

# HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

**NEW MIXED USE DEVELOPMENT AT HARRISON, NY TRAIN STATION**

**LAST AVAILABLE SPACE**

**Coming Soon**



**HOTWORX**



**CHASE**



**COLOUR  
CONNIE  
NAILS**

## 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

- **4,358sf 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:**

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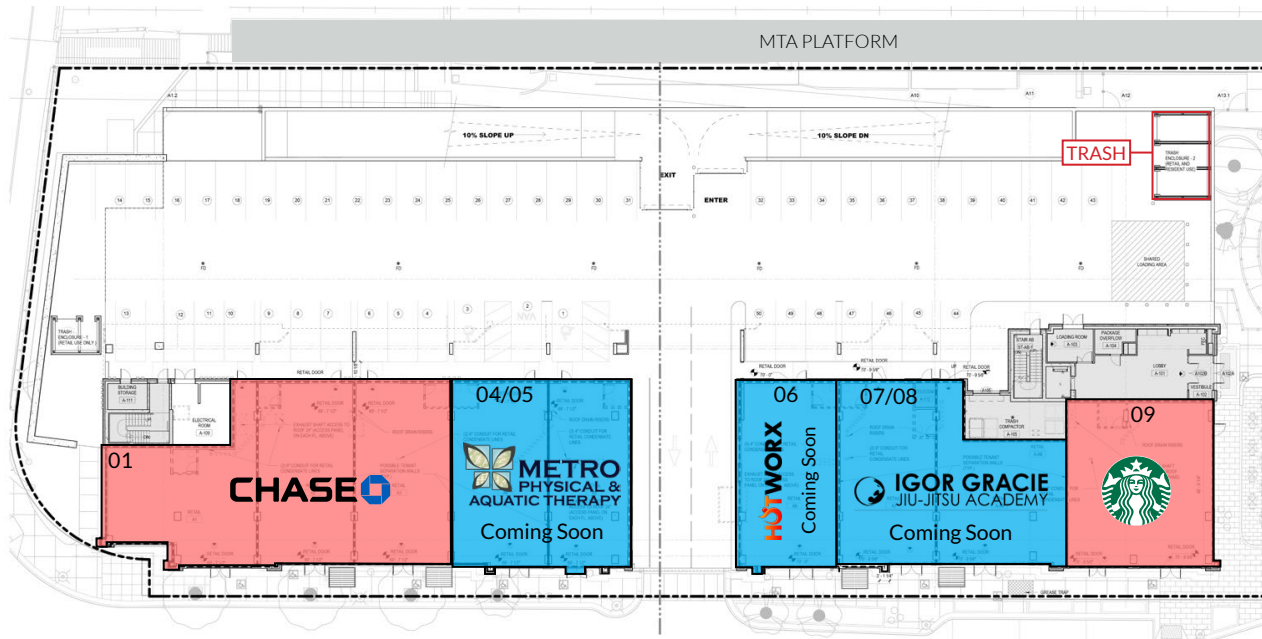
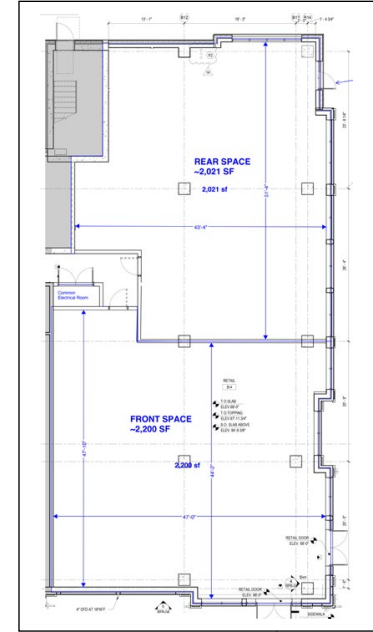


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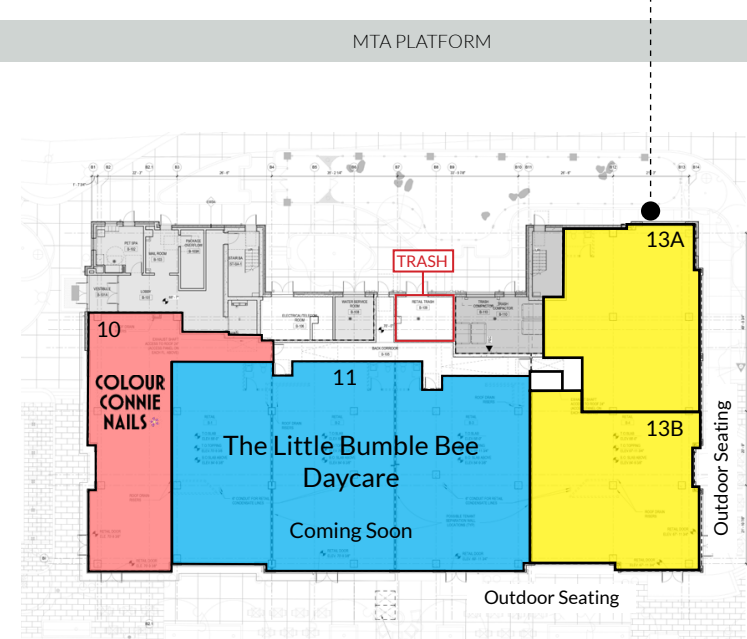
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## TENANTS / AVAILABILITY

#	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**

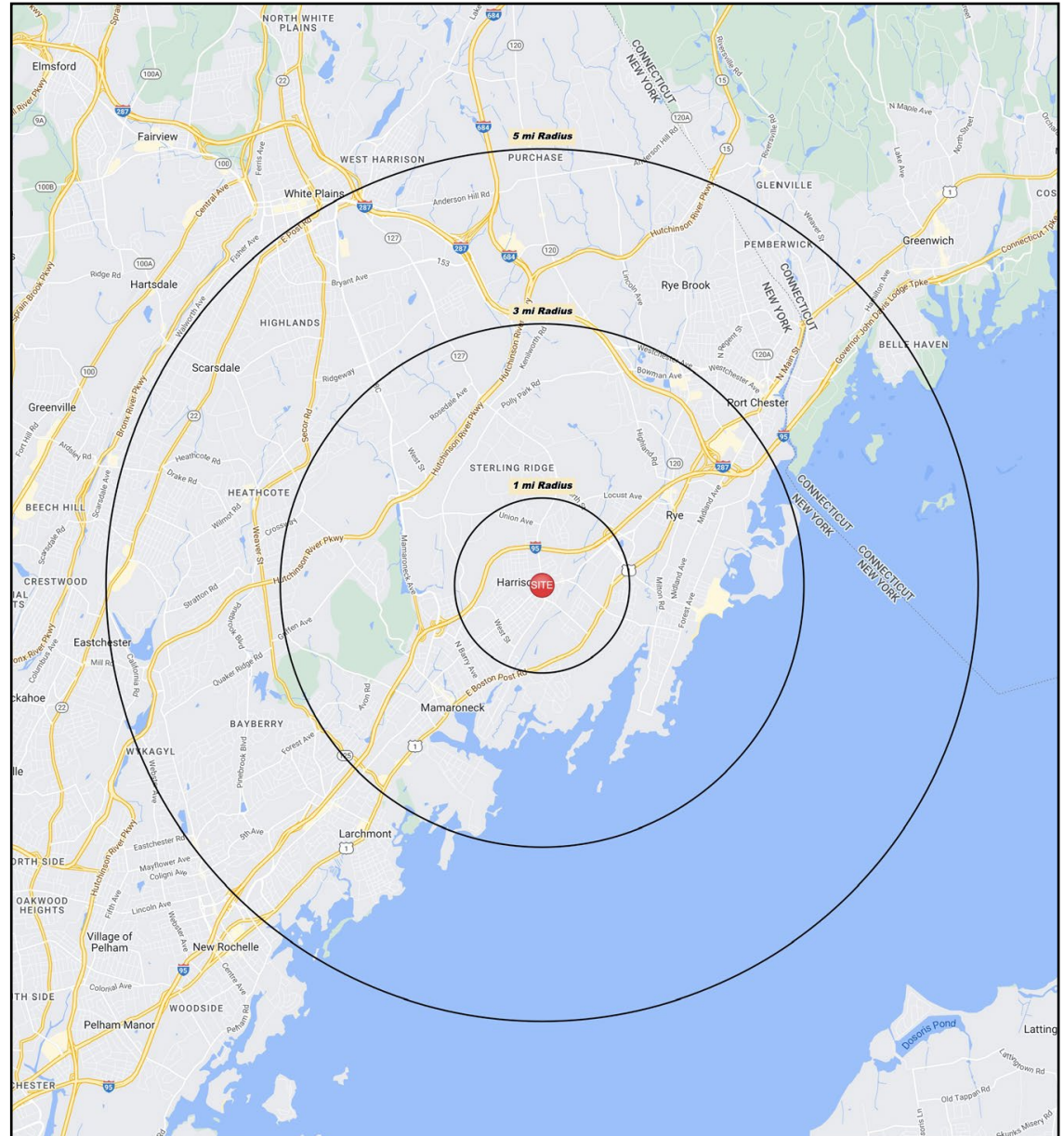
Daytime Population: **183,090**

Median Age: **41.1**



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

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



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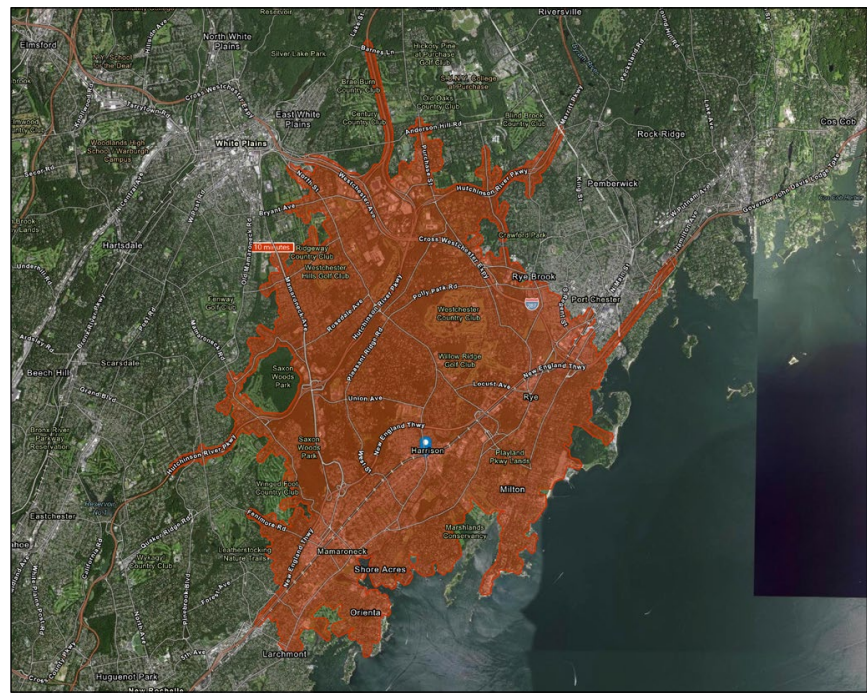
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10 MINUTE DRIVE TIME



## 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



## EDUCATION

Bachelor's Degree or Higher



## OWNER OCCUPIED HOME VALUE

Average



\$1,212,297,951

67%

\$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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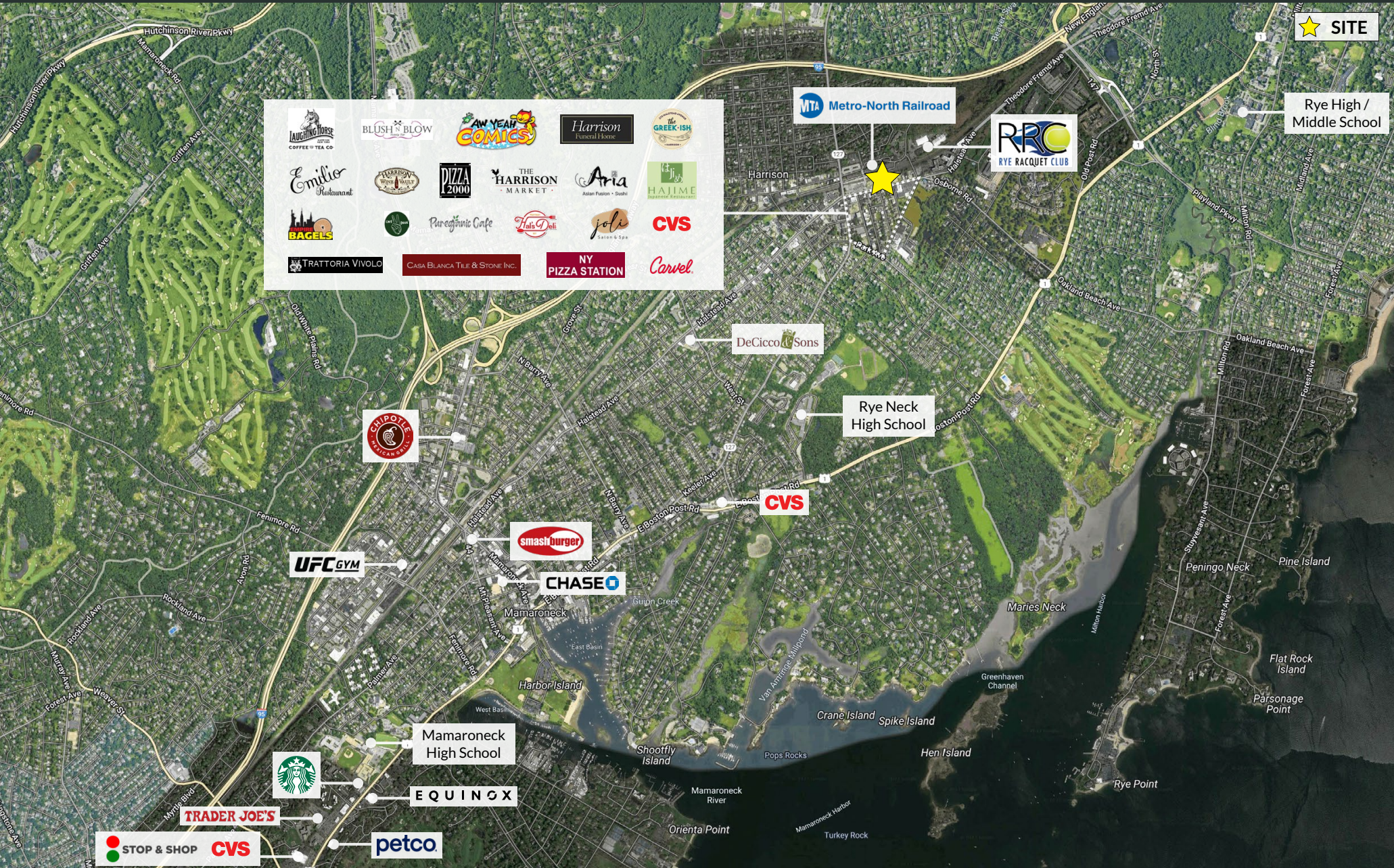
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