

33 CALVERT STREET
HARRISON, NY

**615 SF RETAIL AVAILABLE
AT NEW HARRISON MEWS DEVELOPMENT**



PROPERTY HIGHLIGHTS

- < 5 min walk to Metro-North Station (Harrison)
- Vanilla shell delivery w/ADA bathroom & 3-ton HVAC unit
- +/- 16' ceiling height
- Zoned PB: Professional Business
- 2 dedicated parking spots in controlled access garage (lower level of building)
- Street & municipal parking adjacent to property for customer use
- Harrison Mews features 24 luxury townhouse & penthouse rental units

**87%
LEASED**

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COMMERCIAL REAL ESTATE SERVICES

PROXIMITY TO

33 CALVERT STREET
HARRISON, NY

- WPH Physician Assoc. of Harrison
- The Avalon Harrison
- Harrison Public Library
- Downtown Harrison
- Halstead Ave Retail Corridor
- Rye Racquet Club



- DOWNTOWN HARRISON**
- | | |
|-----------------|------------------------|
| PIZZA 2000 | HARRISON PIZZA & PASTA |
| TRATORIA VIVOLO | LAUGHING HORSE COFFEE |
| CAFE DEUX | CARVEL |
| ARIA SUSHI | SBX |
| DUNKIN' | HARRISON WINE VAULT |
| HAJIME JAPANESE | CHASE |
| DON CHUY'S TACO | PUREGANIC CAFE |
| CVS | FAT STU'S BURGERS |
| HAL'S DELI | |



33 Calvert Street

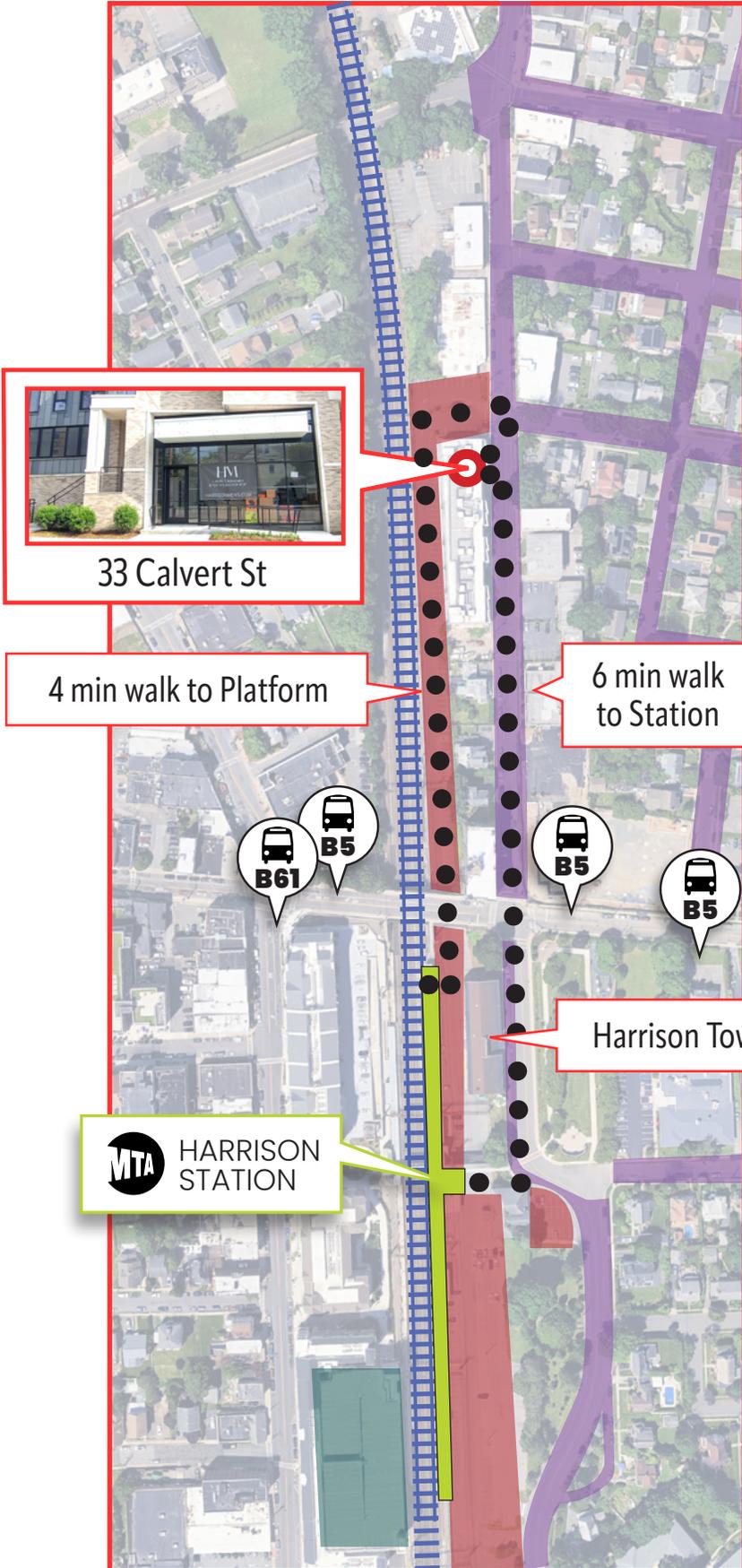
CONVENIENT ACCESS

- Walk to Harrison Metro-North Train Station
- Walk to #61 & #5 Bee Line Bus Stops
- 6 min drive (1.8 m) to I-95

Contact Exclusive Listing Agent:

TRANSIT/PARKING

33 CALVERT STREET
HARRISON, NY



33 Calvert St

4 min walk to Platform

6 min walk to Station



Harrison Town Court



HARRISON STATION

-  Municipal Parking (Permit Only)
-  Street Parking
-  Harrison Train Station
-  MTA Commuter Parking & Public Parking
-  Metro-North New Haven Line
-  Walk from 33 Calvert Street

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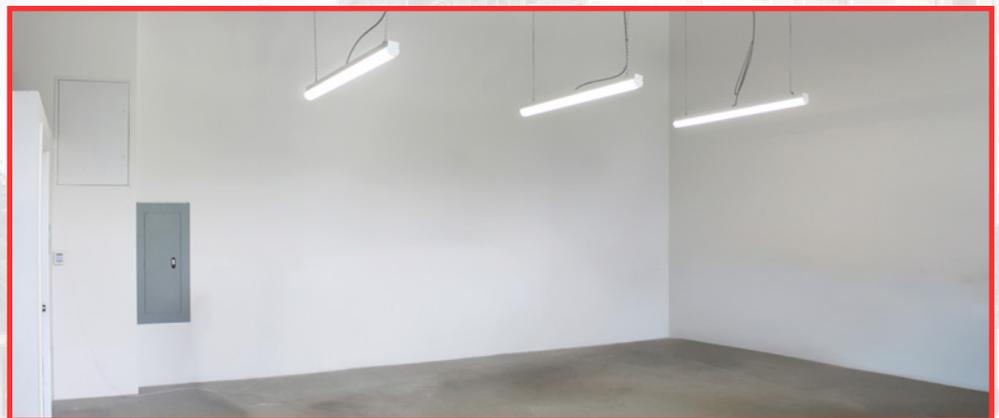
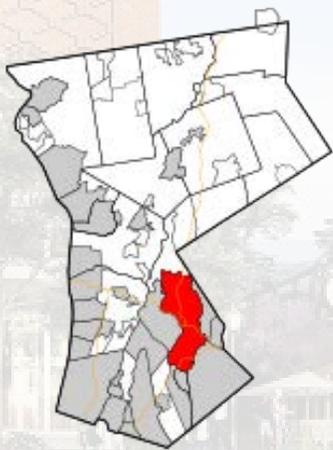
DEMOGRAPHICS

33 CALVERT STREET
HARRISON, NY



	1 MILE	3 MILES	5 MILES
Population	15,998	70,802	208,758
Number of Households	5,983	25,286	74,809
Average HH Income	\$253,682	\$331,603	\$295,691
Annual HH Expenditure	\$862.19 M	\$3.9 B	\$11.24 B
Annual Retail Expenditure	\$385.24 M	\$1.73 B	\$5.02 B
Annual Food & Beverages Expenditure	\$87.85 M	\$390.3 M	\$1.13 B
Annual Health Care Expenditure	\$42.68 M	\$180.88 M	\$530.23 B

NEARLY 3X AVERAGE NEW YORK STATE AVG. HH INCOME!



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MARKET AREA

33 CALVERT STREET
HARRISON, NY

PORT CHESTER

RYE

HARRISON

WHITE PLAINS

MAMARONECK

DOWNTOWN PORT CHESTER

- WHOLE FOODS MARKET
- CAPITOL
- COSTCO WHOLESALE
- Home Depot
- SHAKE SHACK
- Marshall's
- KOHL'S
- TARGET
- Famous Footwear
- McDonald's
- FAMOUS RESTAURANT
- Argana Restaurant
- FELICE
- Capers RESTAURANT
- barfaco

MTA PORT CHESTER STATION

RYE PLAYLAND

DOWNTOWN HARRISON

- PIZZA 2000
- TRATORIA VIVOLO
- CAFE DEUX
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- CHASE
- PUREGANIC CAFE
- FAT STU'S BURGERS

DeCicco Sons

MTA HARRISON STATION

SITE

DOWNTOWN MAMARONECK

- SAL'S PIZZA
- ZENZO SUSHI
- LITTLE KITCHEN
- MODERN ON THE RAILS
- MAMARONECK CINEMAS
- DUCK DONUTS
- North Shore Farms
- DUNKIN' DONUTS
- FRANKIE & FANUCCIS
- smashburger

MTA MAMARONECK STATION

DOWNTOWN MAMARONECK

- CVS pharmacy
- STARBUCKS COFFEE
- Stop&Shop
- TRADER JOE'S
- EQUINOX
- petco

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