HYATT house** **LIFETIME FITNESS** **the Burger Bar**  
**PUMP** *by Wegmans*

**CVS** **CHASE** **WELLS FARGO** **Key Food**  
**EMPIRE BAGELS** **TRATTORIA VIVOLO** **P**  
**WELLINGTON'S GRILL** **LAUGHING HORSE** **Emilio** **CAFE DEUX**  
**DeCicco & Sons** **RFC** **THE HARRISON MARKET** **DUNKIN' DONUTS**

**THE FRESH MARKET** **BARNES & NOBLE** **NYSC** **GAP** **ATHLETA**  
**west elm** **sweetgreen** **chico's** **LOFT**  
**TRADER JOE'S** **TALBOTS** **Off**

**STOP & SHOP** **EQUINOX**  
**Walgreens** **UFC GYM** **CHASE**  
**MATTRESS FIRM** **TRADER JOE'S**  
**CHIPOTE** **IHOP** **CVS** **petco**

**COSTCO WHOLESALE** **STOP & SHOP** **Marshalls** **Michaels**  
**BUFFALO WILD WINGS** **THE HOME DEPOT** **WHOLE FOODS** **TARGET** **KOHL'S**  
**LAIFITNESS** **ACME** **BALDUCCI'S** **CVS** **amc**  
**barbaco** **COLONY GRILL** **The CAPITOL Theatre** **Starbucks**  
**HomeGoods** **STAPLES** **ULTA** **ME** **Massage Envy**



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