

HARRISON RETAIL

HALSTEAD AVE & HARRISON AVE | HARRISON, NY 10528

NEW MIXED USE DEVELOPMENT AT HARRISON, NY TRAIN STATION

RETAIL NOW OPEN



**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



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

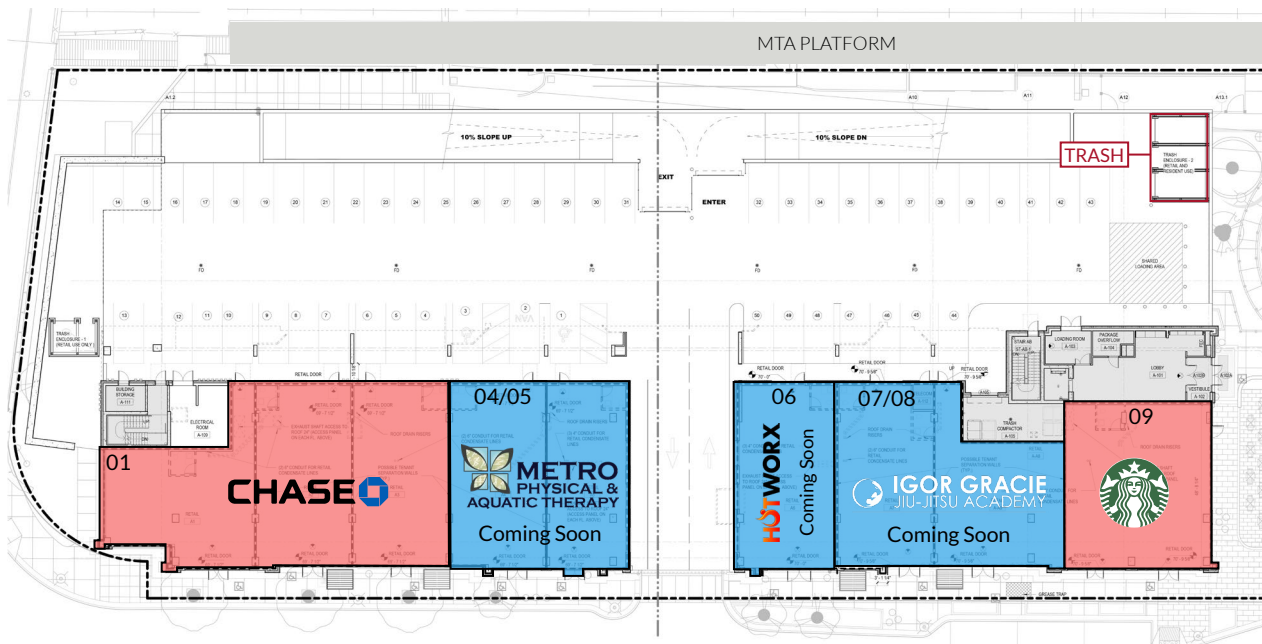
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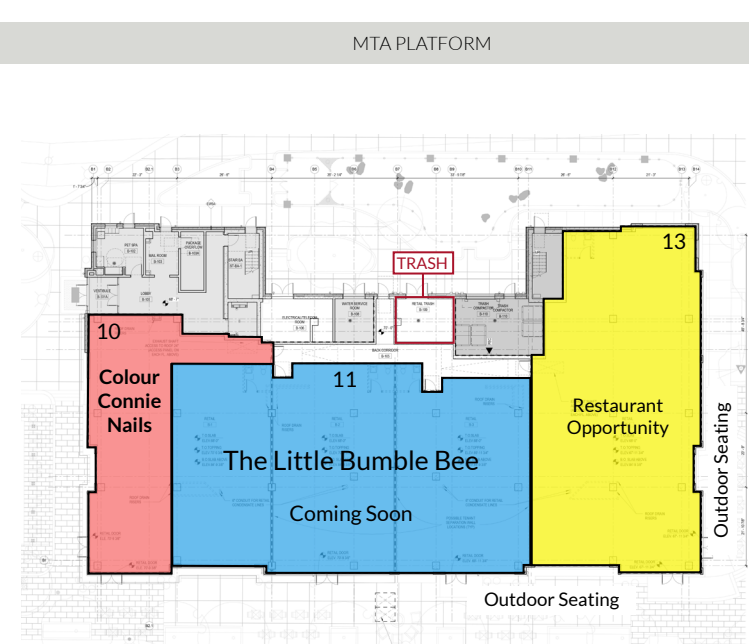
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Chase Bank	4,920
04/05	MetroPT - 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 - Coming Soon	5,697
13	Available	4,358



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**

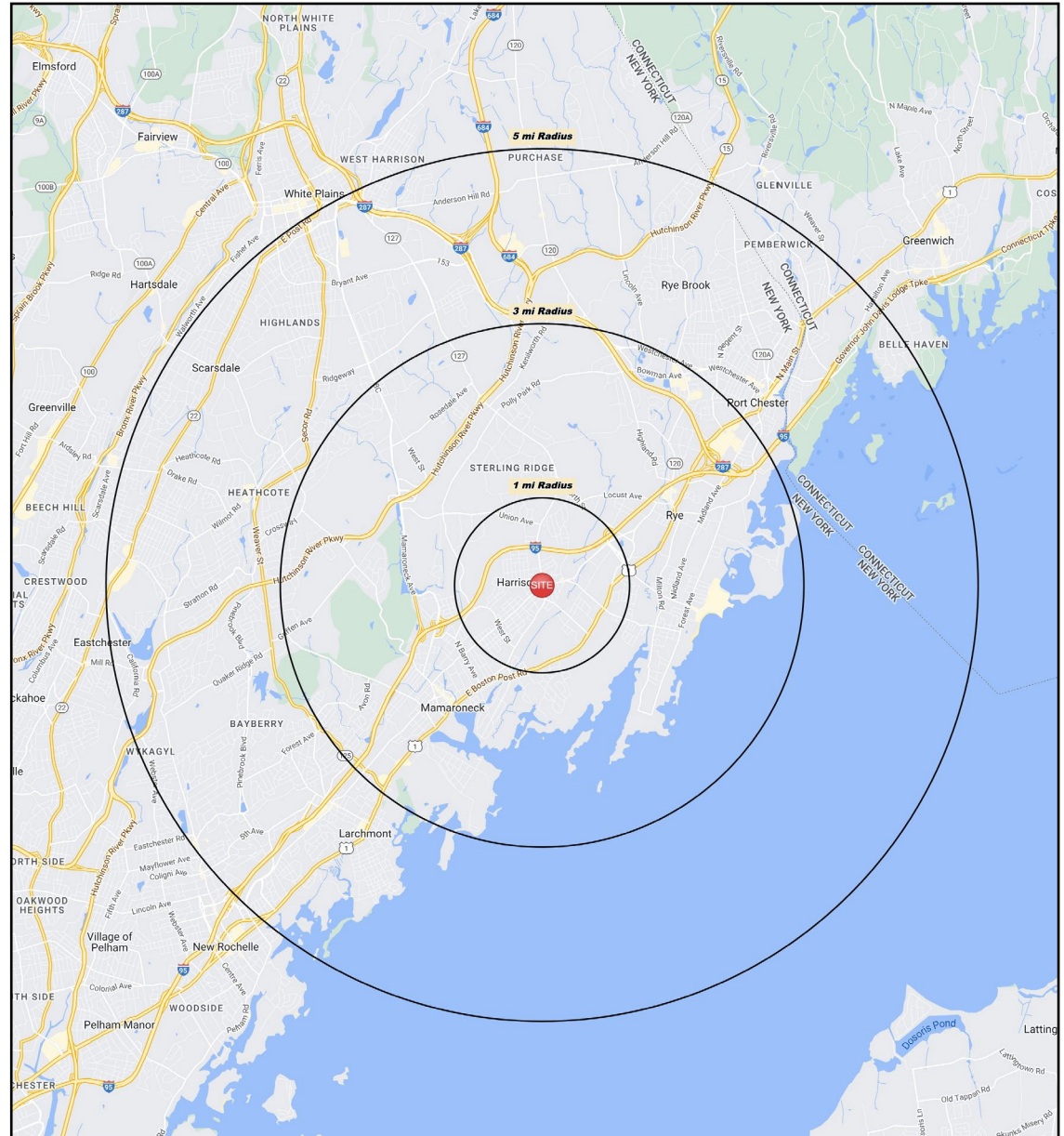
Daytime Population: **183,090**

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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“Come here. Take a look at this project. Walk around. Talk to residents as they’re grabbing that cup from Starbucks when they live here ... They literally can wake up in the morning, throw on their clothes, grab that cup of coffee, and be on a train. That is the definition of quality of life. It’s beautiful in its simplicity.”

- New York State Governor Kathy Hochul
Avalon Harrison Grand Opening Celebration, August 7th, 2023



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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).

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

Pauls Cleaners NY PIZZA STATION

CASA BLANCA TILE & STONE INC.

43 Non-Dedicated Retail Parking Spaces

CVS

CHASE

STARBUCKS

Colour Connie Nails

Fat Stu's Hair Creations

M&T Bank

CAFE DEUX Pureganic Cafe Uncle Henry's

Art Nail Salon

Harrison Funeral Home

AW YEAH COMICS

Harrison Bake Shop Big Top Stationery

joli Salon & Spa THE HARRISON MARKET Empire BAGELS

Flower Mart Station Cleaners

Oishinbo

Belle Cleaners

Carvel

BLUSH & BLOW

LAUGHING HORSE COFFEE & TEA CO.

Emilio Restaurant

Taku Chens THE HARRISON MARKET Aria Asian Fusion • Sushi

at&t PIZZA 2000



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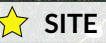


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Bassett **MATTRESS FIRM**
IHOP **RITE AID** **ETHAN ALLEN**
SUBWAY **BLINDS To Go** **LA BOY**

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

CVS **CHASE** **WELLS FARGO** **Key Food**
EMPIRE BAGELS **TRATTORIA VIVOLI** **P**
WELLINGTON'S GRILL **LAUGHING HORSE** **Emilio** **CAFE DEUX**
DeCiccio Sons **RRC** **THE HARRISON MARKET** **DUNKIN' DONUTS**
QUALITY FIRST RYE RACQUET CLUB AMERICA RUNS ON DONUTS

THE FRESH MARKET **BARNES & NOBLE** **NYSC** **GAP** **ATHLETA**
west elm **sweetgreen** **chico's** **LOFT**
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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