

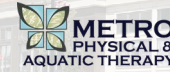
HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

NEW MIXED USE DEVELOPMENT AT HARRISON, NY TRAIN STATION

LAST AVAILABLE SPACE

Coming Soon



PROPERTY INFORMATION

- The project includes 143 apartments and over 27,000sf of newly constructed retail space.
- Located at the station entrance to Metro-North Railroad, a 38 min commute to Grand Central.
- Approximately **758 parking spaces** have been constructed for commuter, retail & residential users.
- Opportunity to serve Harrison and surrounding affluent residential communities, as well as approximately 700,000sf of office within less than 1 mile.

AVAILABLE SPACE

- **4,221sf available, open to reasonable divisions.**
- All uses considered, including restaurant with outdoor seating.
- Generous ceiling heights of approximately 17' throughout.

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,881	70,061	199,615
MEDIAN HH INC	\$156,262	\$181,273	\$176,894
AVERAGE HH INC	\$252,028	\$305,779	\$283,587



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FOR MORE INFORMATION CONTACT:

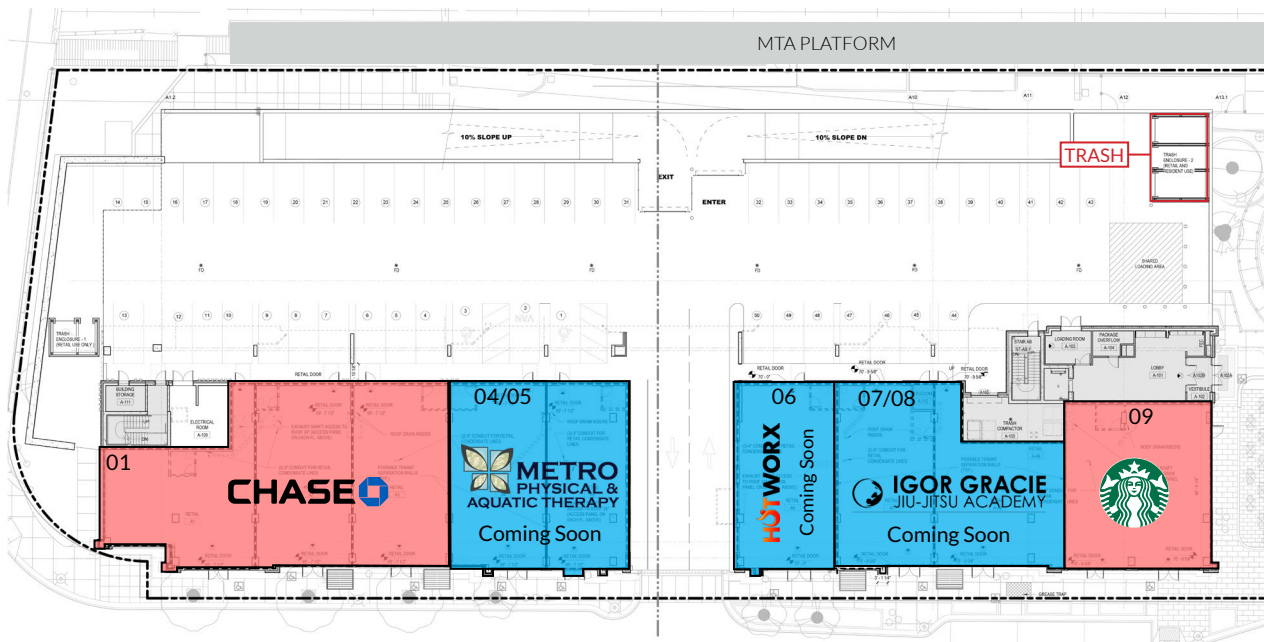
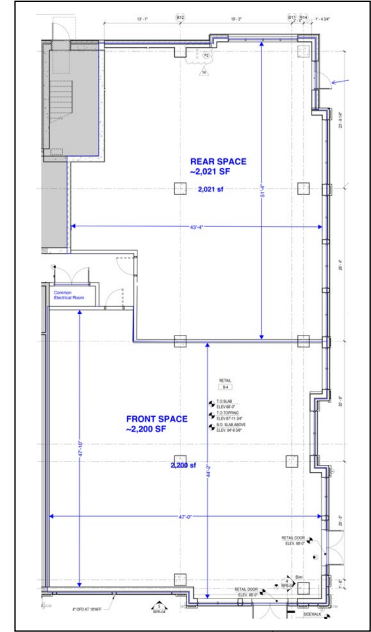
PETER H. LEVINE | 203.683.1567 | Peter@CharterRealty.com

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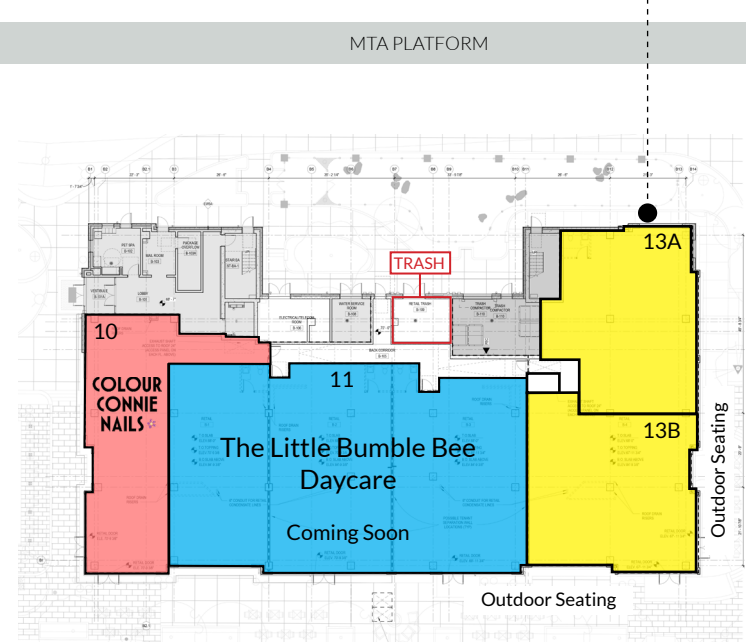
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Chase Bank	4,920
04/05	MetroPT - Coming Soon	3,059
06	Hotworx - Coming Soon	1,737
07/08	Igor Gracie Jiu Jitsu Academy- Coming Soon	3,200
09	Starbucks	2,221
10	Colour Connie Nails	2,032
11	The Little Bumble Bee Daycare- Coming Soon	5,697
13A	Available (space can be combined with 13B)	2,021
13B	Available (space can be combined with 13A)	2,200



Building A: Available Now



Building B: Available Now

HALSTEAD AVE

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **15,881**

Households: **5,966**

Daytime Population: **14,356**

Median Age: **40.6**



Average Household Income: **\$252,028**

Median Household Income: **\$156,262**

3 MILE RADIUS:



Total Population: **70,061**

Households: **25,066**

Daytime Population: **62,301**

Median Age: **41.3**



Average Household Income: **\$305,779**

Median Household Income: **\$181,273**

5 MILE RADIUS:



Total Population: **199,615**

Households: **70,840**

Daytime Population: **183,090**

Median Age: **41.1**



Average Household Income: **\$283,587**

Median Household Income: **\$176,894**



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10 MINUTE DRIVE TIME



KEY FACTS

71,544

Population

\$151,808

Median Household Income

42.2

Median Age

94,087

Daytime Population

TAPESTRY SEGMENTS

Top Tier

9,834 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.

Household Types

Married couples without children or married couples with older children.

Typical Housing

Single Family

City Lights

7,284 Households

Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

Household Types

Families, both married couples and single parents, as well as singles.

Typical Housing

Multi Units; Single Family

Urban Chic

3,765 Households

Socioeconomic Traits

Residents are employed in white-collar occupations—in managerial, technical, and legal positions. Well educated, more than 65% of residents hold a bachelor's degree or higher.

Household Types

More than half of the households include married couples; nearly 30% are singles.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,212,297,951

EDUCATION

Bachelor's Degree or Higher



67%

OWNER OCCUPIED HOME VALUE

Average



\$1,095,527

ANNUAL HOUSEHOLD SPENDING

\$7,622

Eating Out

\$4,646

Apparel & Services

\$14,020

Groceries

\$548

Computer & Hardware

\$13,896

Health Care



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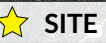
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Bassett **MATTRESS FIRM**
IHOP **RITE AID** **ETHAN ALLEN**
SUBWAY **BLINDS To Go** **LA BOY**

HYATT house **LIFETIME FITNESS** **the Burger Bar**
PUMP *by Wegmans*

CVS **CHASE** **WELLS FARGO** **Key Food**
EMPIRE BAGELS **TRATTORIA VIVOLO** **P**
WELLINGTON'S GRILL **LAUGHING HORSE** **Emilio** **CAFE DEUX**
DeCicco & Sons **RFC** **THE HARRISON MARKET** **DUNKIN' DONUTS**

THE FRESH MARKET **BARNES & NOBLE** **NYSC** **GAP** **ATHLETA**
west elm **sweetgreen** **chico's** **LOFT**
HEALTHCOTE
TRADER JOE'S **TALBOTS** **Off 5TH**

STOP & SHOP **EQUINOX**
Walgreens **UFC GYM** **CHASE**
MATTRESS FIRM **TRADER JOE'S**
CHIPOTLE **IHOP** **CVS** **petco**

COSTCO WHOLESALE **STOP & SHOP** **Marshalls** **Michaels**
BUFFALO WILD WINGS **THE HOME DEPOT** **WHOLE FOODS** **TARGET** **KOHL'S**
LAIFITNESS **ACME** **BALDUCCI'S** **CVS** **amc**
barbaco **COLONY GRILL** **The CAPITOL Theatre** **Starbucks**
HomeGoods **STAPLES** **ULTA** **ME** **Massage Envy**



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