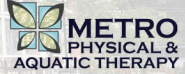


HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

NEW MIXED USE DEVELOPMENT AT HARRISON, NY TRAIN STATION

ANCHORED BY



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

- **2,280 – 6,439 sf available, open to reasonable divisions.**
- All uses considered, including restaurant with outdoor seating.
- Generous ceiling heights of approximately 17' throughout.

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,543	69,782	199,565
MEDIAN HH INC	\$154,131	\$174,055	\$172,122
AVERAGE HH INC	\$257,752	\$320,049	\$300,710



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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

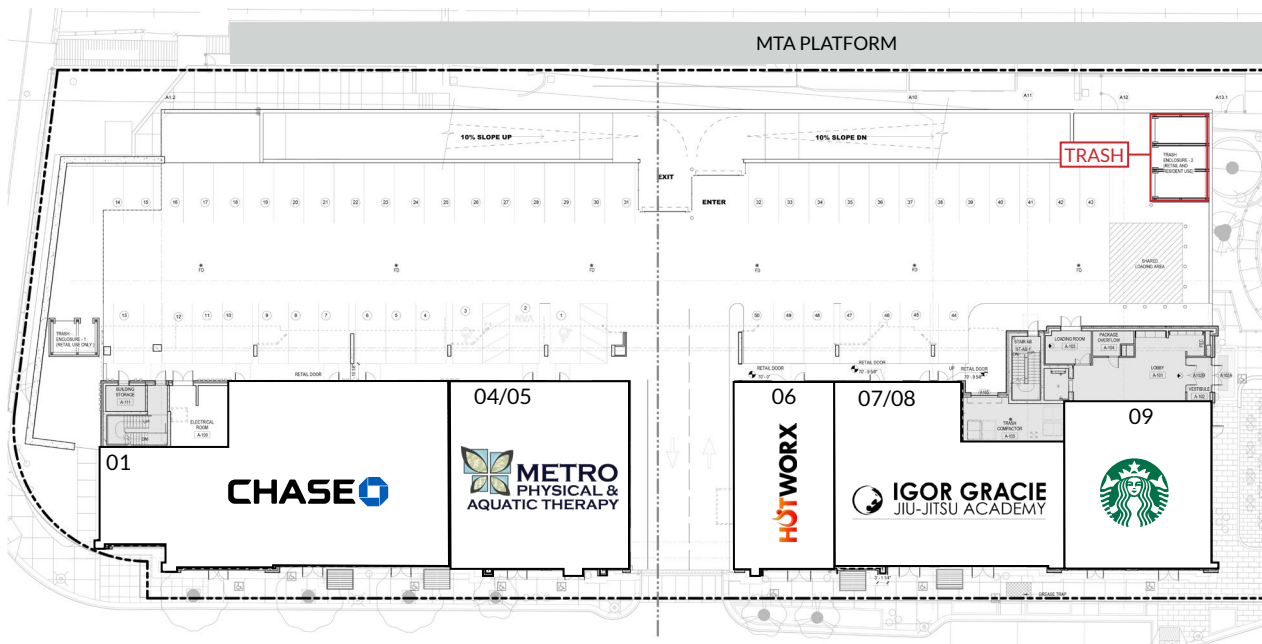
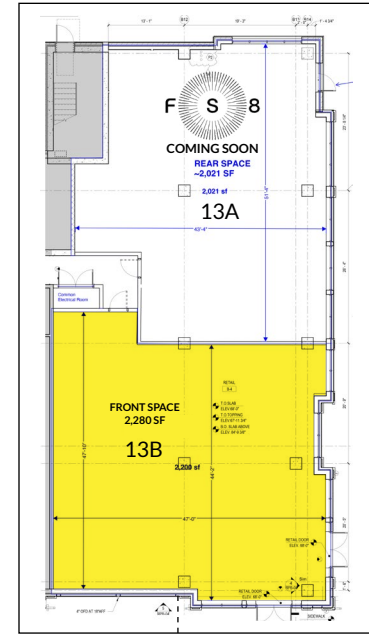
HARRISON RETAIL

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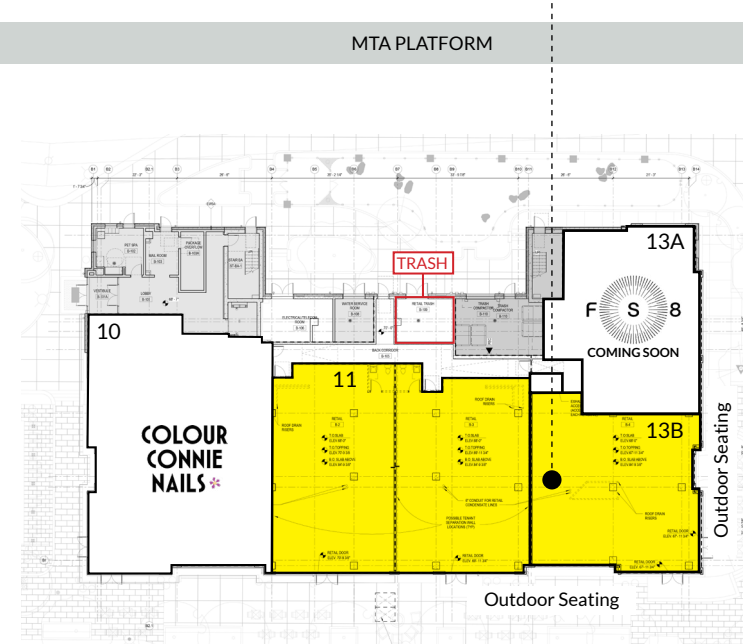
TENANTS / AVAILABILITY

SUITE #	TENANT	Sq. Ft.	Available
01	Chase Bank	4,920	Available
04/05	MetroPT	3,059	Available
06	Hotworx	1,737	Occupied
07/08	Igor Gracie Jiu Jitsu Academy	3,200	Occupied
09	Starbucks	2,221	Occupied
10	Colour Connie Nails	3,570	Occupied
11	Available	4,159	Available
13A	FS8 - Coming Soon	2,021	Available
13B	Available	2,280	Available

* Spaces 11 & 13B can be combined



Building A



Building B

HALSTEAD AVE

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **15,543**

Households: **5,823**

Daytime Population: **13,792**

Median Age: **42.2**



Average Household Income: **\$257,752**

Median Household Income: **\$154,131**

3 MILE RADIUS:



Total Population: **69,782**

Households: **24,936**

Daytime Population: **60,929**

Median Age: **42.3**



Average Household Income: **\$320,049**

Median Household Income: **\$174,055**

5 MILE RADIUS:



Total Population: **199,565**

Households: **71,608**

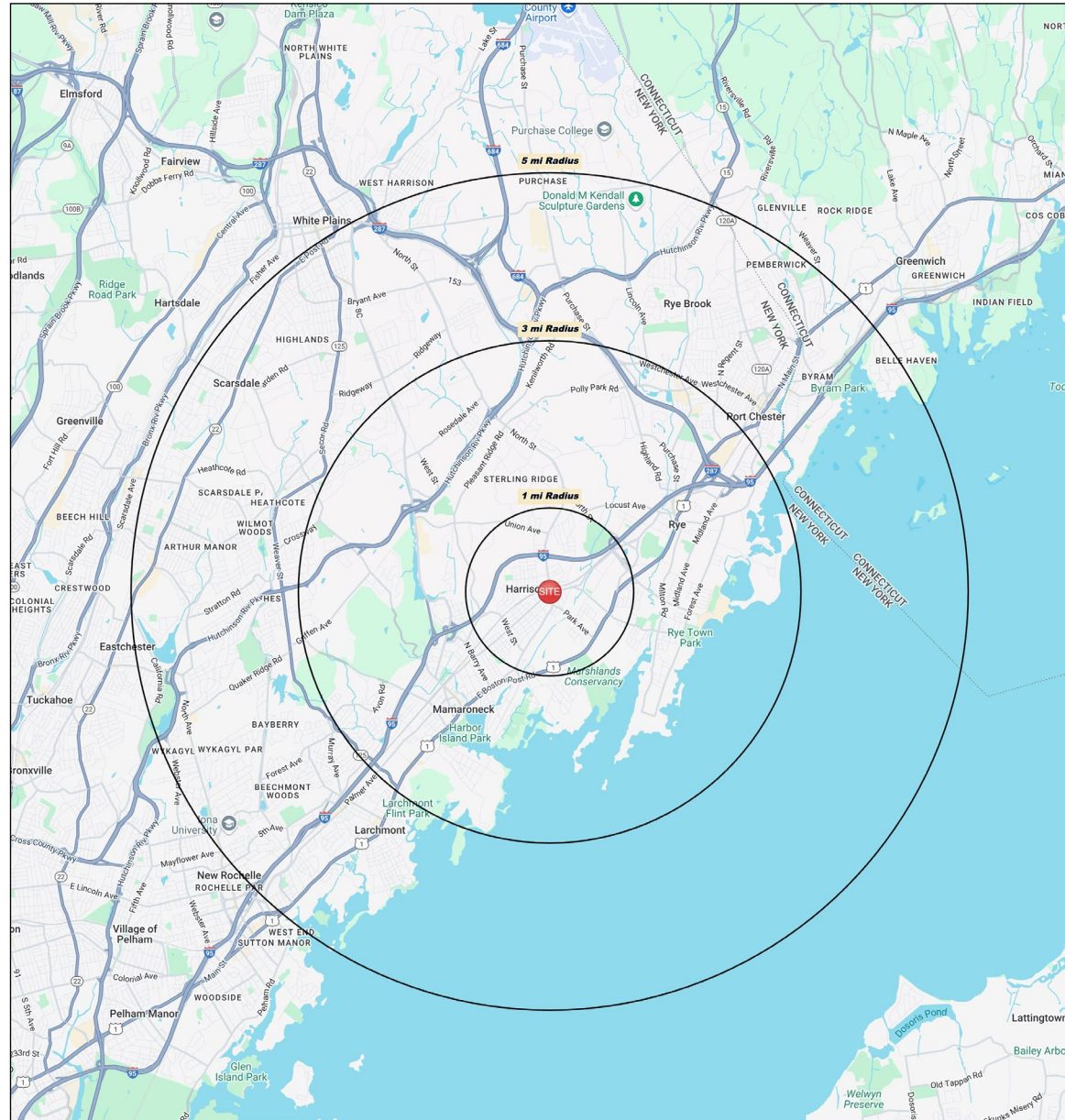
Daytime Population: **175,855**

Median Age: **41.6**



Average Household Income: **\$300,710**

Median Household Income: **\$172,122**



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HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

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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HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528



Harrison Public Library

MTA Metro-North Railroad

RRC
RYE RACQUET CLUB

46 Retail Parking Spaces plus
475 Commuter Spaces (free
from Friday at 6pm to Monday
at 6am, MTA daily rates at all
other times).

Pauls Cleaners
NY PIZZA STATION

CASA BLANCA TILE & STONE INC.

Metro North Railroad
Station, access and parking
through new plazas on site

43 Non-Dedicated
Retail Parking Spaces

CVS

CHASE

METRO

STARBUCKS

IGOR GRACIE

CAFE DEUX
Pureganic
Cafe

Uncle Henry's

PITI
tailor

Fat Stu's

Harrison
Funeral Home

M&T Bank

Flower Mart

Station Cleaners

Dimitris
Gyro Grill

Oishinbo

Belle Cleaners

HARRISON
WINE & VAULT

ERAWAN

TRATTORIA VIVOLO

AW YEAR
COMICS

Beauty Blow Dry Bar

Harrison Bake Shop

Jonny Mike Subs

joli
Salon & Spa

BAGELS

PIZZA
2000

Taku Chens

Big Top Stationery

Aria
Asian Fusion • Sushi

Emilio
Restaurant

LAUGHING HORSE
COFFEE & TEA CO.



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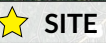


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HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528



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**
DeCiccio & Sons **RFC** **Starbucks** **DUNKIN' DONUTS**

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

STOP & SHOP **EQUINOX**
Walgreens **UFC GYM** **CHASE**
MATTRESS FIRM **TRADER JOE'S**
CHIPOTE **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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