

Destination Discovery!

ALEXAN HARRISON

3 WESTCHESTER PARK DRIVE

HARRISON | NEW YORK



**Fall 2023
Delivery**

**Retail A - 3,491 SF
Retail B - 2,461 SF**

Exciting Luxury Residential
Development in
Westchester County

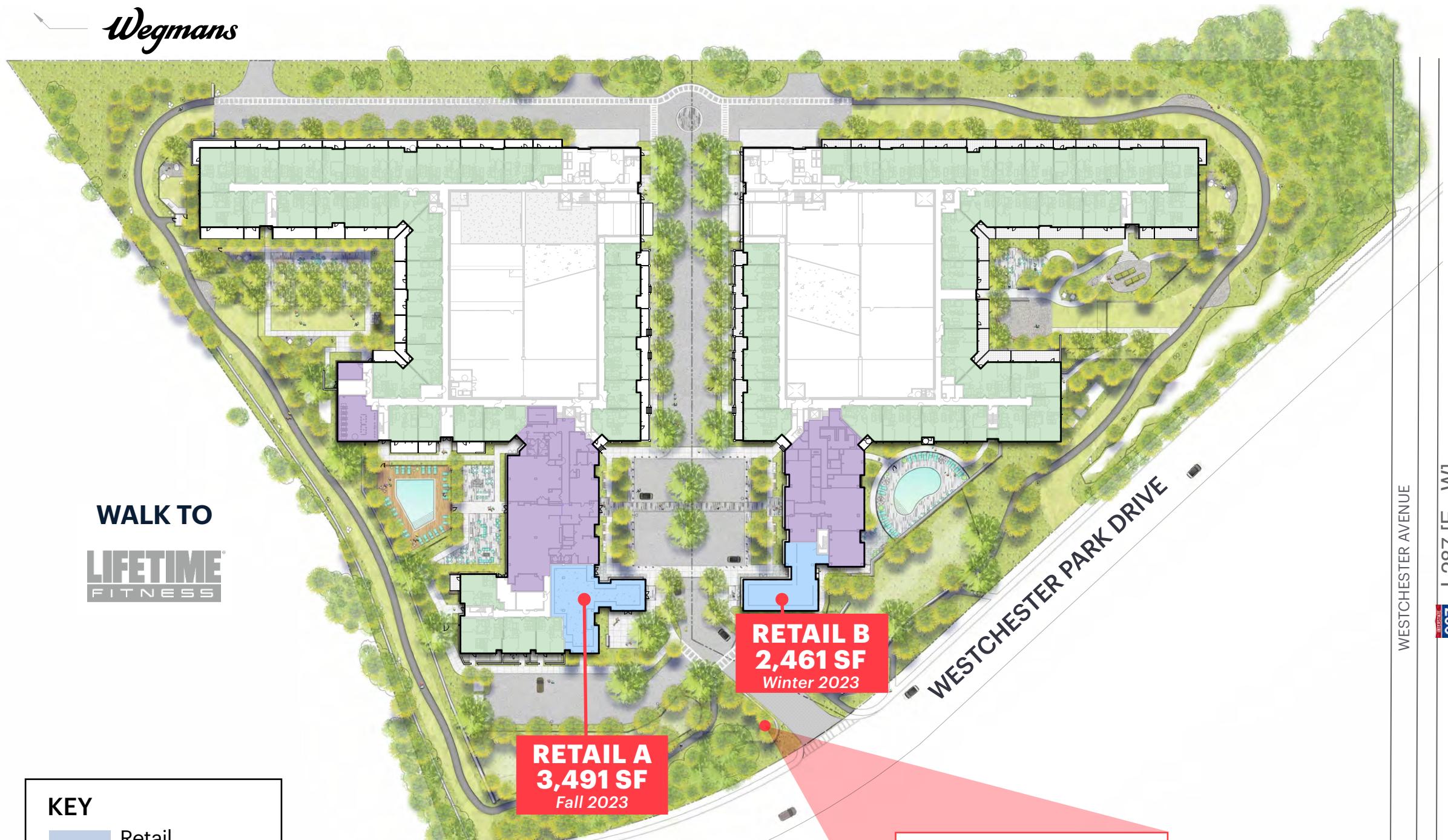
**JOIN US FOR THIS EXCITING AND MOST ANTICIPATED
LUXURY DEVELOPMENT IN WESTCHESTER COUNTY**

RIPCO
REAL ESTATE

SITE PLAN and SPACE DETAILS

WALK TO

Wegmans



KEY

- Retail
- Amenity
- Residences

SIZE

Retail A 3,491 SF
Delivery Fall 2023

Retail B 2,461 SF
Delivery January 2024

FRONTAGE

over 25 FT

CEILING HEIGHTS

14 FT

STATUS OF PREMISES

Under Construction to be delivered starting Fall of 2023

POSSESSION

Upon Request

TERM

Negotiable Long Term

RENT

Upon Request

NEIGHBORS

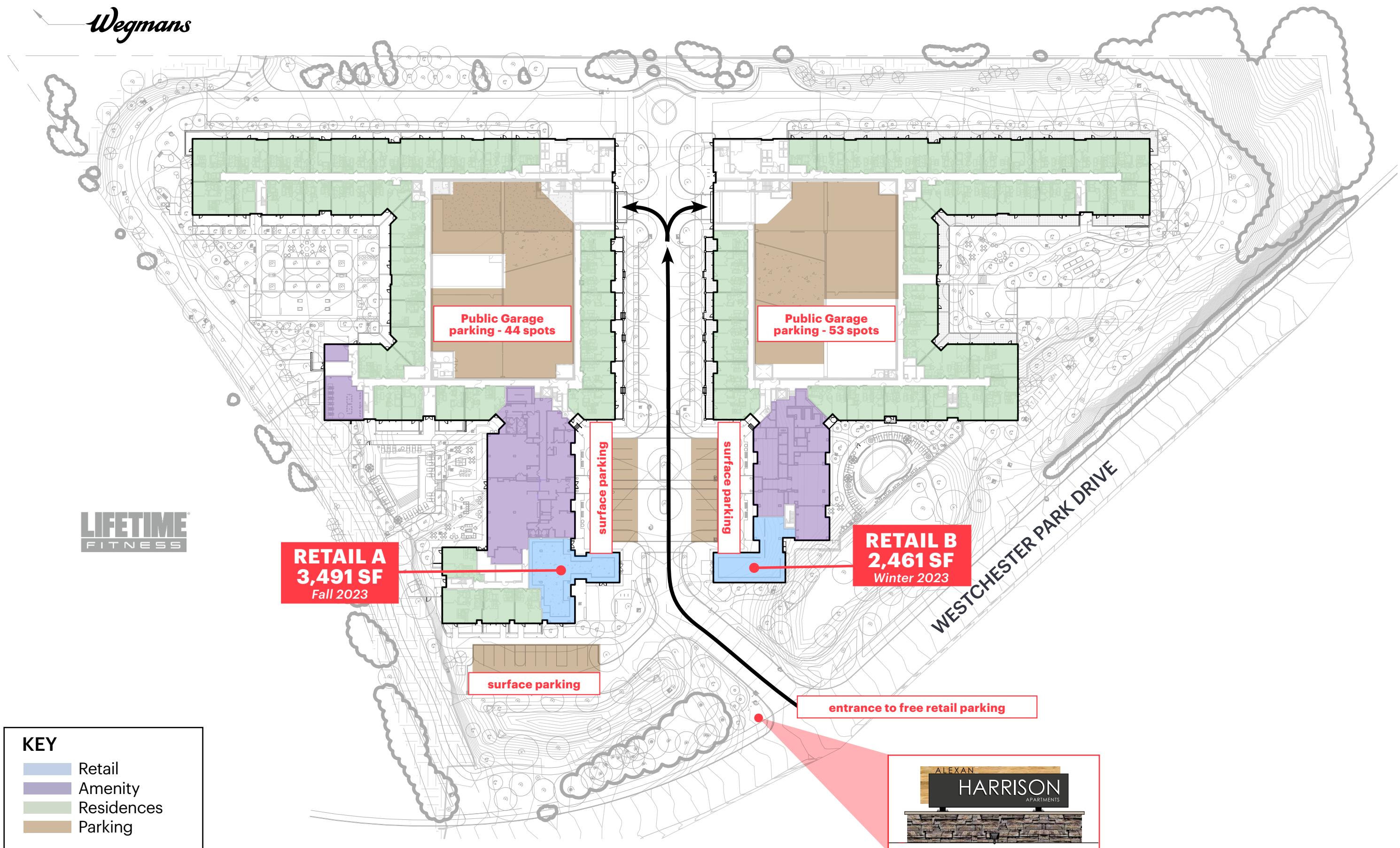
Wegmans, Lifetime Fitness, Alexan Harrison (450 units), Carraway Apartments (421 units), Hyatt Hotel (187 rooms), Mastercard Corporate, Morgan Stanley Corporate, WestMed, Proximity to White Plains High School, USTA, USPS, Regus Corporate Office Park

COMMENTS

- High Visibility
- Strong Demographics
- Outdoor Seating
- Over 5,500 residential units within a 5-minute drive time. 5 minutes from Westchester Mall. Center of Corporate Offices such as Mastercard, Morgan Stanley, etc..

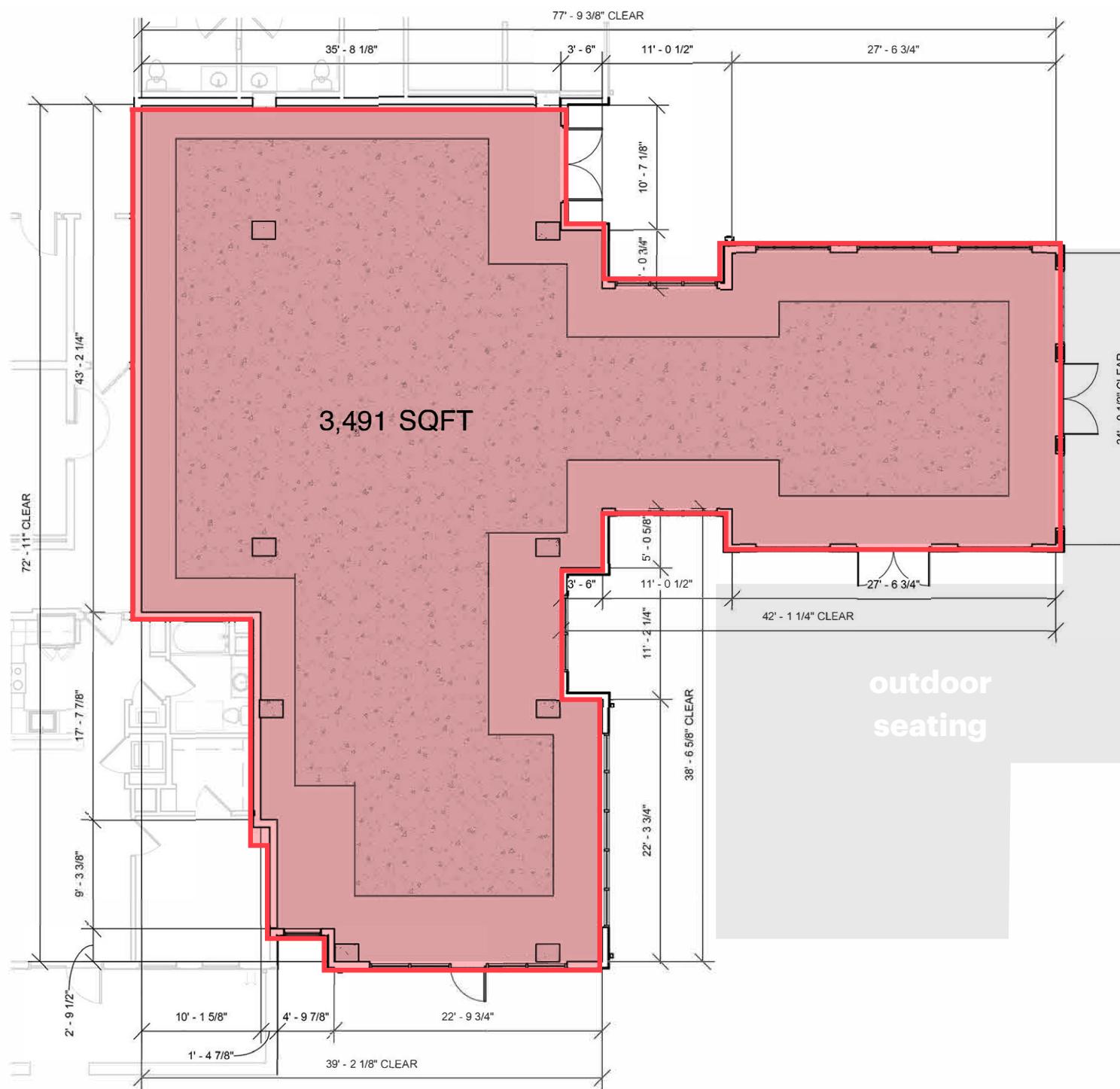
287 | 287 [E - W]

PARKING

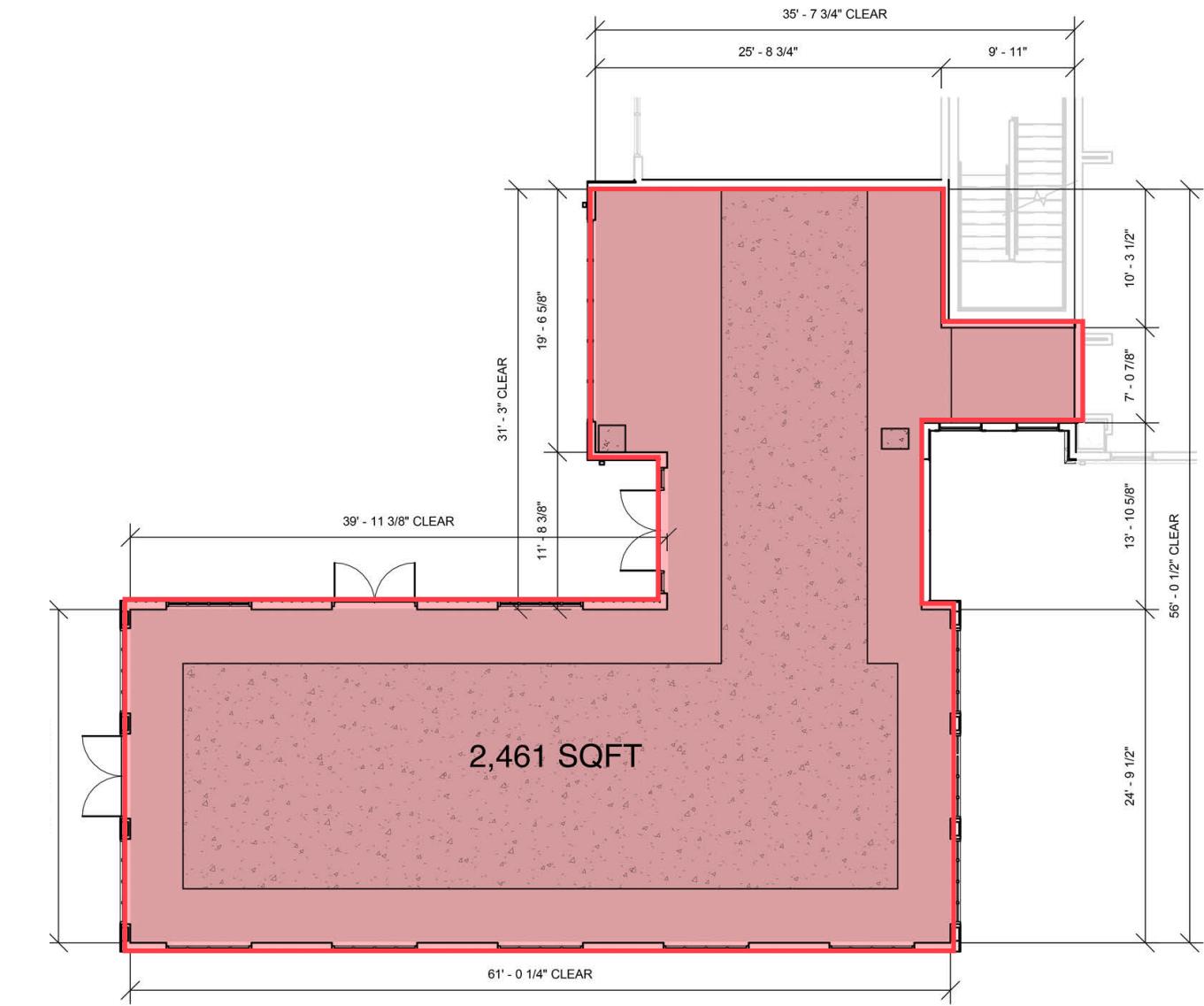


FLOOR PLANS

BUILDING A: 3,491 SF - delivery Fall 2023



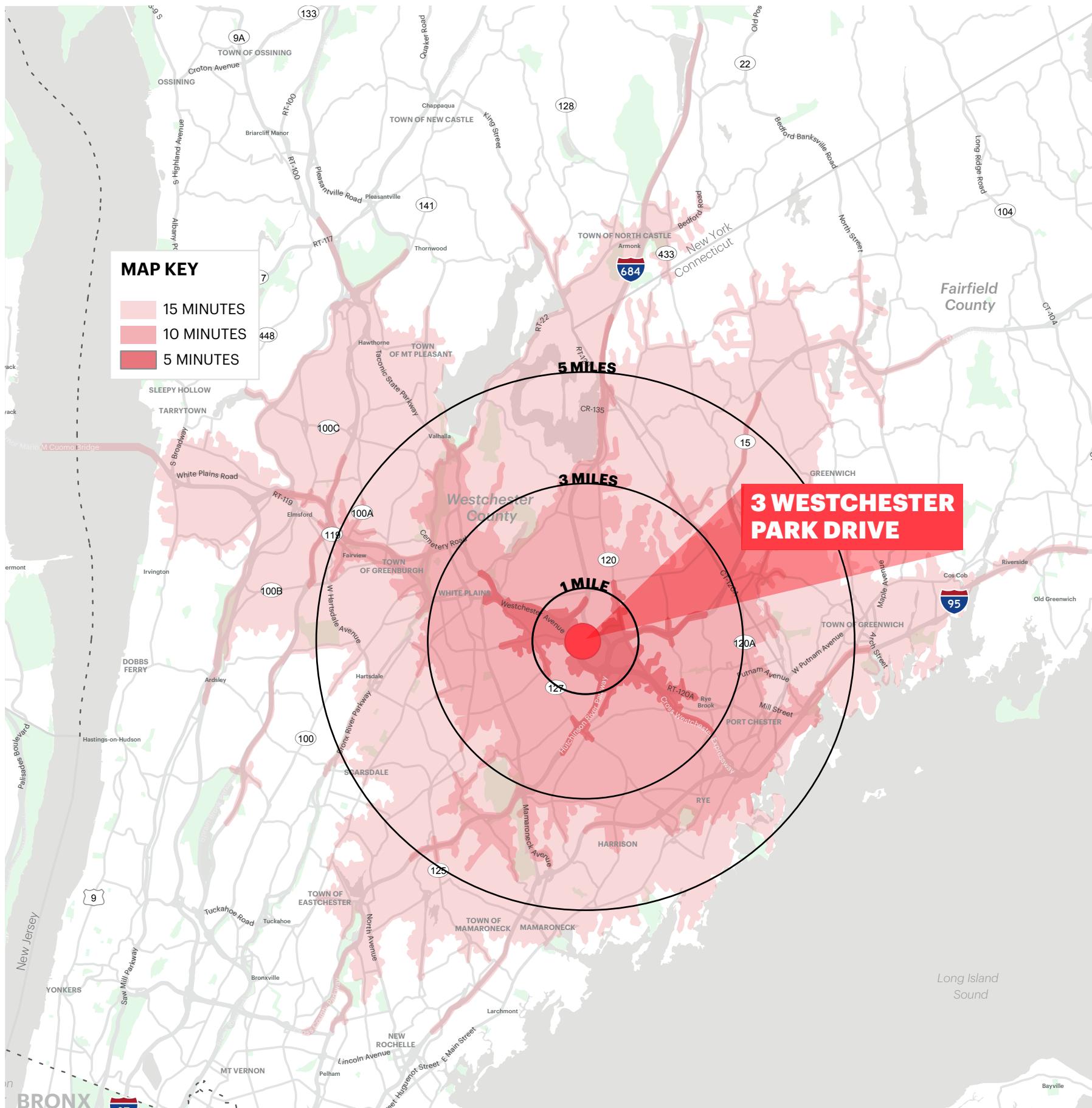
BUILDING B: 2,461 SF - delivery January 2024



LOW LEVEL AERIAL



DEMOGRAPHICS

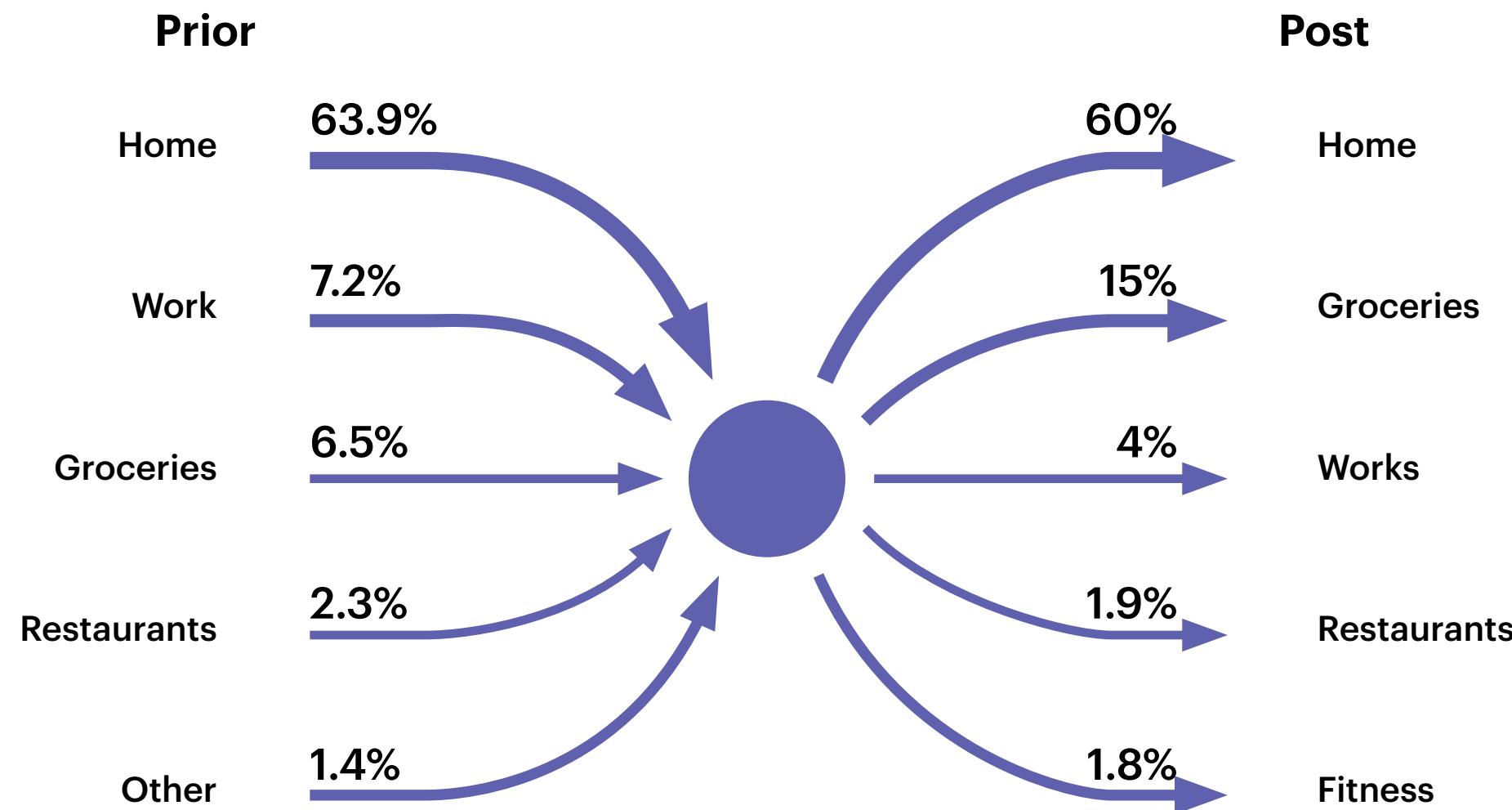


*2022 estimates

SITE VISITOR ANALYTICS

105 Corporate Park Drive (Nearby Activity 1,000 ft)

105 Corporate Park Drive, Harrison, NY 10604



Show by: Category | Mar 1st, 2022 - Feb 28th, 2023

Data provided by Placer Labs Inc. (www.placer.ai)

ABOUT THE ALEXAN HARRISON

With 450 luxury-residential apartments, Alexan Harrison contains two resort-style pools, two 10,000-square-foot clubhouses, wellness centers, game room, and even outdoor pizza ovens. These are some of the many features this development will make available. In addition, the apartments will impress just as much with nine-foot ceilings, open floor plans, and granite counter tops in both the kitchens and bathrooms.

Wegmans grocery store and Lifetime Fitness Center are conveniently located within easy walking distance of Alexan Harrison. Directly across the street is Carraway Residential with 421 units, and the Hyatt House with 187 rooms.



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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.