

# HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

NEW MIXED USE DEVELOPMENT AT HARRISON, NY TRAIN STATION

ANCHORED BY

CHASE

HOTWORX

METRO  
PHYSICAL &  
AQUATIC THERAPY

IGOR GRACIE  
JIU-JITSU ACADEMY



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

- **2,200 – 7,897sf** 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



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FOR MORE INFORMATION CONTACT:

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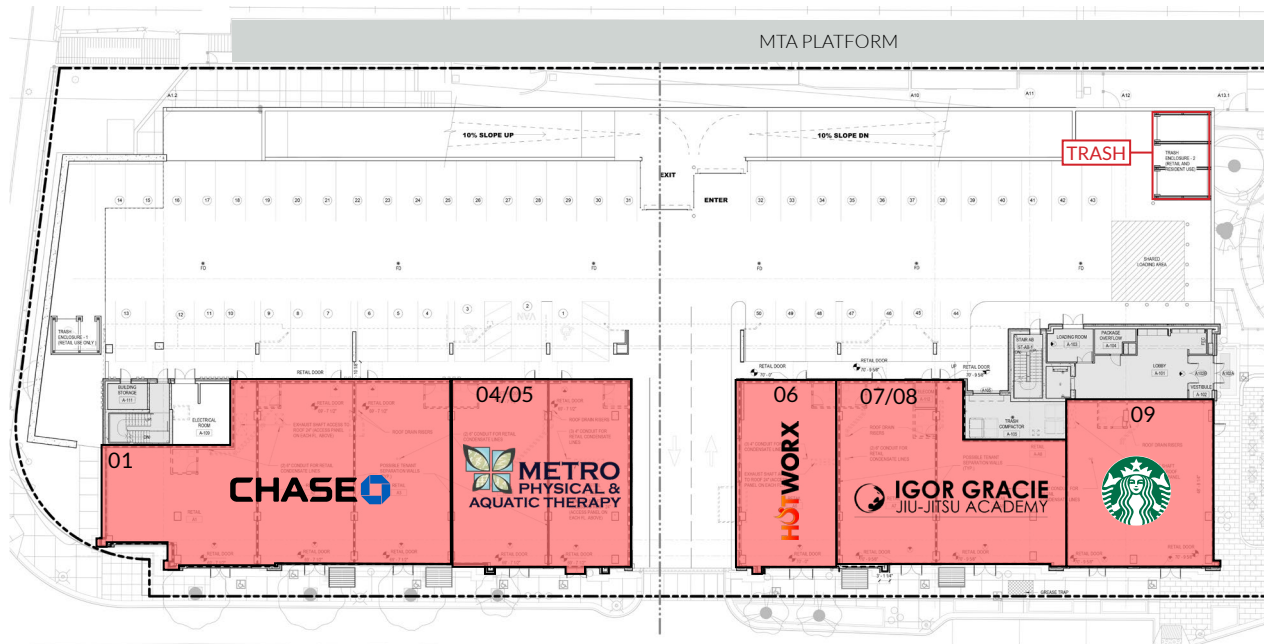
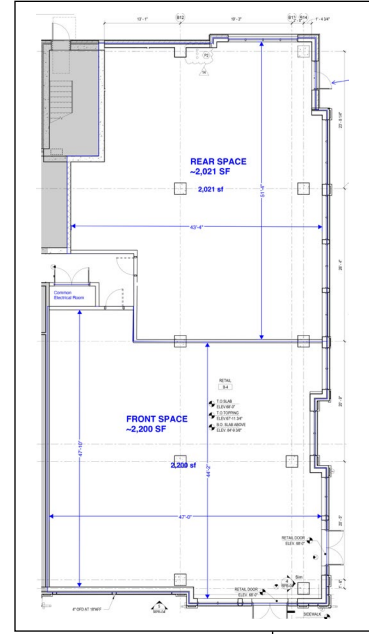
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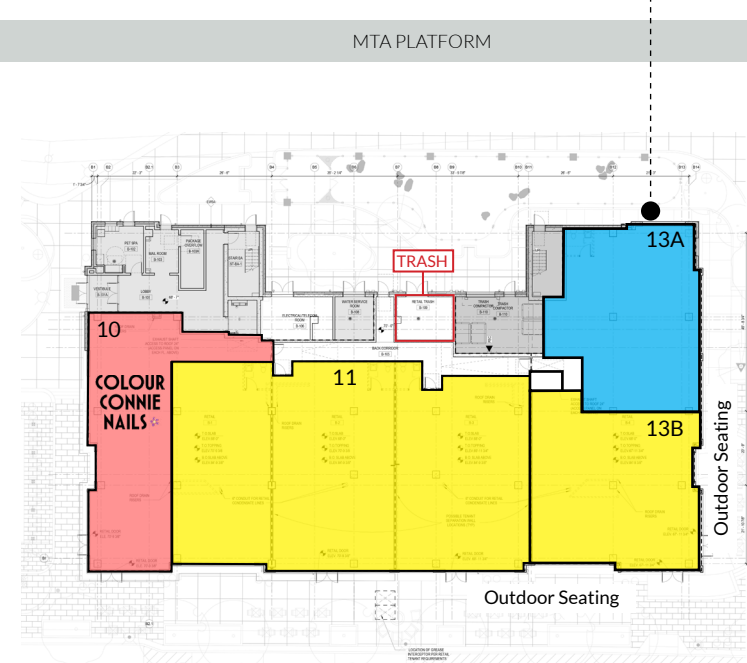
## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Chase Bank	4,920
04/05	MetroPT	3,059
06	Hotworx	1,737
07/08	Igor Gracie Jiu Jitsu Academy	3,200
09	Starbucks	2,221
10	Colour Connie Nails	2,032
11	Available	5,697
13A	Lease Out	2,021
13B	Available	2,200

\* Spaces 11 & 13B can be combined



Building A: Available Now



Building B: Available Now

HALSTEAD AVE

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## 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**

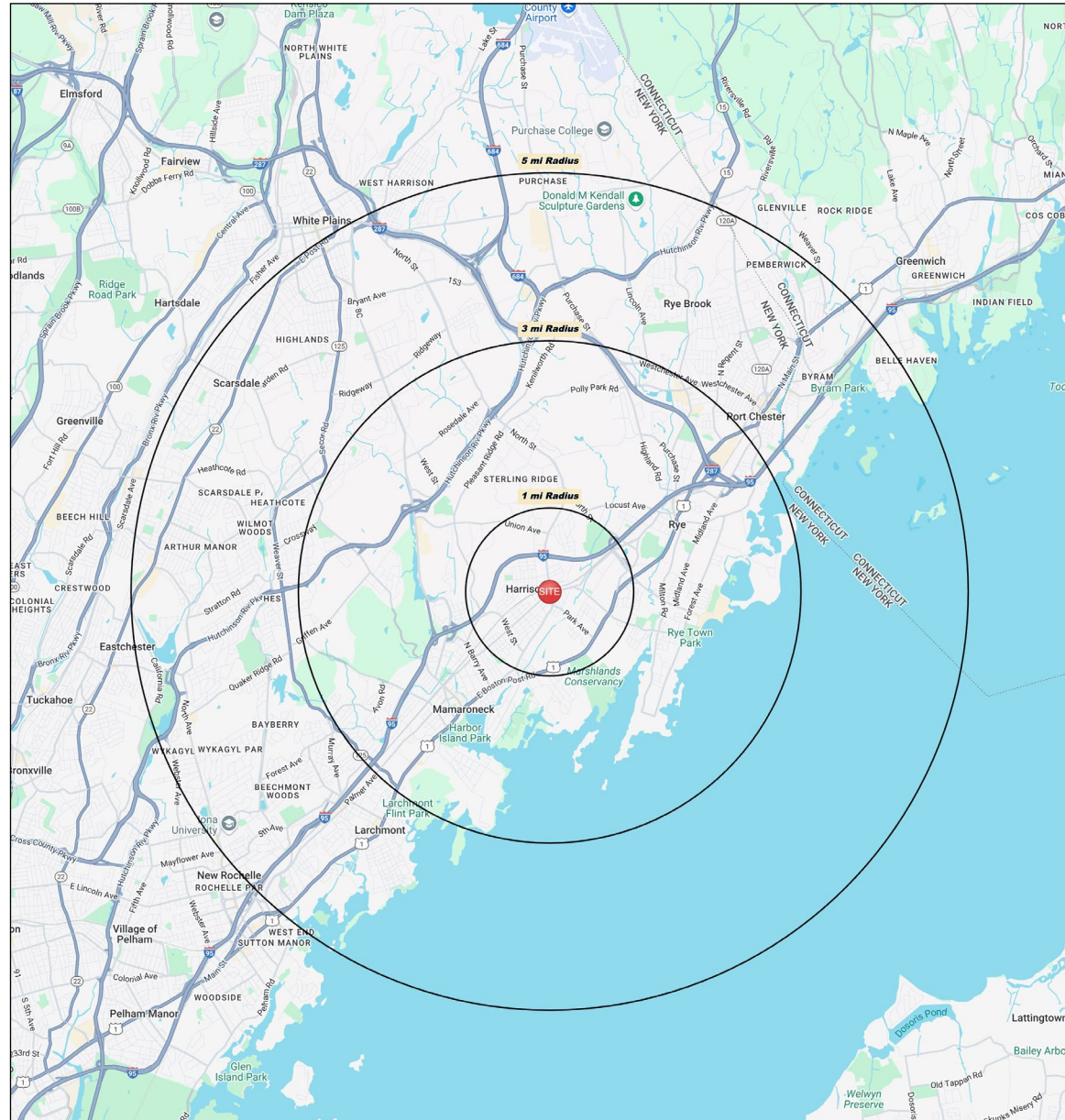
Daytime Population: **175,855**

Median Age: **41.6**



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

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



#### CHARTER REALTY

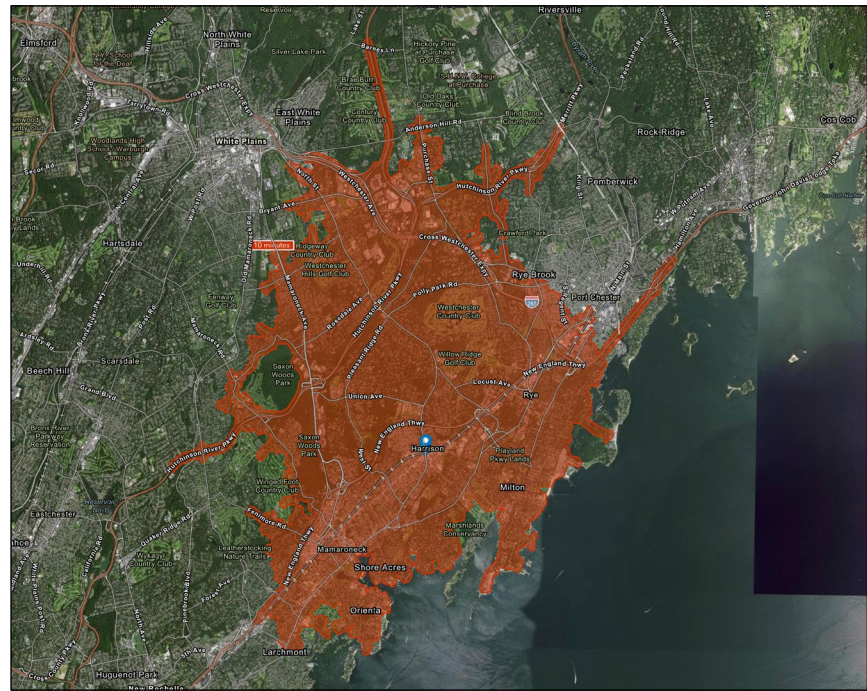
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10 MINUTE DRIVE TIME



## 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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