



CARRAWAY

105 CORPORATE PARK DRIVE, HARRISON, NY 10604

FOR LEASE - 3,500sf - 6,840sf





CARRAWAY

PROPERTY INFORMATION

Newly Constructed 421-unit residential building.

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Located at the convergence of I-287, I-684 and,
Hutchinson River Parkway.

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Immediately adjacent to the only Wegmans in Westchester
County and Connecticut.

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**100+ dedicated parking spaces available for
customers and employees.**

SPACE DETAILS

Available 3,500 sf* plus dedicated outdoor patio.

*Can be expanded up to 6,840 sf

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Majestic double height ceilings located in front
portion of the space.

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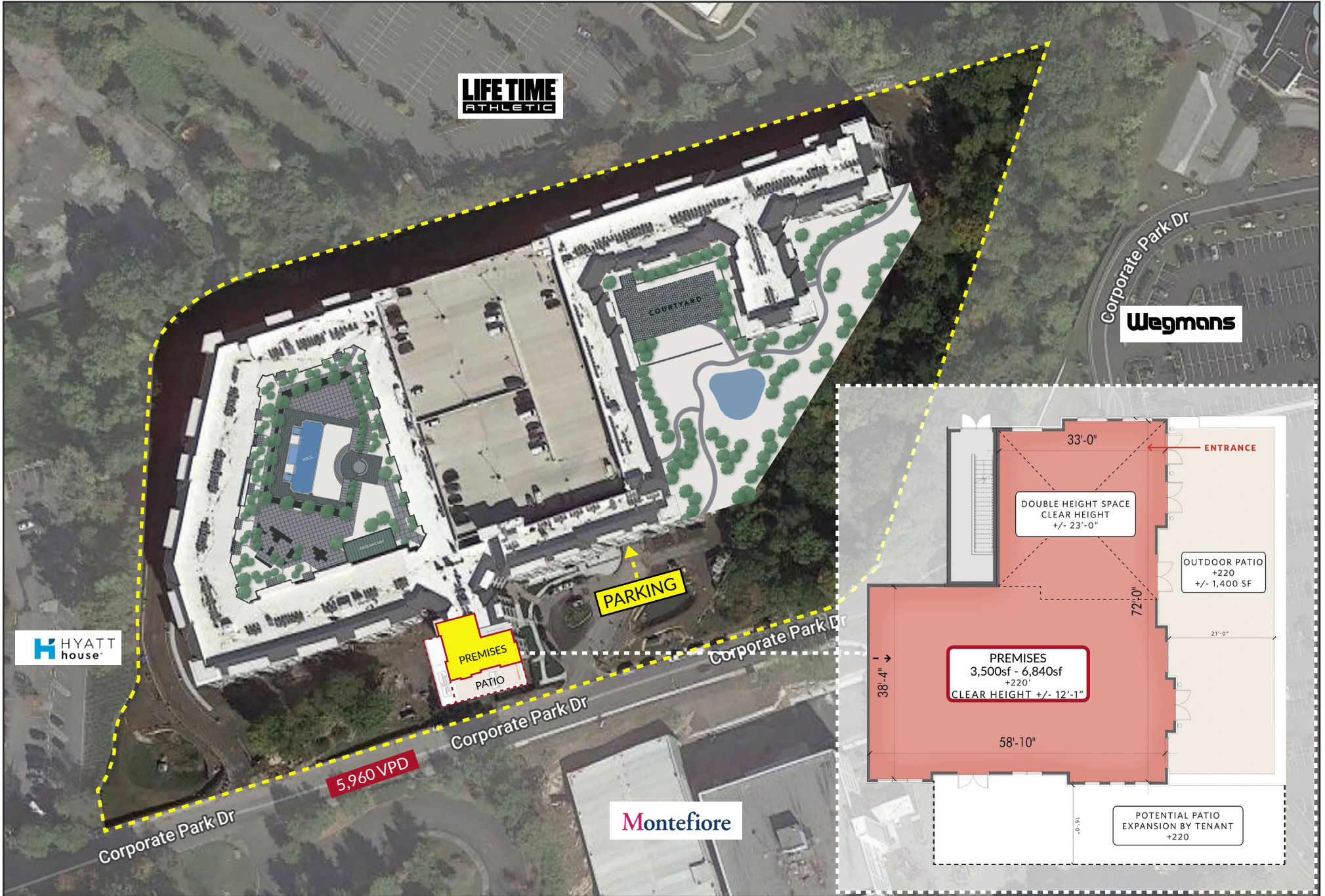
Restaurant ready: 1,200 amps of power, dedicated gas meter,
preconstructed refrigerant line paths.

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**Available immediately, all uses considered -
Restaurant / Retail / Office**



PROPERTY LEASING PLAN



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **3,661**

Households: **907**

Daytime Population: **23,210**

Median Age: **37.4**



Average Household Income: **\$270,960**

Median Household Income: **\$239,164**

3 MILE RADIUS:



Total Population: **93,810**

Households: **35,637**

Daytime Population: **121,097**

Median Age: **40.7**



Average Household Income: **\$221,865**

Median Household Income: **\$156,422**

5 MILE RADIUS:



Total Population: **236,617**

Households: **87,370**

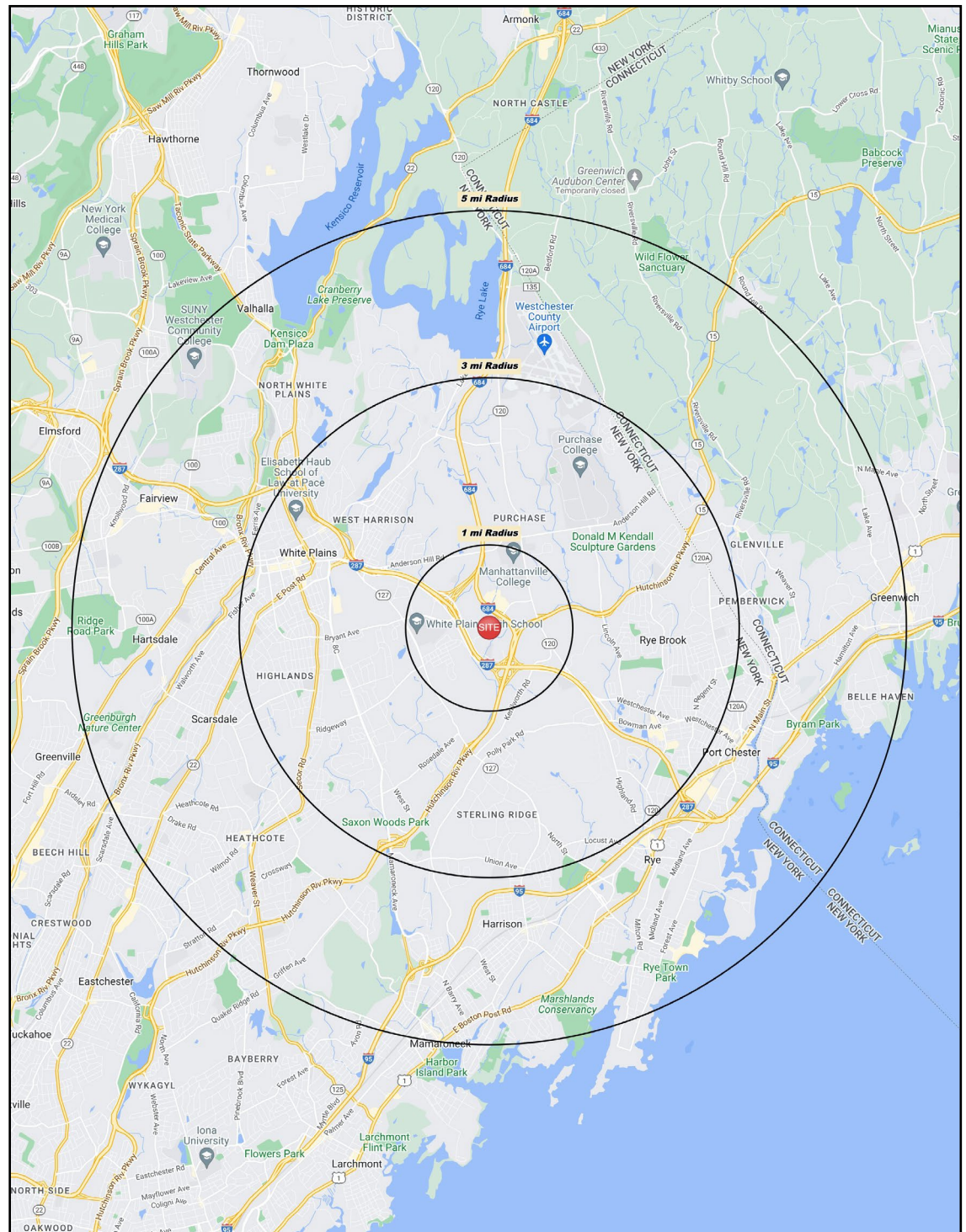
Daytime Population: **251,710**

Median Age: **40.9**

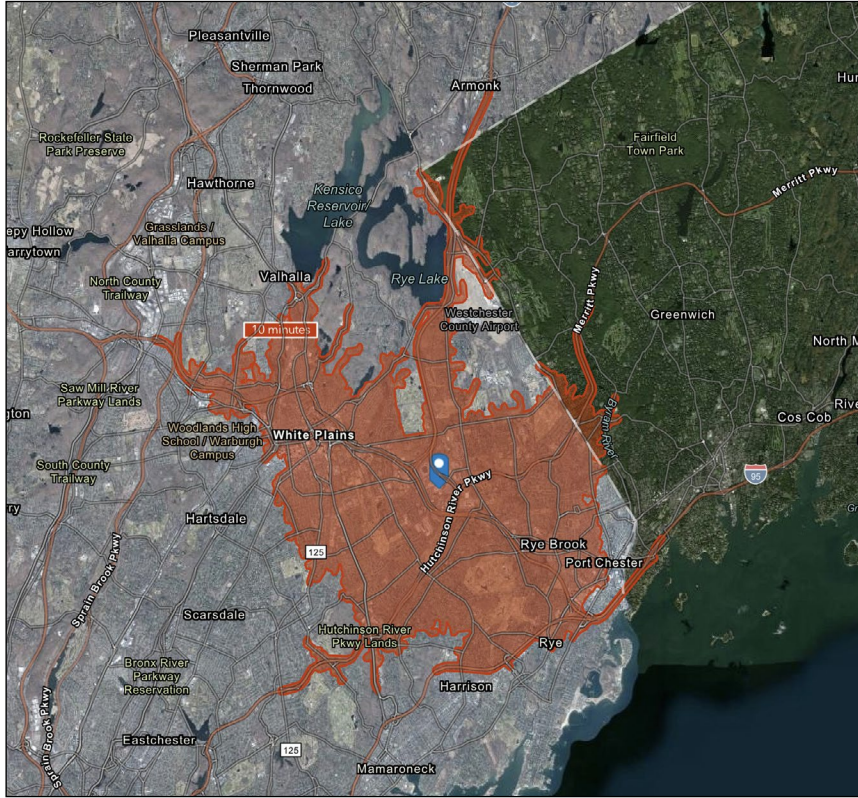


Average Household Income: **\$252,699**

Median Household Income: **\$163,607**



10 MINUTE DRIVE TIME



KEY FACTS

99,896

Population

41.2

Median Age

\$119,612

Median Household Income

139,134

Daytime Population

TAPESTRY SEGMENTS

Top Tier 8,487 Households	Diverse Convergence 6,076 Households	City Lights 5,066 Households
<p>Socioeconomic Traits</p> <p>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.</p>	<p>Socioeconomic Traits</p> <p>Almost 40% of the population were born abroad; almost one of five households has residents who do not speak English. Labor force participation rate is 67%.</p>	<p>Socioeconomic Traits</p> <p>Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.</p>
<p>Household Types</p> <p>Married couples without children or married couples with older children.</p>	<p>Household Types</p> <p>Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.</p>	<p>Household Types</p> <p>Families, both married couples and single parents, as well as singles.</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>High-Density Apartments; Single Family</p>	<p>Typical Housing</p> <p>Multi-units; Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$1,464,820,449

EDUCATION

Bachelor's Degree or Higher



56%

OWNER OCCUPIED HOME VALUE

Average



\$778,316

ANNUAL HOUSEHOLD SPENDING

\$6,270

Eating Out

\$3,852

Apparel & Services

\$11,510

Groceries

\$449

Computer & Hardware

\$11,033

Health Care



MARKET OVERVIEW





CARRAWAY



**CHARTER
REALTY**

CHARTER REALTY & DEVELOPMENT

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