

FOR SALE OR LEASE

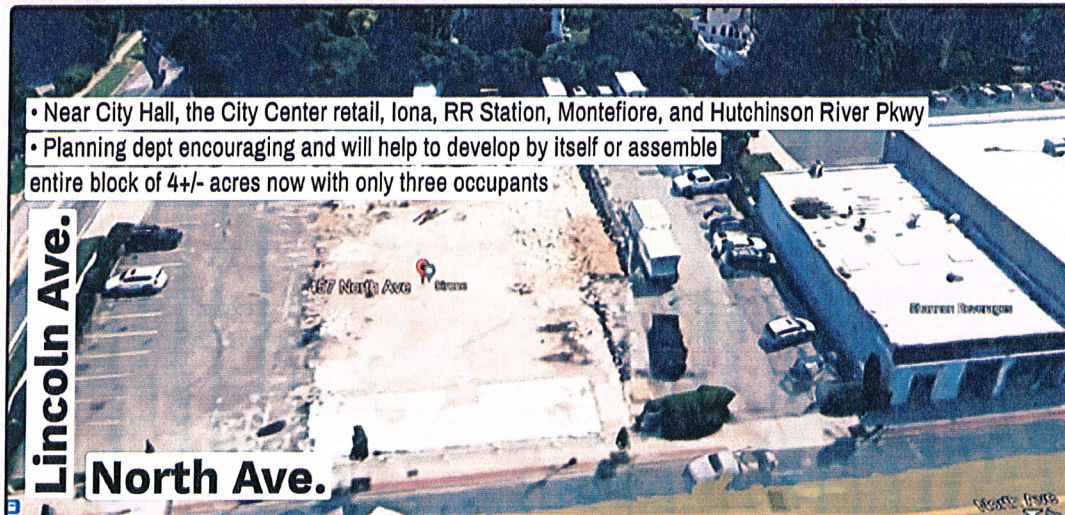
**One acre flat land. 457 North Ave. Corner of Lincoln Ave.
New Rochelle, NY at Exit 16 of I-95. 42,254 sf lot 210' X 200'**

- Since 2015, \$2.2 billion of private investment has developed 7,000 new residential units in downtown New Rochelle. All having been built and leased faster with more success than anyone's best case predictions.
- In early 2022, the city council approved another 15,000 new units.
- See a list of these developments at:
<http://www.101010nr.com/maps/index.asp>



**HIGH
VISIBILITY
OFFICE RETAIL
MIXED USE**

- Near City Hall, the City Center retail, Iona, RR Station, Montefiore, and Hutchinson River Pkwy
- Planning dept encouraging and will help to develop by itself or assemble entire block of 4+/- acres now with only three occupants



- Former Mavis Devonshire Tire. Building recently razed.
- Located in Downtown Overlay Zone 5, Wellness District
- Qualifies for Development Standard 3, allowing up to 6 stories



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