



CARRAWAY

NOW OPEN *Wonder*

REMAINING 1,462 SF - 3,286 SF AVAILABLE FOR LEASE

105 CORPORATE PARK DRIVE, HARRISON, NY 10604



SIGNAGE

Wonder



PROPERTY INFORMATION

Join Wonder at this 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.

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100+ dedicated parking spaces available for customers and employees.

SPACE DETAILS

Available 1,462 sf - 3,286 sf plus outdoor patio.

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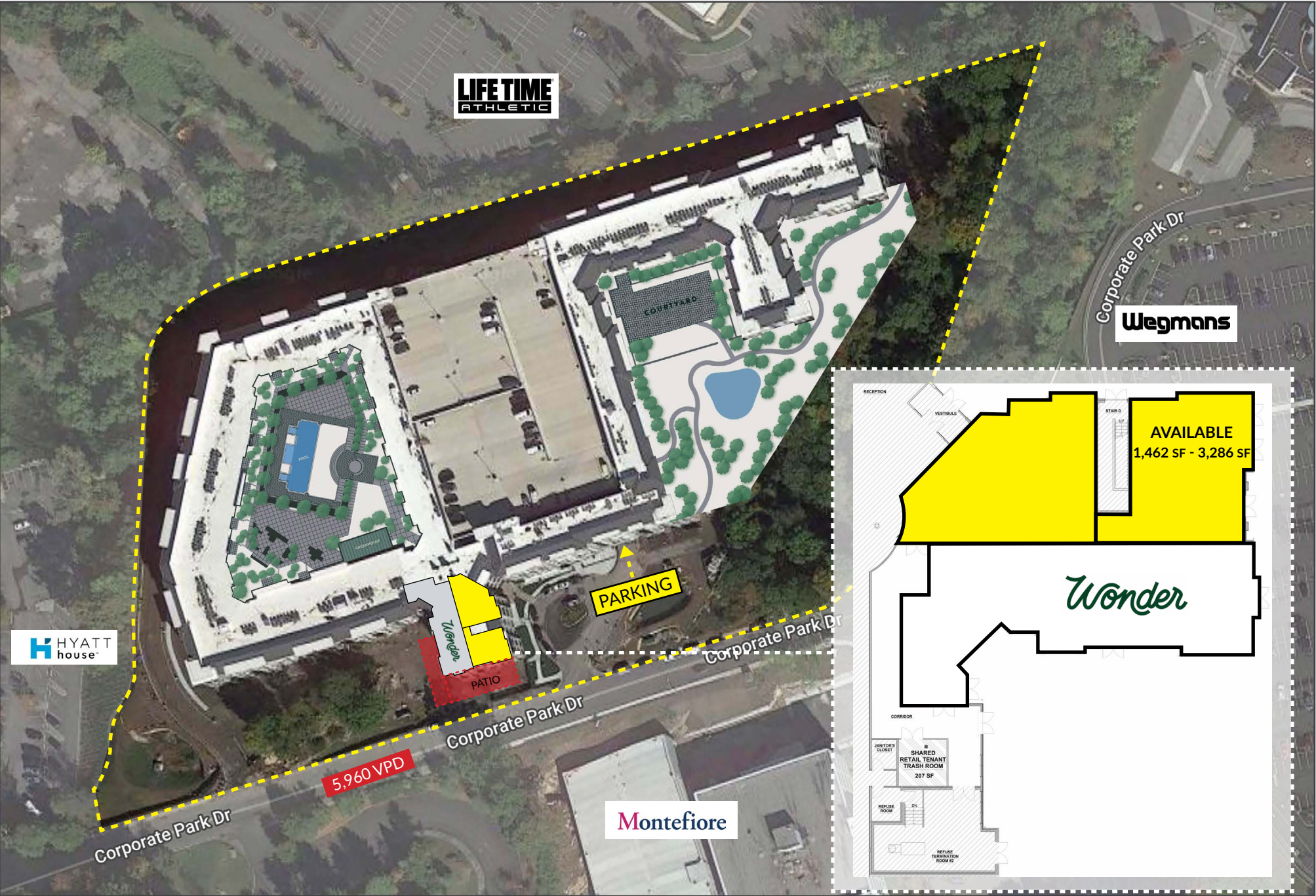
Majestic double height ceilings located in front portion of the space.

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Available immediately



PROPERTY LEASING PLAN



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **4,960**

Households: **1,367**

Daytime Population: **23,385**

Median Age: **31.2**



Average Household Income: **\$396,721**

Median Household Income: **\$229,344**

3 MILE RADIUS:



Total Population: **98,564**

Households: **38,425**

Daytime Population: **123,017**

Median Age: **40.6**



Average Household Income: **\$235,314**

Median Household Income: **\$154,729**

5 MILE RADIUS:



Total Population: **241,213**

Households: **90,773**

Daytime Population: **247,346**

Median Age: **41.4**

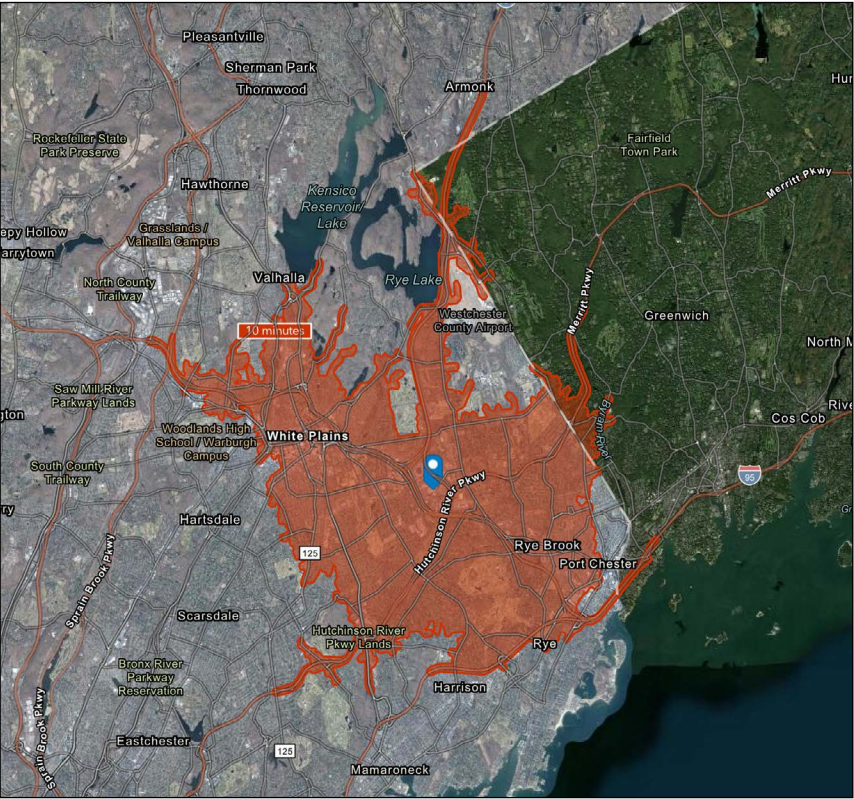


Average Household Income: **\$265,087**

Median Household Income: **\$160,325**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B

EDUCATION

Bachelor's Degree
or Higher

OWNER OCCUPIED HOME VALUE

Average


\$1,464,820,449



56%



\$778,316

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
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.	Socioeconomic Traits 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%.	Socioeconomic Traits Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.
Household Types Married couples without children or married couples with older children.	Household Types Young family market: 41% of families w/ children (married couple or single parent), plus married couples without children.	Household Types Families, both married couples and single parents, as well as singles.
Typical Housing Single Family	Typical Housing High-Density Apartments; Single Family	Typical Housing Multi-units; Single Family

ANNUAL HOUSEHOLD SPENDING

\$6,270

Eating
Out

\$3,852

Apparel &
Services

\$11,510

Groceries

\$449

Computer &
Hardware

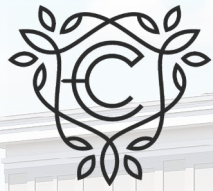
\$11,033

Health
Care



MARKET OVERVIEW





CARRAWAY



**CHARTER
REALTY**

CHARTER REALTY SIGNAGE

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Toll Brothers
APARTMENT LIVING

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